

# SOUTH DUBLIN COUNTY COUNCIL

## SITE NOTICE

**WE, MSJA Ltd**

**INTEND TO APPLY FOR**

**{ \* } PERMISSION**

**{ } RETENTION PERMISSION**

**{ } OUTLINE PERMISSION**

**{ } PERMISSION CONQUEST ON THE GRANT OF OUTLINE PERMISSION (Outline Ref. No. \_\_\_\_\_)**

For a residential development at this site of 0.51ha at Prospect House (protected structure RPS 340), Stocking Lane, Rathfarnham, Dublin 16

The residential development will consist/consists of:

(a) the demolition of some existing structures on site; (b) the internal modification /reconfiguration and refurbishment of and extension to Prospect House (a protected structure RPS 340) and the renovation and modification of its associated coach house to provide for a 4-bed dwelling with associated private open space and car-parking provision; (c) the re-opening of a gap between Prospect House and its detached coach house to the rear to provide a gated access into the new communal gardens proposed to the west of Prospect House; (d) Reconstruction of the Gate Lodge (in ruins) to provide for a 2-bed, single storey dwelling 63.4sqm with associated private open space and car-parking; (e) the provision of 1 no. apartment block (3-storey plus setback penthouse level) to the western side of Prospect House to provide for 22 no. residential units (11 no. 1 bedroom units and 11 no. 2 bedroom units) over a single storey basement comprising a total of 25 no. car parking spaces, 2 motor bike spaces and 40 no. bicycle parking spaces. The basement will also include associated bin stores, plant and storage rooms; (f) Removal of a portion of the western boundary wall to provide a new vehicular & pedestrian access from Stocking Lane to the new apartment block; (g) All associated hard & soft landscaping, including the provision of a play area and an ESB sub-station & all associated engineering & site development works necessary to facilitate the development, all on a site of 0.51ha at Prospect House (a protected structure RPS 340), Stocking Lane, Rathfarnham, Dublin 16.

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm and may also be viewed on the Council's website – [www.sdcc.ie](http://www.sdcc.ie). A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed: Donna Ryan

Agents address: Downey, 29 Merrion Square, D02 RW64

Date of Site Erection: 13<sup>th</sup> of June 2022