

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

30<sup>th</sup> May 2022

**RE: Planning application for a residential development at Prospect House (protected structure),  
Stocking Lane, Rathfarnham, Dublin 16.**

**Applicant: MSJA Ltd**

Dear Sir/Madam,

Downey, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02RW64, on behalf of our client, MSJA Ltd., wish to submit this planning application to South Dublin County Council for a planning application at Prospect House (Protected Structure), Stocking Lane, Rathfarnham, Dublin 16.

The proposed development, as per the description contained within the statutory planning notice, provides for:

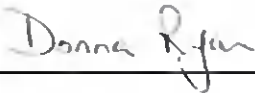
*"We MSJA Ltd. intend to apply for permission for a residential development which will consist of (a) the demolition of some existing structures on site; (b) the internal modification /reconfiguration and refurbishment of and extension to Prospect House (a protected structure RPS 340) and the renovation 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 following documents have been enclosed with this application:

- 1 no. completed application form;
- 1 no. cheque for the appropriate fee;
- 1 no. copy of site notice;
- 1 no. original newspaper notice;
- 1 no. copy of the Part V Validation Letter;
- 10 no. copies of Site Location Map;
- 10 no. copies of the Supporting Planning Statement prepared by Downey.
- 10 no. copies of proposed architectural drawings prepared by Downey Architecture;
- 10 no. copies of plans and elevations prepared by Downey Architecture;
- 10 no. copies of the Urban Design Statement prepared by Downey Architecture;
- 10 no. copies of Landscaping Plans prepared by Jane McCorkell, Landscape Architect;
- 10 no. copies of the Arborist Report prepared by Charles McCorkell Arboricultural Consultancy;
- 10 no. copies of the Archaeological Desktop Assessment Report prepared by Shanarc Archaeology;
- 10 no. copies of the Architectural Heritage Impact Assessment prepared by Historic Building Consultants;
- 10 no. copies of the Engineering Services Pack prepared by O'Connor Sutton Cronin;
- 10 no. copies of Daylight /Sunlight Reports prepared by 3D Design Bureau;
- 10 no. copies of Image booklets prepared by 3D Design Bureau;
- 10 no. copies of AA Screening Report prepared by Tobin Consulting;
- 10 no. copies of the Acoustic Design Statement prepared by Amplitude Acoustics.

We trust that the enclosed plans and particulars pertaining to this planning application are in order and look forward to a favourable decision from South Dublin City Council in due course.

Yours sincerely,

  
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Associate Director  
*For and on behalf of Downey Planning*

# DOWNEY

29 Merrion Square,  
D02RW64  
+353 (0) 1 253 0220  
info@dwny.ie

FAO: Michelle Dodril,  
Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24



Your Ref: SD22A/0265

RE: Planning application for a residential development at Prospect House (protected structure),  
Stocking Lane, Rathfarnham, Dublin 16.

Applicant: MSJA Ltd

Dear Michelle,

Further to our call on Friday, please find enclosed revised public notices and application form. Please don't hesitate to contact me should you require any further information.

Yours sincerely,

Associate Director  
*For and on behalf of Downey Planning*

www.dwny.ie

Directors: J Downey, E Downey, E Bridgeman, D Duffy  
Company Registration No: 474793 | Vat No: 9718370P

21 April 2022

Ms. Donna Ryan MIPI,  
Associate Director,  
Downey Planning,  
29 Merrion Square,  
D02 RW64.

**Developer:** MSJA Ltd.  
**Location:** Prospect House, Stocking Lane, Rathfarnham.

Dear Ms. Ryan,

I note that it is your intention to lodge a planning application on behalf of the Developer MSJA Ltd. for the above development of 22 units consisting of 11 x 1 bed and 11 x 2 bed apartments on a site at Prospect House, Stocking Lane, Rathfarnham.

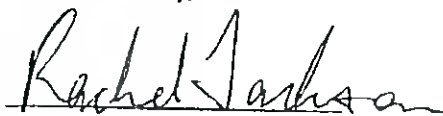
I can confirm that the Housing Department is satisfied to release this validation letter in order to facilitate the lodging of the application as a Part V proposal has been made. The Part V proposal of 2 x 1 bed apartments on the ground floor is noted.

The Part V percentage liability is dependent on the date the applicant purchased the subject site and the applicant is required to provide proof of same to the Housing Department.

South Dublin County Council can only agree Part V in respect of the permitted development subject to costing approval from the Department of Housing, Local Government & Heritage. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Should you have any queries regarding this letter please do not hesitate to contact me.

Yours faithfully,



**Rachel Jackson**  
**Administrative Officer**  
**Housing Department**