

MANAHAN PLANNERS

Town Planning Consultants

38 Dawson Street, Dublin 2. Email: tony@manahanplanners.com. Web: www.manahanplanners.com.
Tel: 01-6799094. Vat No: 2850391E. Tony Manahan B.A.(Hons), M.Phil (Edin.), M.I.P.I.

4th May 2022,

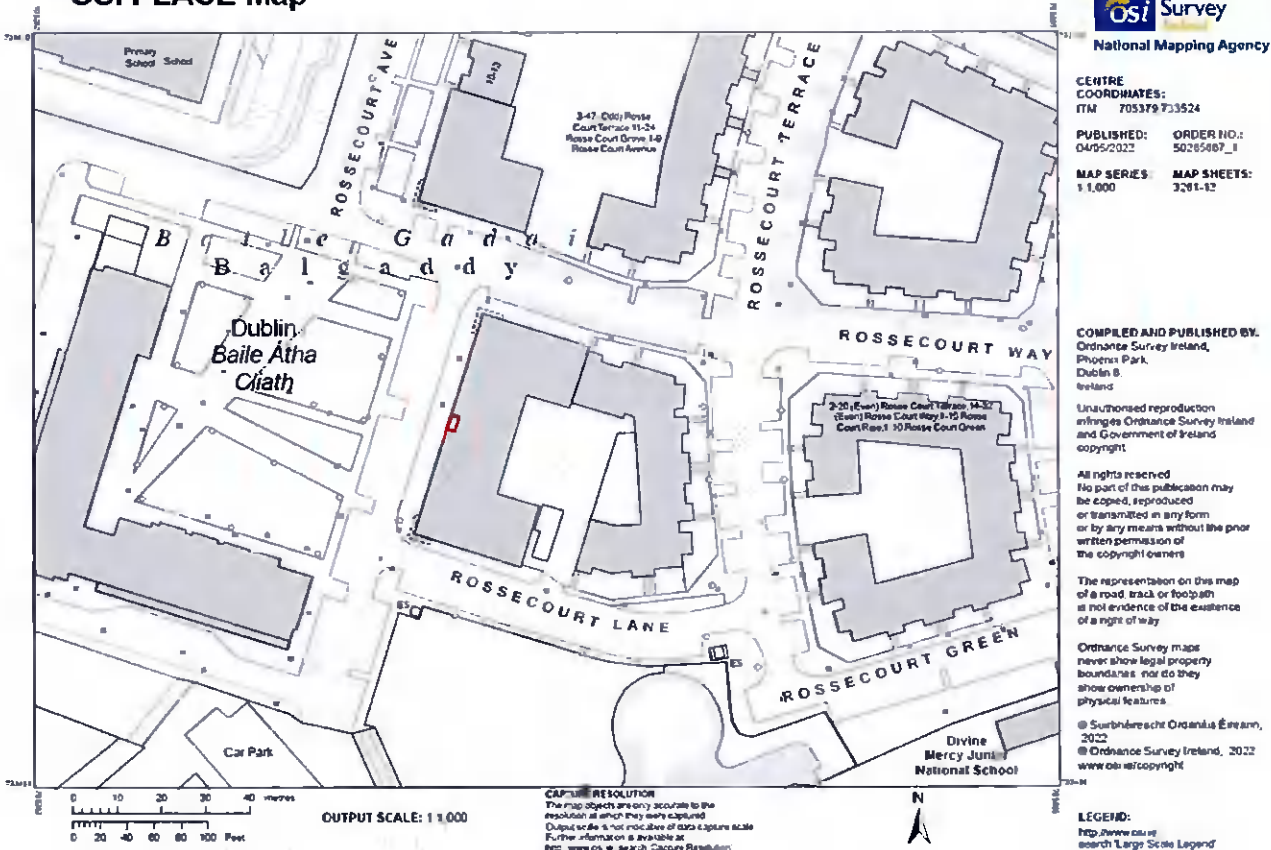
The Planning Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

Re: Section 5 Application re change to doorway at Rosse Court Square, Balgaddy, Lucan, County Dublin.

Dear Sir/Madam,

We have been retained by Rosse Court Management Company, c/o Aubrey Anderson, Anderson Property Managers, 5/6 Windsor Place, Dun Laoghaire, Co. Dublin, to seek a Declaration that a change proposed to a doorway is exempted development and will not require planning permission.

OSi PLACE Map



The applicants are the managing agents for a development in Lucan known as Rosse Court, the ground floor of which consists of retail and other service uses, while the upper floors consist of residential apartments. An existing entrance to the apartments consists of a recessed doorway, the nature of which permits all sorts of antisocial behavior, disturbance and nuisance to existing residents. This is due to the recessed nature of the door to the apartments. See image below.



The managing agents wish to pull this door forward to be flush with the front of the building in line with neighboring properties and to enclose the presently external area to become part of the internal hall area access point. The new doorway would consist of a black aluminum surround framing a glazed doorway and will therefore be similar in appearance to the dark aluminum frames which frame the adjoining shopfronts.

It is submitted that this change will not materially affect the external appearance of the building so as to be inconsistent with the appearance of the building itself nor be inconsistent with the character of the building nor render the building inconsistent with its neighbours. In view of that we are of the opinion that the change proposed can be considered to be an alteration that is exempt development as per the section 4(1)(h) of the Planning and Development Act 2000 as amended. This section as you are aware states,

“Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures”

We include below a series of images of the doorway in question and its context.



In view of this we would be grateful if you could confirm to us that the change proposed will not require the lodgment of a planning application as it can be considered exempted development. We have filled in the Application Form and enclosed the appropriate fee.

We look forward to a Decision in due course.

Yours faithfully

Tony Manahan
Manahan Planners

