

**Principal Officer**

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

24<sup>th</sup> June 2022

**Re: Planning Application for demolition of existing detached bungalow and construction of 2 No. 264 sq.m. detached two storey with developed roof space 4 bedroom plus study dwelling houses and associated site works at, St. Francis, Owendore Avenue, Rathfarnham, Dublin 14**

Dear Sir/Madam,

**1.0 APPLICATION FOR PLANNING PERMISSION**

**1.1 The Application**

We herein wish to re-submit this planning application in respect of the above proposed development. The applicants, M Hughes, A. Kilkenny and M. McCarville has retained the services of NDBA Architects for the preparation of this planning application in respect of the above proposed development.

This application relates to the demolition of an existing detached bungalow recently purchased by the applicants who now propose to carry out the proposed construction of 2 No. 264 sq.m. detached two storey with developed roof space 4 bedroom plus study dwelling houses and associated site works.

**2.0 APPLICATION DOCUMENTATION**

The following documents and related drawings, are enclosed as part of the application:

**Planning Fee**

- The application fee in the sum of €210 has been paid to South Dublin County Council by credit card and we herein enclose copy of receipt confirmation received from SDCC.

**Planning Application Form**

- Completed South Dublin County Council Planning Application Form, signed and dated.

Directors  
Niall D. Brennan  
Dip. Arch. FRIBA RIBA RICS RPS  
Juice O'Loughlin  
Dip. Arch. R. Arch. St. Dip. Arch. I. C.A.B. FRSA  
Mary C. Brennan

VAT No. 63544776



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### **Section 97 Application Form**

- Copy of separately submitted South Dublin County Council Application for Certificate of Exemption under Section 96 of Planning and Development Act 2000, signed and dated.

### **Notices**

- One copy of the newspaper notice, as appearing in The Irish Daily Star, **24<sup>th</sup> June 2022** outlined in red.
- Copy of the Site Notice, which is located on the site, as shown on the site location plan (Drawing No. PL-001)

### **Drawings**

- 6 No. copies of the architects planning application drawings:
  - 21/035/PA 001 Site Location Plan
  - 21/035/PA 010 Existing Site Plan & Existing Bungalow to be Demolished
  - 21/035/PA 100 Proposed Site Plan & Proposed Contiguous Elevations
  - 21/035/PA 200 Proposed Floor Plans
  - 21/035/PA 300 Proposed Elevations & Section

### **3.0 SUMMARY**

We trust that you will find this application in order and look forward to receipt of an acknowledgement at your earliest convenience. Please revert to us should you require further clarification in relation to any aspect of this application and we look forward to an early and favourable decision on this application.

Yours faithfully,



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**Jude O'Loughlin**

Dip. Arch., B. Arch. Sc., Dip. Arb., FCI Arb, FRIAI.

Director

**NDBA Architects**

**Our Ref: 21/035**