

Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24 – D24 A3XC  
25<sup>th</sup> APRIL 2022

**We, First Step Homes Ltd intend to apply for permission for development of a residential scheme at this site, at the junction of Grange Road, Nutgrove Avenue and Loreto Terrace, Rathfarnham, Dublin 14.**

**The application seeks modifications to the previously granted permission SDCC Reg. Ref. SD18A/0053 which consisted of the: construction of 2 No. three-storey buildings (linked at First and Second Floor levels) {4,931 sq m gross floor area (including one basement level of 1,730 sq m gross floor area)} accommodating: 32 No. apartments, ancillary space including circulation cores (lifts and stairs), plant areas throughout the building etc.; and an ESB sub-station and associated switch room.**

**The proposed modifications will consist of: external and internal alterations to previously granted development of 2 No. three-storey buildings (linked at First and Second Floor levels), increase in area to {total of 6077.2 sq m gross floor area (including one basement level of 1,922 sq m gross floor area)} accommodating: 38 No. apartments, including alterations proposed to the previously permitted unit mix, resulting in an overall increase of 6 no units in total, i.e. from 2 No. one-bed; 28 No. two-bed; and 2 No. three-bed (32 units) to now provide 6 No. Studio; 9 No. one-bed; and 23 no. two-bed (38 no units). Please note no additional floor is proposed, building remains at 3 storeys in height.**

**Increase in the no. of car spaces from 40 spaces to 44 No. spaces at basement level and no change to parking on Loreto terrace. No change is proposed to SuDS', drainage, landscaping, or site development works, as granted under SDCC Reg. Ref. SD18A/0053.**

Dear Sir / Madam,

On behalf of our Client, First Step Homes Ltd, we wish to lodge this planning application for the development as described above. To support this application, we hereby include the following documentation:

1. 1 No. Copies of Completed Dublin City Council Application Form;
2. 1 No. Copy of Part V Proposal as prepared by CDP Architecture;
3. 6 No. Copies of Cover Letter as prepared by CDP Architecture;
4. 6 No. Copies of Newspaper Advertisement (one being the original and outlined in red);
5. 6 No. Copies of the Site Notice in A4 (in white);
6. 6 No. Copies of the Design Statement (including 3D visuals) as prepared by CDP Architecture;
7. 6 No. Copies of the Housing Quality Assessment as prepared by CDP Architecture;
8. 6 No. Copies of the Schedule of accommodation as prepared by CDP Architecture;

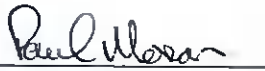
9. 6 No. Copies of Architects Issue Sheet as prepared by CDP Architecture;
10. 6 No. Copies of OS Map as prepared by CDP Architecture;
11. 6 No. Copies of Architects Drawings as listed in the Architects drawings list;
12. 6 No. Copies of Mechanical and Electrical Planning Information as prepared by RMBA
13. 6 No. Copies of Civil and Structural Planning Information as prepared by PUNCH Consulting Engineers
14. 6 No. Copies of Fire Safety/DAC Planning Information as prepared by G. Sexton of Partners.
15. Cheque € The Planning fee is based on the following:

Planning Fee Class 1 = €390,00 (6 units x €65)

**Planning Fee Total = €390,00**

Taking the accompanying information into consideration, on behalf of our client, we ask that Dublin City Council grant permission for the above proposal. Please advise us if there are any omissions or issues in relation to this planning application.

Yours Sincerely,



Paul Moran  
Director CDP Architecture