

Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

9th December 2021

Re: Proposed Residential Development of 6 no. Dwellings at Cornerpark Td., Peamount Road, Newcastle, Co. Dublin.

Dear Sirs,

We, Dragonglen Limited, wish to apply for a residential development consisting of 6 no. dwellings on an overall site area of circa 0.15 ha at sites no. 10-15 Cornerpark Rise, Cornerpark Townland, Peamount Road, Newcastle, Co. Dublin. The application is as follows:

The development will consist of the construction of 6 no. 2 storey 3-bedroom terraced dwellings. Planning permission is also sought for all associated site development works, car parking, landscaping, open spaces, public lighting and connections to foulds and surface water drainage/ attenuation systems and mains water supply. The proposed development represents an amendment to the existing partially completed development as it relates to the above-mentioned plots for which planning permission was granted under Register Reference SD19A/0040 granted on the 18th November 2019.

The application provides for and planning permission is sought for an amendment to the scheme as set out in the compliance layout submitted on the 14th July 2020 and approved by South Dublin County Council on the 18th August 2021 on foot of condition No. 2a, 2b & 2c of SD19A/0040 by making provision for a vehicular access and footpath to the boundary of the lands to the rear (northern boundary) of the existing development.

1. General Context

Dragonglen Limited wish to apply for permission for the development of 6 no. houses on the eastern side of Peamount Road, Newcastle, Co. Dublin. The subject lands are located along northern perimeter of the Newcastle Local Area Plan ('LAP') lands and are currently zoned, in the South Dublin County Development Plan 2016-2022, objective RES-N 'To provide for new residential communities in accordance with approved planning schemes'.

The application site is located within the overall Cornerpark development permitted under Reg. Ref. SD19A/0040 and this application represents a minor amendment to the existing partially completed development.

The proposed development consists of 6 no. two storey, three-bedroom terraced dwellings. The proposed houses comply with the standards of the Quality Housing for Sustainable Developments and the County Development Plan. Each house is provided with 2 no. parking spaces, bin storage and rear private open space meeting the requirements set out in the County Development Plan. Public open space and play equipment is provided for in the existing partially completed development.

The development put forward for permission simply seeks an amendment to the scheme as set out in the compliance layout submitted on the 14th July 2020 and approved by South Dublin County Council on the 18th August 2021 on foot of condition No. 2a, 2b and 2c of SD19A/0040 by making provision for a vehicular access and footpath to the boundary of the lands to the rear of northern boundary which are in the ownership of the applicant. Access to these lands is required in the interest of good land management and to allow the lands be sufficiently maintained and secured.

O' Connor Sutton Cronin Consulting Engineers have prepared a surface water, foul and watermain layout for the proposed development. Drainage for the proposed units has been designed to connect into the existing infrastructure permitted under Reg. Ref. SD19A/0040. Please refer to the enclosed Engineering drawings.

2. Social Housing

Dragonglen Limited has complied with the requirements of Part V of the Planning and Development Act 2000 (as amended) and the Housing Strategy of South Dublin County Council with respect to the provision of social housing. Social housing for the proposed development is provided for within the existing partially completed development (Reg. Ref SD19A/0040). The applicant has entered into an agreement with South Dublin County Council to transfer 2 no. dwellings under the above-mentioned permission. The remainder of the development permitted under Reg. Ref. SD19A/0040 has been completed and all of the dwellings constructed have been sold or provided as Part V social housing units. If the current proposal is permitted then the 6 no. dwellings will be completed and sold within 12 months of any suitable grant of planning permission. There is a significant shortage of housing for sale in Newcastle and the subject site is fully serviced. We respectfully request that planning permission be granted for the site layout arrangement as proposed in circumstances where the owner of the lands could not possibly be expected to leave a significant agricultural landholding to the rear of the existing housing development landlocked and without good access. Should the Planning Authority disagree with the foregoing we respectfully request that a decision would issue without further information being requested. The applicant is, of course, happy to address any request for further information addressing

any matter other than the proposed access to the remaining lands which is now as was proposed in the original planning application.

We trust that all is in order and you will consider this application favourably.

Yours sincerely,



For Dragonglen Limited

Sarah Forde BA MRUP MSc MIPI

6 no. copies of the following documents and drawings are enclosed:

- Planning Application Form
- Site Notice
- Newspaper Notice
- Planning application fee has been paid to SDCC by direct bank transfer – please see payment notification enclosed.

CDP Architecture

- Drawing No. 3.1.001 Site Location Map (Record Place Map)
- Drawing No. 3.1.002 Site Location Map (Urban Place Map)(Location of Site Notice)
- Drawing No. 3.1.003 Existing Site Plan
- Drawing No. 3.1.004 Block Plan as Granted
- Drawing No. 3.1.005 Proposed Block Plan
- Drawing No. 3.1.100 Proposed Site Layout Plan – Context Elevation A-A
- Drawing No. 3.1.103 Proposed Ground Floor, First Floor & Roof Plan & Elevations & Section A-A

Landmark Design & Consultancy Ltd

- Drawing No. 10 Landscape Details
- Drawing No. 02 Landscape Boundary & Planting Details

O'Connor Sutton Cronin Consulting Engineers

- Drawing No. 2700 Proposed Watermain Layout Plan
- Drawing No. 0500 Proposed Drainage
- Drawing No. 0700 Proposed Road Layout & Levels
- Drawing No. 0701 Proposed Road Alignment Details