

Ashleigh House,
John F Kennedy Road,
Dublin 12

Tel / Fax: 01 6208135
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To:
Planning Department
South Dublin County Council,
County Hall, Town Centre
Tallaght
Dublin 24

06/07/2022

Dear Sir, Madam,

Re: Planning application for an end of terrace dwelling to side of 5 Kilcarberry Close, Clondalkin, Dublin 22.

The applicant Robert Flanagan seeks planning permission as follow:

- 1) A 2 storey, 2-bedrooms, end of terrace house to side of existing dwelling,
- 2) A new vehicular access from Kilcarberry Close,
- 3) All related works.

PRECEDENT ON SITE

Planning permission was granted in 2006 for a 2-storey end of terrace dwelling on site as per planning Ref. Reg.: SD06A0433.

THE PROPOSED DWELLING

The proposed dwelling was design in compliance with Best Practice Guidelines Quality Housing for Sustainable Communities.

The proposed dwelling was also designed in compliance with Section 11.3.2 RESIDENTIAL CONSOLIDATION from South County Dublin Development Plan 2016-2022.

The proposed dwelling is matching the existing house building line and roof profile.

The side façade is composed with narrow windows in the stairs, landing area, kitchen / dining area. A door and a toilet window are also opening on the gable.

The dwelling width was dictated by the proximity of services within the adjacent footpath. A distance of 3.3 meter was preserved between the proposed dwelling wall and an existing sewer pipe.

A new vehicular access is proposed to the rear of the dwelling, in order to provide parking spaces for the proposed dwelling.

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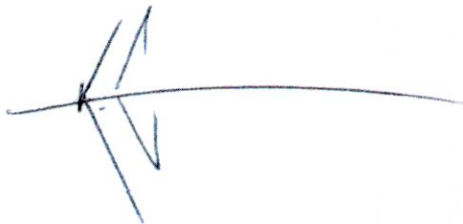
Documents included in the application:

- Filled application form
- 6 copies of drawing ref: 5KC-SD-01
- 6 copies of drawing ref: 5KC-PD-01
- 6 OS maps attached to drawing ref: 5KC-SD-01
- Newspaper notice (Dublin City Gazette)
- Copy of site notice
- Present cover letter with photo
- Cheque of 65 Euro
- Application Exemption certificate

We look forward to your decision.

If you have any further query, please do not hesitate to contact our office.

Yours sincerely,



Christophe Krief MCABE MCIAT MCIOB C.Build Eng. BA MSc Arts& Arch

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SITE FRONT VIEW

