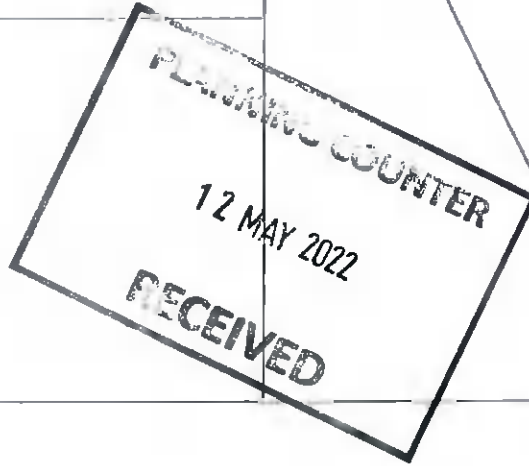


Holmes Miller

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Planning Department
South Dublin County Council
County Hall Tallaght
Dublin 24



11 May 2022
Our Ref: 4801

Dear Sir/Madam

Rathfarnham Care Home, Dublin

ADDITIONAL INFORMATION – Planning Register Reference No. SD21A/0232

Development - 3-4 storey nursing home building to consist of 111 bedrooms (with ensuite) and associated staff and resident welfare facilities, amenities and including extensive landscaped gardens. The protection and preservation of Newbrook House (a protected structure-Ref No 300) and incorporation with the construction of the new 3-4 storey nursing home. Formation of new vehicular access and pedestrian site access off Taylors Lane and associated landscaping works. Communal open space as well as other facilities open to the public such as hair salon, function suite and cinema. Provision of 18 parking spaces including 2 accessible spaces and 2 EV charging bays to service the nursing home. 24 short and long stay cycle parking spaces. 5 new 3 storey dwellings with associated parking landscaping and services.

I write with regards to your request for CLARIFICATION OF ADDITIONAL INFORMATION for the above planning application, on your letter dated 15-February 2022. On behalf of Luxcare Ltd, please find enclosed the following documentation in support of the application:

Holmes Miller Report – Response to Planning Comments – 6 May 2022

- Section 97 Application for Certificate of Exemption from The Provisions of Section 96 of the Planning and Development Act 2000 and Section 36 of the Urban Regeneration and Housing Act 2015, together with 2 No copies of the following support drawings:
- 4801-HML-ZZ-ZZ-DR-A-10001-P01 LOCATION PLAN
- 4801-HML-ZZ-ZZ-DR-A-10002-P01 OWNERSHIP MAP

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Architect's Drawings & Reports (6no. copies of each)

4801-HML-ZZ-ZZ-DR-A-10100 - P03	PROPOSED SITE PLAN
4801-HML-ZZ-ZZ-DR-A-10125 - P02	SITE SECTIONS
4801-HML-ZZ-ZZ-DR-A-10300-P02	PROPOSED OPEN SPACE
4801-HML-XX-00-DR-A-12001 - P01	PROPOSED ALTERATIONS TO WESTERN BOUNDARY WALL

Engineer's Drawings & Reports (6no. copies of each)

21-3406-C002	Existing Topographical Survey
21-3406-C003	Existing Overland Flow Layout
21-3406-C004-A	Proposed Overland Flow Layout
21-3406-C010-A	Proposed General Arrangement Layout
21-3406-C020-A	Proposed External Levels Layout
21-3406-C030	Existing Underground Drainage Layout
21-3406-C031	Existing Underground Drainage Remediation Layout
21-3406-C032-A	Proposed Underground Drainage Layout
21-3406-C-SK-050-C	Proposed Autotrack Layout - Emergency Vehicle
21-3406-C-SK-051-C	Proposed Autotrack Layout - Refuse Vehicle
21-3406-C-SK-052-C	Proposed Autotrack Layout - Private Vehicle
21-3406-C-SK-053	Proposed Autotrack Layout - High Reach Fire Vehicle

Drainage impact Assessment Report (Calcs and IE Technical Report is appended to this report)
CCTV Survey Report (Map and Tank Pipe and Drain Info / Images)

We trust that the enclosed plans and particulars pertaining to this planning application are in order, however should you have any questions, please do not hesitate to contact us.

Yours faithfully



Matt Heaney
Architect