

South Dublin County Council
County Hall,
Belgard Square North,
Tallaght,
Co. Dublin
D24 A3XC

20th May 2022

Our Ref: 19.134

RE: Planning Application to South Dublin County Council on behalf of Deane Homes Limited in respect of a proposed residential development for the demolition of 2 no. sheds and the construction of 30 no. dwellings, at Main Street, Newcastle, Co. Dublin

Dear Sir or Madam,

On behalf of our client Deane & Deane Ltd, JFOC Architects are pleased to present South Dublin County Council with drawings and documents in support of a Planning Application for a development at Newcastle, Co. Dublin. The Planning Application fee is enclosed in the sum of €1,950.00 (30 x €65.00).

The proposed development will consist of demolition of 2 no. existing sheds and the construction of 30 no. dwellings, 1 no. vehicular and pedestrian link with Mainstreet, Newcastle, 1 no. vehicular and pedestrian link with Glebe Square Newcastle and all associated and ancillary site development works.

The site is zoned A1: To provide for New Residential Communities in Accordance with Approved Area Plans and is well served by the amenities of Newcastle town. The town centre is 200m or a 3-minute walk from the site entrance. The nearest bus stop is 220m from the site entrance. The site is surrounded by existing two-storey residential developments. The proposed scheme is cognisant of the receiving environment and two storey dwellings are proposed.

Please find enclosed 6 no. paper copies of all documents and drawings in relation to this Planning Application. We look forward to a favourable response.

Yours Sincerely,



Stephen Allen
JFOC Architects