



County Hall,
Belgard Square North,
Tallaght,
Dublin 24
D24 A3XC

10 June 2022

CLARIFICATION OF ADDITIONAL INFORMATION - SD21A/0285
6 Lower Main Street, Lucan, Co Dublin, K78 W0X2

Dear Sir or Madam,

Please find enclosed a response to the Request for Clarification of Additional Information for planning application reference SD21A/0285 on behalf of Finance Solutions of the above address.

Further Information Point 1:

The revised proposed development submitted in response to Additional Information Item 1 has not satisfactorily addressed concerns in relation to its impact on the amenities of the Lucan Village Architectural Conservation Area. The applicant is requested to submit a revised proposal that revises the design and/or scale of the extension, when viewed from the ACA. The applicant should also clarify whether any changes are proposed to the existing archway. The response may be submitted following consultation with SDCC's Architectural Conservation Officer, if required.

The floor plans have been slightly altered to suit the Clarification of Further Information. On the request for Further Information, a revised design included the proposed extension being set back 2.55m from the back of the arch wall. The new altered design is pushed back a further 500mm giving a clear space of 3.05m between the proposed extension and the arch wall. This 3.05m clear space is roughly 800mm more than the clear space shown on the granted planning application from 2004, SD04A/0516, but ultimately was not constructed. Although the front elevation views show a considerable height difference between the top of the arch wall and the top of the proposed extension, when you take into account the 3.05m distance between them and also the distance at which you view the walls from, there is a minimal amount of the roof visible.

Drawing no 933-02-020 is a cross section of Lucan Main Street. When standing on the footpath immediately adjacent to the building, one cannot see the roof of the proposed extension. When standing in the road at a distance of 10.39m from the Arch/Building, one cannot see the roof of the proposed extension. When one moves to the opposite footpath, one can see a very small amount of the roof to the extension – approximately 420mm of the roof will be visible.

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Further Information Point 1 states "*The applicant is requested to revise the proposed extension so that it is sufficiently setback from the arch and not highly visible above this*". The new 3.05m clear space between the walls coupled with a small portion of the roof visible when standing on the footpath on the opposite side of the road, falls within these parameters.

With so little of the proposed extension visible, and from only a certain area on the opposite side of the road, it's hard to see how the character of the village would be negatively impacted should the extension be constructed or how the local amenities within the Lucan Village Architectural Conservation Area would be impacted.

I can confirm that there are no works taking place on the existing archway.

The following documents are included in the planning application: -

1. O'Neill Consultant Engineering Services Drawing 933-02-019 – Floor Plans – 6 copies
2. O'Neill Consultant Engineering Services Drawing 933-02-020 – Cross Section – 6 copies

I trust that all of the above is in order but should the Planning Authority have any queries, please do not hesitate to contact the undersigned.

Regards,



Liam Beggy
O'Neill Consultant Engineering Services