

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
Telephone: 01 4149000 Fax: 01 4149104
The Secretary

Email: Planningdept@sdbublincoco.ie

An Bord Pleanála
64 Marlborough Street
Dublin 1

Date: 21-Mar-2022

Dear Sir/Madam,

Register Reference: SD21A/0335

Bord Pleanála Ref: ABP-312960-22

Development: Construction of 6 two storey, 3-bedroom terraced dwellings; all associated site development works, car parking, landscaping, open spaces, public lighting and connections to fowls 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; the development is on a site area of c. 0.15ha known as Site No's 10 - 15 Cornerpark Rise, Cornerpark Town land, Peamount Road, Newcastle, Co. Dublin.

Location: Site No's 10-15, Cornerpark Rise, Cornerpark Townland, Peamount Road, Newcastle, Co. Dublin

Applicant: Dragonglen Limited

App. Type: Permission

Date Rec'd: 09-Dec-2021

With reference to the appeal on the above mentioned application I enclose herewith: -

1. A copy of the application which indicated the applicant's interest in the land or structure.
2. A copy of the public notice submitted with the application.
3. A copy of the plans submitted with the application.
4. A certified copy of the Manager's Order No. 0179.
5. Copies of all technical reports in connection with the application.

If an obligation under Part V of the Planning and Development Act, 2000 applies to the application under appeal please ensure that the condition stating the nature of the obligation is included in the decision of the Bord.

In the event of a decision to grant permission cognisance should be had as to whether the South Dublin County Council Development Contributions Scheme applies and whether a condition should accordingly be attached. Furthermore the development maybe within the area for which supplementary development contributions are applicable in relation to the Kildare Route Project Supplementary Development Contributions Scheme.

Details of the schemes are available from South Dublin County Council's website at the Planning Homepage in the Planning Applications area. Contributions should be included in relevant cases. Finally conditions relating to security under Section 34 (4) (g) of the Planning and Development Act 2000, as amended, should be applied where appropriate, particularly in the case of residential developments of 2 or more residential units.

Yours faithfully



for **Senior Planner**