

J.E. KEATING + ASSOCIATES ARCHITECTS

4 Holbar House
East Douglas Village, Cork
021-4362506 fax 4362510



DATE: 14.02.2022

CLIENT: **ALREWAS INVESTMENTS LIMITED**

JOB NO: 20028

Planning Department,
County Hall,
Town Centre,
Tallaght,
Dublin 24

Re:

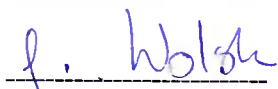
Permission for the erection of a temporary golf gym pavilion and all associated site works (structure is located within curtilage of a protected structure RPS 002) at HERMITAGE GOLF CLUB, LUCAN ROAD, LUCAN, CO. DUBLIN, K78 R2P5

Applicant: ALREWAS INVESTMENTS LIMITED

I enclose here with the following documentation in support of an application for outline permission on the above project. Please find attached:

- 6 No. Copies of **SOUTH DUBLIN COUNTY COUNCIL** Planning Department **planning permission** application forms duly completed and signed on behalf of our client
- 2 No. Copies of Site notice
- 2 No. Copies of Press Notice and 1no. original one 1
- 6 No. Copies of Consent Letter
- 1 No. Correct Application Fee € 428.40 (*no refund has been south, please transfer fee from planning application ref no. SD21A/0362*)
-
- 6 No. Copies of Set of drawings reporting:
 - Site Map (6")
 - Site Map (1:2500)
 - Site Map (1:1000)
 - Proposed Site Map (1:500)
 - Proposed Floor Plan
 - Proposed Roof Plans
 - Proposed Elevations
 - Section
 - Photomontage

If you require any further information, please don't hesitate to contact me.
Yours faithfully



JE KEATING + ASSOCIATES ARCHITECTS

Member of the Royal Institute of the Architects of Ireland.
Architects Registration Board of the United Kingdom.
Royal Institute of British Architects.
Registered Company 296894.

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Please see our respond to all the items listed in the letter received on 20-Oct-2021 from South Dublin County Council in respect to planning application under ref no. SD21A/0286 register reference SD21A/0286.

Item 1

- Article 18(1)(d): In Newspaper Notice there is no indication that works are to be carried out on an existing or proposed Protected Structure. Structure is within curtilage of RPS002
- ✓ Please see attached 3 no. copies of revised newspaper including " structure is within curtilage of RPS002".

Item 2

- Article 17(1)(b):- The Site Notice is not erected within the 2 weeks before the making of the application.
- ✓ Please see attached 3 . copies of revised site notice with revised development description following revised newspaper notice and new site notice date

Item 3

- Article 19(1)(a): On the Site Notice there is no indication that works are to be carried out on an existing or proposed Protected Structure .Structure is within the curtilage of RPS002
- ✓ Please see attached 3 . copies of revised site notice with revised development description following new newspaper notice.

Item 4

- Article 22(1)(e):On the application form the area of the site has been omitted. Site area appears incorrect (punctuation)
- ✓ Please see attached 6 no. copies of new planning application forms with revised site area of the site.

Item 5

- Article 22(1)(g): On the planning application form there is no indication if the development consists of or comprises the carrying out of works to a Protected Structure or proposed Protected Structure. Question 17 not indicated site is within curtilage of RPS.
- ✓ Please see attached 6 no. copies of new planning application form with revised development description per new newspaper notice including "structure is within curtilage of RPS002" and question 17 ticked.

Item 6

- Article 22(2)(b):- The scale is not correct (1:1000 for urban areas; 1:2500 for rural areas). Scale is not 1:000 or 1:2500. Application site should be in red and other land in ownership blue.
- ✓ Please see attached 6 no. copies of revised site layout plan showing planning area in read and all other land in blue.

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Item 7

- Article 23(1)(a): Site or layout plans are not to correct scale (not less than 1:500). Site boundary is not marked in red and buildings, roads, boundaries, septic tanks, percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure, have not been shown.
Site layout is provided at 1:100 nts, boundary not indicated.
- ✓ Please see attached site layout plan in scale 1:500 (drawing page P09) with planning application area shown in red, roads, boundaries all significant tree, contours, levels and all services.

Item 8

- Article 23(1)(c):- The site layout plan and other plans do not show the levels or contours of the land and proposed structures relative to the O.S. datum or a temporary local benchmark.
No OS datum provided.
- Please see attached revised site layout plan in scale 1:500 page P09 showing all OS datum.


Item 9

- Article 23(1)(d): Elevations of the proposed structure do not show the main features of any buildings which would be contiguous to the proposed structure whether within the site or in the vicinity, at a scale not less than 1:200 and where the development would involve work to a protected structure or proposed protected structure, shall show the main features of any buildings within the curtilage of the structure which would be materially affected by the proposed development. All elevations(not just front) must show main features of contiguous buildings. No contiguous elevations provided.
- ✓ Please see attached contiguous elevations of existing structure page P.06 & P.07 and contiguous elevation of proposed structure page P.16 & P.17.

Item 10

- Article 23(1)(f): The distance of the structure from the boundaries of the site are not indicated on the site or layout plans.
- ✓ Please see attached 6 no. copies of site layout plans showing distance dimensions of proposed structure to existing boundary and existing building on site.

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Hermitage Golf Club, Lucan, Co. Dublin. Telephone: 626 8491. Fax: 623 8881.
E-mail: hermitagegolf@eircom.net
www.hermitagegolf.ie

8th July 2021

To whom it may concern

We the Hermitage Golf Club fully support the planning application for a golf gym on the grounds of our golf club.

Kind regards

A handwritten signature in black ink, appearing to be "Donal Casey". The signature is written over a dotted line.

Donal Casey

Club Chairman