



PAMES
DEVELOPMENTS LIMITED

Office

Retail

Residential

Industrial

PAMES Developments Limited
1st Floor | 60 Amiens Street
Dublin 1 | +353 1 695 0204

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

Re: Demolition of the existing 3-bedroom single storey detached house and sheds on a site extending to 0.0569 hectares, known as 'Hillview', Dispensary Lane, Lucan, Co. Dublin, and the construction of three houses - two 3-bedroom, 3 storey, semi-detached houses extending to 131.50m² each and one 3-bedroom, 3 storey detached house extending to 131.50m², and all associated site works. Each house will have 2 off-street parking spaces to the front of the house.

Applicant: John Pope

23 February 2022

Dear Sir/Madam

On behalf of our client, we seek planning permission for the above-described development at "Hillview", Dispensary Lane, Lucan, Co Dublin.

Site and Existing Buildings:

The site is regular in shape, extends to 569m² and fronts Dispensary Lane, Lucan. It is bounded to the west by an 'Eir' telephone exchange, to the east by the HSE Lucan Health Centre, and to the rear by an open field. The existing boundary to the rear of the site is a random stone wall. The boundary walls to either side of the site are random stone walls where they meet the rear wall and concrete blockwork to the front towards Dispensary Lane. Along Dispensary Lane the front boundary of the site is fencing.

The existing house is unoccupied and significant damage was caused to the structure prior to acquisition by our client. It is not habitable in its current condition. The main body of the house is a single storey prefabricated unit with one lean-to addition and a conservatory acting as a porch. Large sections of the roof covering are missing. There are two sheds which have been used for storage. The extent and condition of the existing buildings, all of which are to be demolished, is shown on the enclosed demolition drawing, labelled 'PL-004'.

Proposed development:

The proposed development consists of 3 contemporary houses, one detached and 2 semi-detached. The houses are 3 storeys with the third floor in the roof space as a traditional dormer roof.

The houses will be finished with selected facing brick to the front, and smooth painted render to the sides and rear. The roofs will be covered in slate and the dormer weathered with zinc sheeting. The windows will be high quality aluminium clad timber double glazed low U-value windows. The front doors will match the selected windows.

The stone walls to rear and sides of the site will be retained and made good as required. The proposed materials are of high quality and chosen to be complementary to the surrounding architectural fabric that characterizes the original Lucan village centre.

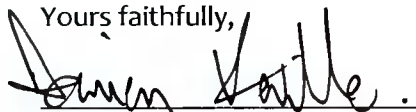
Hard standing of permeable paving provides two off-street parking spaces to the front each house. A bin storage area for 3 bins is provided to the rear of each dwelling.

The accommodation and amenity space provided in each house complies with or exceeds the minimum requirements as set out in the various housing standards documents. Areas are shown on the drawings and a complete schedule of areas is included in our submission.

In support of our application please find enclosed the following:

1. Completed Application Form.
2. Original Site Notice.
3. Original planning advert from the Irish Daily Star dated, Tuesday 22 February 2022.
4. Site Location Map.
5. Copy SDCC Acknowledgement, CE22/0009, dated 17 February 2022, following an application submitted for an Exemption Certificate from the provisions of S96 Part V of the Planning and Development Act.
6. Drawing Issue Sheet.
7. Copy SDCC Payments Office Receipt No. T4/0/697728 in the sum of €275.00 to cover the planning application fee.
8. Drainage Report dated February 2022.
9. 6 copies of the architectural drawings, engineering drawings, and schedule of areas.

Yours faithfully,



Damien Reville
Director

Chris Leonard

From: Dee Kelly <dkelly@SDUBLINCOCO.ie>
Sent: Thursday 17 February 2022 11:05
To: Chris Leonard
Subject: receipt

Payments Office
South Dublin County Council
County Hall, Tallaght, Dublin 24.
Phone 4149121
Monday to Thursday 9:00am to 4:00pm
Friday 9:00am to 3:30pm
17/02/2022 11:01:57

Receipt No. : T4/0/697728

JOHN POPE
PROP: HILLVIEW DISPENSERY LANE,
LUCAN, CO. DUBLIN.

PLANNING APPLICATION FEE 275.00
GOODS 275.00
VAT Exempt/Non-vatable

Total : 275.00 EUR
 216.58 IEP

Tendered :
Credit Card/Laser 275.00
Visa
*****5809
04/24

Change : 0.00

Issued By : Dee Kelly
From : Tallaght Lodgement Area 4.
Vat reg No.IE9509808P

Dee Kelly,
Staff Officer,
Payments Office,
Finance Department,
South Dublin County Council.



PAMES

DEVELOPMENTS LIMITED

Office Retail Residential Industrial

DRAWING ISSUE SHEET

Date of Issue

21-Feb-22

Project

Job No.

ISSUED

Residential Development at Hillview, Dispensary Lane, Lucan, Co. Dublin.

21010

ISSUED TO SOUTH DUBLIN COUNTY COUNCIL PLANNING



Drawing Title	Scale	Dwg. Size	Copies	Revision	ISSUED
PL-001 SITE LOCATION PLAN. SITE PLAN.	1:1000/1:200	A1	X 6		<input checked="" type="checkbox"/>
PL-002 PLANS. SECTIONS. ELEVATIONS.	1:100	A1	X 6		<input checked="" type="checkbox"/>
PL-003 SITE SECTION. CONTIGUOUS ELEVATION.	1:100	A1	X 6		<input checked="" type="checkbox"/>
PL-004 PROPOSED DEMOLITION.	1:200/100	A1	X 6		<input checked="" type="checkbox"/>
U-01 WATERMAIN LAYOUT.	1:100	A1	X 6		<input checked="" type="checkbox"/>
D-01 SITE DRAINAGE.	1:100	A1	X 6		<input checked="" type="checkbox"/>
D-02 DRAINAGE SECTION AND DETAILS.	1:20/1:10	A1	X 6		<input checked="" type="checkbox"/>



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PL-003	SITE SECTION. CONTIGUOUS ELEVATION.	1:100	A1	X 6		✓
PL-004	PROPOSED DEMOLITION.	1:200/100	A1	X 6		✓
U-01	WATERMAIN LAYOUT.	1:100	A1	X 6		✓
D-01	SITE DRAINAGE.	1:100	A1	X 6		✓
D-02	DRAINAGE SECTION AND DETAILS.	1:20/1:10	A1	X 6		✓