



UNIT 6 FARBILL HOUSE, ATHLONE RD,  
KINNEGAD, CO. WESTMEATH.

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14<sup>th</sup> February 2022

Our Ref: 201-167

South Dublin County Council  
Planning Department  
County Hall,  
Tallaght,  
Dublin 24,  
D24 A3XC

**Re: Retention Application @ Hillview, Athgoe Road, Newcastle, Co. Dublin, D22 N278.**

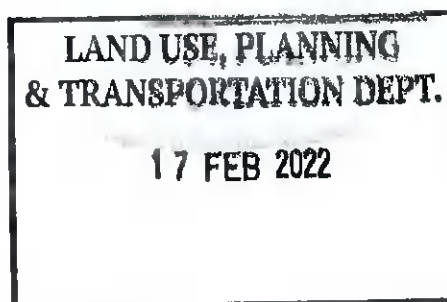
**Applicant: Paul Begley**

Dear Sir/Madam,

In the above regard please find attached the prescribed documents in support of the above application.

Enclosed find full list of drawings and documents submitted which includes:

6 x Existing Plans, Elevations and Section,  
6 x Existing Site Plan,  
6 x Ordnance Survey maps 1:2500,  
6 x Cover Letter & Report,  
1 x Copy of Newspaper Notice,  
1 x Copy of Public Site Notice,  
1 x Completed Application Form,  
Application Fee.



Chq 439 50  
14/2/22

## **The Application**

The applicant proposes to apply for retention permission for the following changes to the as constructed dwelling previously granted in planning permission reference number's SD07A/0674 & SD06A/0466;

- 1) conversion of attic space at first floor level for habitable use,
  - 2) minor alterations to fenestration,
  - 3) outdoor swimming pool and
  - 4) all ancillary site services
- at Hillview, Athgoe Road, Newcastle, Co. Dublin, D22 N278.

During the course of construction and the years that followed, the attic space has been converted for habitable use. The fenestration has had some minor alterations from the previously granted elevations. All of which have been outlined on the Existing House drawings (Drawing Reference Number 201-167-01).

Retention permission is also being sought for an outdoor domestic swimming pool. The existing pool has been indicated on the existing site layout (Drawing Reference Number 201-167-02). The pool water is treated by an automated chlorine dosing system. The waters are constantly recycled and filtered. The filters backwash once every four weeks. This is the standard schedule recommended. The backwash cycle creates a discharge of 450 litres, with a chlorine content of approximately 1.5ppm and a ph of 7.2 to 7.6. Once every four weeks this is discharged into the main foul sewer line.

## **Site Location**

The site is located in Hillview, Athgoe Road, Newcastle, Co. Dublin, D22 N278.

### **Site Layout**

The mature trees and vegetation will be maintained.

The access to the site is via an existing entrance. The boundary lines along the public road provide for adequate sightlines.

## **Appropriate Assessment**

It is considered that the proposal will not give rise to any adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites, and is therefore not deemed necessary.

## **Flood Risk**

The site is not located within a designated flood area as per the latest CFRAM's assessment.

### **Roads**

The site is located on a main road. There is one existing entrance that has served the dwelling since its construction in 2007. We are not proposing to alter the existing entrances.

### **Environmental**

The existing house is served by the public foul water system.

The existing discharge from the rainfall collected on the roof areas fall into existing on-site soakaways.

The pool water is treated by an automated chlorine dosing system. The waters are constantly recycled and filtered. The filters backwash once every four weeks. This is the standard schedule recommended. The backwash cycle creates a discharge of 450 litres, with a chlorine content of approximately 1.5ppm and a ph of 7.2 to 7.6. Once every four weeks this is discharged into the main foul sewer line.

All existing drainage is to remain unaltered.