

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

22nd March 2022



Tara Cooke,
13 Clarinda Park North,
Dun Laoghaire,
Co. Dublin.
A96 AK66

RE: Further Information for Application Planning Register Reference: SD21B/0530, as requested on 07th December 2021.

The development consists of: (i) Partial demolition and reconstruction of a two storey corner extension to the rear, provision of a new flat roof with roof-light to this extension, (ii) Demolition of the two storey extension at the centre of the back (east) of the house and the construction of a new flat roofed two storey extension with roof-light(s), (iii) Repairs to windows with replacements where necessary or appropriate. Construction of single storey bay extension with pitched roof to the south elevation at lower ground floor/basement level, (iv) Minor internal alterations, general refurbishment, provision of maintenance access to centre valley, addition of photovoltaic panels, repairs to plasterwork, increase in height of rear garden boundary wall to the north, (v) Outbuilding to the Rear: internal alterations, roof repairs, new doors and window and general refurbishment, (vi) Minor hard and soft landscaping works including parking area to the North-East and all ancillary site works above and below ground. At **Oak Lodge**, New Road, Clondalkin, Dublin 22, D22 F516. The property is a **Protected Structure, RPS No. 156**.

Dear Sir or Madam,

We have been instructed by the Applicants to respond to South Dublin County Council's request for Further Information and to prepare the documents requested therein.

Please find enclosed six copies of the drawings and documents listed below. These documents and drawings contain our Response to the Further Information request referred to above.

Drawing No.	Drawing Title	Scale
21-04-PP-FI-01	Proposed Basement Floor Plan, Contextual Elevations & Sections	1:100 @ A1
21-04-PP-FI-02	Proposed Ground Floor Plan, Contextual Elevations	1:100 @ A1

Architect's cover letter, (this document).

Revised Method statement (includes photographs)

Note: to address Item 1, Point 1 of the Further Information request.

Revised Architectural Impact Assessment

Drawings and documents relating to Surface Water as listed on the Engineer's Schedule/Letter.



REDUCTION OF SCOPE OF THE PROPOSED WORKS:

Following review of initial opening-up works, the project budget and the clients' urgent need to be able to move into the property, the scope of this project and planning application is being reduced to exempt essential repair and maintenance of the property and the following works for which permission being sought:

- a) The removal of the non-original modern extension to the east (back) of the house and associated repair and make good works to the south wall of the existing corner extension. Making the upper floor in the corner extension level with that of the adjacent room. (Part (i) & (ii) of the original description of the proposed development).
- b) Addition of a small extension that is modern in style to the south of the house at basement level. (Part (iii) of the original description of the proposed development).
- c) To make a new doorway, between the first floor reception rooms on the north side of the house. (Part (iv) of the original description of the proposed development).
- d) A rooflight to give discreet maintenance access from the valley side of the roof to the valley gutter. (Part (iv) of the original description of the proposed development).
- e) New boundary wall to the north-east, replacing fencing that has fallen in. (Part ((iv) of the original description of the proposed development).
- f) Minor hard and soft landscaping works including parking area to the North-East and all ancillary site works above and below ground. (Part (vi) of the original description of the proposed development).

The works to be omitted include: the extension to the east (back), works to the outbuilding and photovoltaics together with associated modifications to the main building. The proposed reduced scope of works means that the following parts of the Further Information request are no longer relevant: Point 1: parts 2c, 3 and 4. The enclosed note addresses the first part of Point 1 of the FI request.

The enclosed **Method Statement** contains a section relating to each of the above works and includes reference photographs, an explanation of what is involved in carrying out the proposed works and justification, addressing points raised in the RFI where relevant.

Essential repair works consisted of works to prevent the protected structure from being endangered and works to reduce potential damage to the structure from ingress of water. These works have been carried out in conformity with the provisions of Sections 57 and 58 of the planning and Development Act 2000 (As amended) and having due regard to the Architectural Heritage Protection Guidelines for Planning Authorities, 2011 and to advice available on the South Dublin County Council website. The works did not entail any removal of or damage to the historic fabric of the building or changes to original finished floor levels.

In responding to the RFI it is not proposed to include and detail of the above exempted works. This response confines itself to work for which permission is being sought, as listed at a) to f) above.

Conclusion:

The applicants bought Oak Lodge, a protected structure in a very poor state of repair and want to make it into their family home. They appreciate the original features of the house and want to protect its fabric and original features. This wish is evidenced by their having employed a design team with considerable conservation expertise and experience.



Owing to limited funds the applicants together with their young children, plan to move in as soon as the main part of the house is fit for purpose, i.e., once the basement has dried out enough and there is a working bathroom. Other works will follow as funds become available. The final selection of materials and works undertaken will depend on what is realistically practical within their budget, which given the extent of work required is very limited. In considering the budget it is prudent, (essential), to assume that tolerance may be needed to ensure that the limited funds can be used to carefully repair and manage unexpected problems that may become evident as work progresses.

We are very concerned by the applicants' need to carry out works to enable their moving into the house as soon as possible, they are running out of time in their current accommodation and given the limited project budget and current levels of inflation considering alternative accommodation is not an option for this young family.

Yours sincerely

Tara Cooke MRIAI
RIAI Grade 3 Accredited Conservation Architect

