

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

24th May 2022.

Re: Planning application for new driveway entrance in the front garden & new pavement dish with associated site works. Reg Ref No. SD21B/0636.

Dear Sir / Madam,

Further to your request for additional information please see comments below in point form.

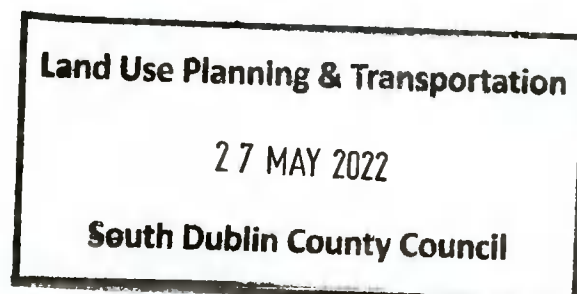
1. See enclosed drawings No. P-02 showing site layout plan at 1:100 and block plan at 1:500.
2. The entire site as shown on the enclosed land registry map, is freehold and includes the footpath with no public rights of way. See enclosed land registry map.
3. Given the restricted length of the front garden, the angle of the proposed parking space has been altered to allow for a 6M long parking space as requested. However it is worth noting that the average length of a family car is only 4.5M in length which can comfortably park at this location and allows for a pathway past it. However as its private property and the last house on the road the only people using this path would be my client.
4. The proposed modifications to accommodate a parking space allow for providing the timber fence and shrubbery to the front of the property to match the existing. This existing shrubbery is completely within my client's ownership & could be removed without requiring planning permission. However my client's preference is to relocate and replant the existing shrubbery to allow for the new parking space, thereby maintaining its look and visual appearance.

I trust you find the enclosed to your satisfaction and hope that you will look favourably on our application

Yours sincerely,



Peter Kavanagh
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The Property Registration Authority
An tÚdarás Clárúcháin Maoine

Land Registry Sealed and Certified Copy Folio (& Filed Plan)

gerard
Holohan
APT 5B, Ballymount Square
Ballymount Rd Lower
Ballymount
Dublin , D12 Y433

This page forms part of the official document. Do not detach.

Folio Number: DN158560F
Application Number: P2022LR025672Q
Your Reference: 13 Newcastle

This document comprises an office copy of the Land Registry record for the above mentioned folio/filed plan as of the date appearing.

Details of **dealings pending** (if any) on the enclosed folio/filed plan are listed in the **Schedule** below.

An officer duly authorised by the Property Registration Authority.

Schedule

Notes:

1. Filed plans should be read in conjunction with the Register. The description of the land in the Register or on the filed plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Filed plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to the Property Registration Authority immediately.

Land Registry

County Dublin

Folio 158560F

Register of Ownership of Freehold Land

Part 1(A) - The Property

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>A plot of ground known as 13, Newcastle Manor Park, Newcastle Manor, Newcastle being part of the Townland of BALLYNAKEILY and Barony of NEWCASTLE shown as Plan(s) A67M9 edged RED on the Registry Map , Scheme Map Number 2, Scheme Book Number 40.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio DN135965F

Land Cert Issued: Yes

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Collection No.:

Date Printed: 07/03/2022

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Land Registry

County Dublin

Folio 158560F

Part 1(B) - Property
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

Land Registry

County Dublin

Folio 158560F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	<p>19-AUG-2004 D2004DN029625P</p> <p>GERARD HOLOHAN of 13 Newcastle Manor Park, Newcastle Manor, Newcastle, County Dublin and THERESA HOLOHAN of 13 Newcastle Manor Park, Newcastle Manor, Newcastle, County Dublin are full owners.</p> <p>Land Cert Application No.: D2004DN029625P Date: 08-FEB-2005 Issued To: MARK MC PARLAND SOLICITORS Address: 6 ARGYLE SQUARE MOREHAMPTON ROAD DONNYBROOK DUBLIN 4</p>

Land Registry

County Dublin

Folio 158560F

Part 3 - Burdens and Notices of Burdens

No.	Particulars	
1	19-AUG-2004 D2004DN029625P	The property is subject to rights, covenants and conditions relating to the use and enjoyment of the property.
2	19-AUG-2004 D2004DN029625P	Charge for present and future advances repayable with interest. AIB FINANCE LIMITED is owner of this charge. Certificate of Charge issued. Rule 156