

An Rannóg Talamhúsáide, Pleanála agus Iompair
Land Use, Planning & Transportation Department
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The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1.

Date: 9th-Aug-2022

Dear Sir/Madam,

Register Reference: SD21A/0290

Bord Pleanála Ref: ABP-314192-22

Development: Demolition of Leabeg, the existing single storey detached dwelling with single storey extensions to the rear including the single storey rear ancillary shed, boiler house shelter and removal of septic tank; existing the Priory building not affected by this application, as per previously granted planning permission SD15A/0202; demolition of ancillary buildings on the Priory site, including the single storey detached rear building, gas boiler enclosure, boundary palisade/timber fences that connect both sites and the removal of septic tank; construction of 10 one bedroom, single storey houses in three blocks consisting of Block A (Gross floor area: 204sq.m), Unit No.1, Unit No.2, Unit No.3, Unit No.4. - Block B (Gross floor area 205sq.m), Unit No.5, Unit No.6, Unit No.7, Unit No.8. Block C (Gross floor area 104sq.m), Unit No.9, Unit No.10; demolition of existing boundary fence and entrance walls along Kiltipper road to both properties; establish a new site entrance with new boundary fences, piers and automatic gates; new pedestrian entrance route with a proposed pathway from entrance to the housing units; construct a new boundary with automatic gates to the current Leabeg site entrance; provision for 10 car parking spaces, including 2 disabled car parking spaces and 2 electric car charging ports; new connected driveway layout, new bicycle stands, new enclosed bin stores, new landscaped gardens and paving areas, covered pergola areas and all ancillary site development works and site services; sites are covered under development plan housing strategy 2022-2028 H1 Objective 3 and housing strategy H1 objective 5 2016-2022.

Location: Combined sites of 'The Priory' and 'Leabeg', Kiltipper Road, Old Bawn, Dublin 24

Applicant: Peter McVerry Trust

App. Type: Permission

Date Rec'd: 02-Jun-2022

With reference to the appeal on the above mentioned application I enclose herewith: -

1. A copy of the application which indicated the applicant's interest in the land or structure.
2. A copy of the public notice submitted with the application.
3. A copy of the plans submitted with the application.
4. A certified copy of the Manager's Order No. 0826.
5. Copies of all technical reports in connection with the application.

If an obligation under Part V of the Planning and Development Act, 2000 applies to the application under appeal please ensure that the condition stating the nature of the obligation is included in the decision of the Bord.

In the event of a decision to grant permission cognisance should be had as to whether the South Dublin County Council Development Contributions Scheme applies and whether a condition should accordingly be attached. Furthermore the development maybe within the area for which supplementary development contributions are applicable in relation to the Kildare Route Project Supplementary Development Contributions Scheme. Details of the schemes are available from South Dublin County Council's website at the Planning Homepage in the Planning Applications area. Contributions should be included in relevant cases. Finally conditions relating to security under Section 34 (4) (g) of the Planning and Development Act 2000, as amended, should be applied where appropriate, particularly in the case of residential developments of 2 or more residential units.

Yours faithfully



for **Senior Planner**