

8th August 2022

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

Re: PLANNING APPLICATION

Dear Sir or Madam,

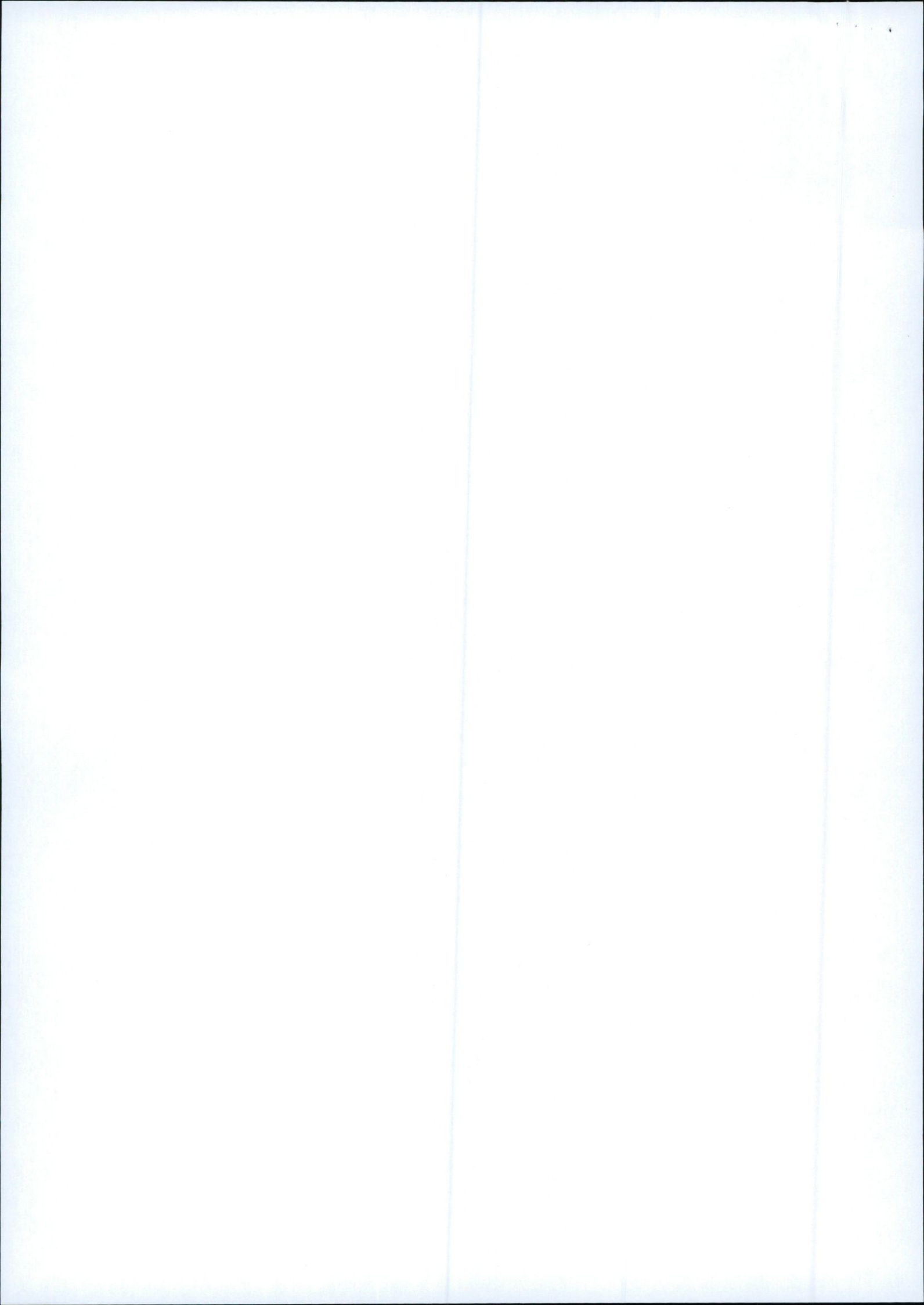
Please find enclosed a planning application by **Ciaran Reilly** for the following proposed development at Main Street, Rathcoole, Co. Dublin (A Protected Structure – RPS NO. 323):

(I) THE DEMOLITION OF A SHED & WORKSHOP AT THE REAR OF THE PROTECTED STRUCTURE TO FACILITATE THE PROVISION OF 18 NO. CAR PARKING SPACES; (II) THE CONSTRUCTION 12 NO. DWELLINGS COMPRISING 8 NO. 2 STOREY WITH ATTIC LEVEL ACCOMMODATION, 4 BEDROOM SEMI-DETACHED DWELLINGS (C. 146 SQ.M. EACH) AND 4 NO. 2 STOREY WITH ATTIC LEVEL ACCOMMODATION, 3 BEDROOM SEMI-DETACHED DWELLINGS (C. 126 SQ.M. EACH) WITH VEHICULAR ACCESS AT MAIN STREET; (III) A PEDESTRIAN ACCESS TO FOREST HILLS AT THE SOUTHERN END OF THE SITE; AND ANCILLARY SITE DEVELOPMENT WORKS ALL WITHIN THE CURTILAGE OF A PROTECTED STRUCTURE

The proposed development is a repeat planning application for previously approved planning Reg. Ref. SD16A/0171 that recently lapsed on this site. The site layout plans in this application have been amended to comply with the various planning conditions that were attached to South Dublin County Council's decision to grant. These are annotated on the proposed site layout plan.

This proposal has also been checked for compliance with the residential development management standards in the recently adopted South Dublin County Development Plan 2022-2028. The following summarises compliance with those standards:

- EV charging points will be provided on an external wall at each proposed unit thus exceeding the Council's 20% minimum provision.
- The mix of units is 33% three bedroom houses and 67% four bedroom houses, which exceeds the Council's minimum provision of 30% 3-bedroom units for residential development.
- Car parking is provided at 2 spaces per residential unit which accords with the requirement for 3 bed+ houses in Zone 1.



- The floor areas of the respective dwellings are 126 sq.m. for 3 bedrooms and 146 sq.m. for 4 bedrooms thus comfortably exceeding the minimum standards of 92 sq.m. for 3-beds and 110 sq.m. for 4-beds in Table 3.20 of the development plan.
- Also in table 3.20 are the standards for private open space of 60 sq.m for 3-beds and 70 sq.m. for 4-beds. The areas of the respective rear gardens are stated on each garden on the site layout plan and in cases, the minimum standards in table 3.20 are provided.
- The site layout plan also provides for the minimum 22 metres separation distance between unit nos. 1-8 and the existing adjoining dwellings at Stoney Lane. The respective separation distances are stated on the site layout plan and they range from 22.08 metres up to 26.65 metres.
- Public open space is provided at two locations within the development with a combined stated area of just over 420 sq.m. This equates to 11.3% of the area of the residential development and thus complies with the development plan standard of 10%.

Part V Housing

We have been in contact by e-mail with Edel Dempsey and Debbie O'Dempsey in the Council's Housing Department with regard to our client's part V proposal. Subject to receipt of planning permission and detailed agreement with the Housing Department, it is proposed to provide 2 no. units (nos. 11 and 12 on the proposed site layout plan) for the scheme's Part V requirement. See attached letter dated 20th July 2022 from the Council's Housing Department.

Application Fee

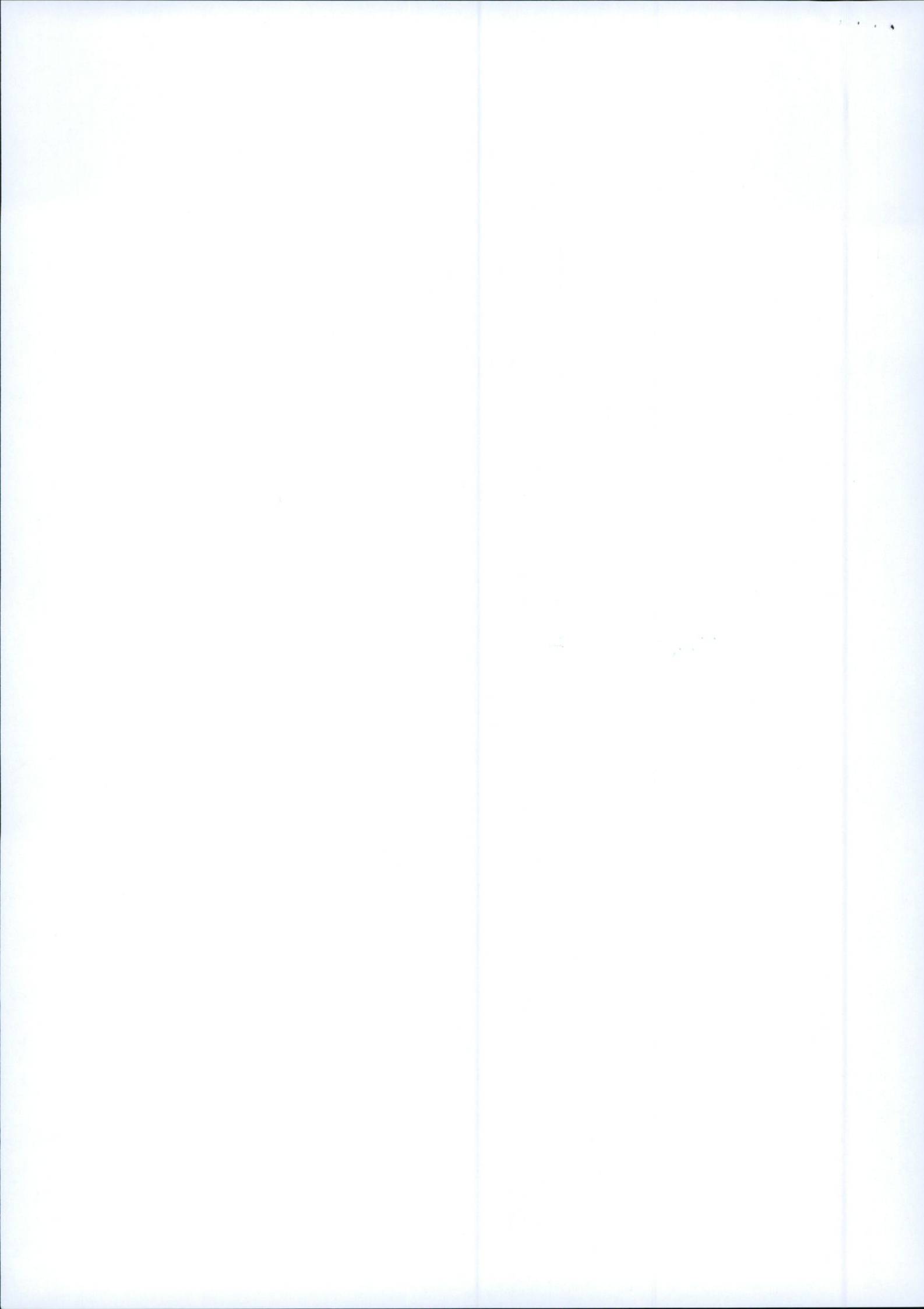
The planning application fee has been calculated as follows:

Class 1: 12 x € 65 per dwelling =	€ 780.00
Class 13: Demolition =	<u>€ 80.00</u>
Total	€ 860.00

Plans and Particulars

The following plans and particulars are submitted with this application:

1. A completed planning application form.
2. A cheque payable to South Dublin County Council in respect of the application fee.
3. Ten no. copies of the site notice, erected on 5th August 2022.
4. Ten no. copies of the newspaper notice published in the Irish Daily Mail on 5th August 2022.
5. Ten no. copies of Design Appraisal by Collins Martin Maher Architects.
6. Ten no. copies of the following drawings by Collins Martin Maher Architects:
 - Drg. No. SL1/19524: Site Location Map (scale 1: 1,000)
 - Drg. No. S-01: Site Survey (scale 1: 250)
 - Drg. No. PL-01: Proposed Site Plan (scale 1: 200)
 - Drg. No. PL-02: House Type A (scale 1: 100)
 - Drg. No. PL-03: House Type A1 (scale 1: 100)
 - Drg. No. PL-04: House Type B (scale 1: 100)
 - Drg. No. PL-05: Front Boundary Treatment Wall (scales 1: 200 & 1: 100)



- Drg. No. PL-06: Front Boundary Treatment Wall (scale N/A)
7. Ten no. copies of Dwg. No. 2317/01 Rev A: Proposed Drainage Layout (scale 1: 250) by ONCE Consultant Engineers.
 8. Ten copies of Drg. No. 01: Landscape Masterplan (scale 1: 500) by Ronan MacDiarmada + Associates Ltd.
 9. Ten copies of Drg. No. 02: Landscape Boundaries (scale 1: 500 and 1: 50) by Ronan MacDiarmada + Associates Ltd.
 10. Ten no. copies of Irish Water pre-connection enquiry letter dated 17 May 2022.
 11. Ten no. copies of Conservation Report and Architectural Impact Statement by Ann Cuffe Fitzgerald.
 12. Ten no. copies of Archaeological Desk Assessment by Courtney Deery, Archaeology and Cultural Heritage.
 13. Ten copies of letter dated 20th July 2022 from the Council's Housing Department.
 14. Ten no. copies of this planning application cover letter.

Please acknowledge receipt of this application and direct all future correspondence to this office.

Regards,



Raymond O'Malley

Kieran O'Malley & Co. Ltd.

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