

5th August 2022.

South Dublin City Council
Planning Department
County Hall,
Town Centre,
Tallaght
Dublin 24
D24 YNN5



Our Client: Frances Dowling.

Property: Hillhouse, Lucan Road, Lucan, Co Dublin.

Dear Sir/Madam,

On behalf of our client Frances Dowling, we are applying for permission for a development at Hillhouse Lucan Road, Lucan Co Dublin. K78 R5P6. This application follows An Bord Pleanála's decision to refuse permission to the previous decision to grant application SD20A/0142 (ABP-309525-21) on the basis that the proposed roadway access was found to be inappropriate. It was noted in the refusal that the Inspectors report suggested a grant of permission and all other aspects of the proposal were seen to be acceptable by both the County Council and An Bord Pleanála with the exception of the proposed road management. Through consultations with PMCE Road Engineers the current application seeks to amend only the proposed roadway / entrance / egress of the site while maintaining all other aspects previously deemed acceptable. The development will consist of the demolition of an existing house, Hillhouse, Lucan Road, and ancillary outbuildings and the construction of one 4 storey building accommodating 19 apartments comprised of 6 one bedroom apartments and 13 two bedroom apartments. An amended Vehicular access to the proposed development as suggested by An Bord Pleanála will solely be via Lucan Road with traffic calming measures onto Lucan Road, with 11 car parking spaces and 20 bicycle parking spaces and ancillary services including a detached water storage tank and bin store housing all on a site of 0.1925 hectares.

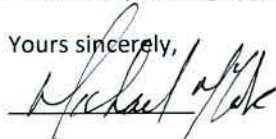
To assist you in determining this planning application we enclose the following documents:

1. 1 Copy of Completed planning application form.
2. 1 Cover letter with appropriate fee of € 1235.00.
3. 1 Copy of site notice,
4. 1 copy of Newspaper notice, The Irish Daily Star showing advertisement of planning application outlined in red,
5. 1 copy of correspondence with the Housing Department of South Dublin County Council regarding Part V Compliance,
6. 6 copies of drawing - OS Site Map
7. 6 copies of Planning Design Report

8. 6 copies of schedule of accommodation
9. 6 copies of PMCA Issue Sheet
10. 6 copies of drawing number PL – 01
11. 6 copies of drawing number PL – 02
12. 6 copies of drawing number PL – 03
13. 6 copies of drawing number PL 0-001 – Existing Site Survey.
14. 6 copies of drawing number PL 0-002 – Existing House Survey.
15. 6 copies of drawing number PL 1-001 – Proposed Site Layout.
16. 6 copies of drawing number PL 1-002 – Proposed Ground Floor Plan.
17. 6 copies of drawing number PL 1-003 – Proposed First Floor Plan.
18. 6 copies of drawing number PL 1-004 – Proposed Second Floor Plan.
19. 6 copies of drawing number PL 1-005 – Proposed Third Floor Plan.
20. 6 copies of drawing number PL 1-006 – Proposed Roof Plan.
21. 6 copies of drawing number PL 2-001 – Proposed North & South Elevations.
22. 6 copies of drawing number PL 2-002 – Proposed East & West Elevations.
23. 6 copies of drawing number PL 3-001 – Proposed Sections A-A / B-B.
24. 6 copies of drawing number PL 3-002 – Proposed Sections C-C / D-D.
25. 6 copies of drawing number PL 3-101 – Proposed Contextual Elevations.
26. 6 copies of drawing number PL 3-102 – Bin Sore Design.
27. 6 copies of drawing number PL 4-101 – Proposed Street Montage.
28. 6 copies of Tree Survey report.
29. 6 copies of Appropriate Assessment Screening report.
30. 6 copies of Landscape report.
31. 6 copies of drawing number 4397/20/001- Tree survey.
32. 6 copies of drawing number 4397/20/002- Tree retention plan.
33. 6 copies of Engineering Services & Drainage Design report.
34. 6 copies of drawing number GK19106C100 – Swept Path Analysis
35. 6 copies of drawing number GK19106C101 – Engineering Services. Foul / SW/ Water Supply
36. 6 copies of drawing number GK19106C102 – Traffic Access & Sight Lines.
37. 6 copies of drawing number GK19106C103 – Carpark & Drainage Details Sheet 1
38. 6 copies of drawing number GK19106C301 – Standard Irish Water Drainage Details
39. 6 copies of drawing number GK19106C302 – Standard Irish Water Drainage Details
40. 6 copies of drawing number GK19106C303 – Standard Irish Water Drainage Details Manhole
41. 6 copies of drawing number GK19106C304 – Proposed SW Manhole Details Including Hydrobrake
42. 6 copies of drawing number GK19106C305 – Drainage Details
43. 6 copies of drawing number GK19106C306 – Standard Irish Water Drainage Details
44. 6 copies of drawing number GK19106C307 – Standard Irish Water Drainage Details
45. 6 copies of drawing number GK19106C308 – Standard Irish Water Drainage Details
46. 6 copies of drawing number GK19106C309 – Standard Irish Water Watermain Details
47. 6 copies of drawing number GK19106C310 – Standard Irish Water Watermain Details Thrust Block
48. 6 copies of drawing number GK19106C311 – Standard Irish Water Watermain Details Service Pipe
49. 6 copies of Engineers Drawing Register.
50. 6 copies of Building Life Cycle Report.
51. 6 of Operational Waste Management Plan
52. 6 copies of Daylight Analysis and Overshadowing Report.

I trust this planning application is in order and look forward to a favourable decision.

Yours sincerely,



Michael McCabe

PMCA Architects

Aug-22

Schedule of Accommodation

Project	Proposed Residential Development Hillhouse, Lucan	19 units
Project Number	18-19	
Client	Frances Dowling	
Address	Hilhouse, Lucan Road, Lucan, Co. Dublin K78 R5P6	

Block	Level	Unit Name	No. Bedrooms	Dual Aspect	Floor Area (sqm)	Private Open Space	Storage Area (sqm)
Core A	Ground Floor	Unit 1	2 beds (4 person)	yes	83.7	8.3	6
Core A	Ground Floor	Unit 2	1 bed (2 person)	no	47	6	3.6
Core A	Ground Floor	Unit 3	2 beds (4 person)	yes	84.7	9.7	9.4
Core B	Ground Floor	Unit 12	2 beds (4 person)	yes	84.5	7.7	7.3
Core B	Ground Floor	Unit 13	1 bed (2 person)	no	50.3	6.4	3.4
Core B	Ground Floor	Unit 14	2 beds (4 person)	yes	83.5	7.5	7.3
		Floor Totals	6 Units		433.7		

Core A	First Floor	Unit 4	2 beds (4 person)	yes	83.7	8.3	6
Core A	First Floor	Unit 5	1 bed (2 person)	no	47	6	3.6
Core A	First Floor	Unit 6	2 beds (4 person)	yes	84.7	9.7	9.4
Core B	First Floor	Unit 15	2 beds (4 person)	yes	84.5	7.7	7.3
Core B	First Floor	Unit 16	1 bed (2 person)	no	50.3	6.4	3.4
Core B	First Floor	Unit 17	2 beds (4 person)	yes	83.5	7.5	7.3
		Floor Totals	6 Units		433.7		

Core A	Second Floor	Unit 7	2 beds (4 person)	yes	83.7	8.3	6
Core A	Second Floor	Unit 8	1 bed (2 person)	no	47	6	3.8
Core A	Second Floor	Unit 9	2 beds (4 person)	yes	84.7	9.7	9.4
Core B	Second Floor	Unit 18	2 beds (4 person)	yes	84.5	7.7	7.3
Core B	Second Floor	Unit 19	1 beds (2 person)	no	53.5	6.4	4
		Floor Totals	5 Units		353.4		

Core A	Third Floor	Unit 10	2 beds (4 person)	yes	89.2	15.1	8.5
Core A	Third Floor	Unit 11	2 beds (4 person)	yes	93.5	11	8.6
		Floor Totals	2 Units		182.7		

Grand Totals	19 Units				1403.5		
---------------------	----------	--	--	--	--------	--	--

Total units: 19 Apartments

6x1 bed (2 person) = 32.00%

13x2 bed (4 person) = 68.00%



GK CONSULTING ENGINEERS
 Unit 12 Block 4, Millbank Business Park
 Lucan K78 CF75
 Tel: (01) 874 9322

PROJECT:

THE CLOISTER, LUCAN ROAD

PROJECT NO:

19106

DRAWING REGISTER

PAGE:

1

DWG NO.	DESCRIPTION	SCALE	SIZE	CURR. REV.	DATE ISSUED																							
					22/07/2022	02/08/2022																						
C100	SWEPT PATH ANALYSIS	AS SHOWN	A1	PL2	PL1	PL2																						
C101	PROPOSED DRAINAGE PLAN AND WATER SUPPLY	AS SHOWN	A1	PL2	PL3	PL2																						
C102	TRAFFIC ACCESS AND SIGHT LINES	AS SHOWN	A1	PL2	PL1	PL2																						
C108	DRAINAGE DETAILS	AS SHOWN	A1	PL1	PL1																							
C301	STANDARD IW DRAINAGE DETAIL/WASTEWATER CONNECTION	AS SHOWN	A1	PL1	PL1																							
C302	STANDARD IW DRAINAGE DETAIL/TRENCH BACKFILL&BEDDING,C	AS SHOWN	A1	PL1	PL1																							
C303	STANDARD IW DRAINAGE DETAIL/PRECAST MANHOLE	AS SHOWN	A1	PL1	PL1																							
C304	MH FITTED WITH HYDROBRAKE DEVICE AND PENSTOCK VALVE	AS SHOWN	A1	PL1	PL1																							
C305	DRAINAGE DETAILS	AS SHOWN	A1	PL1	PL1																							
C306	IW DETAIL/BLOCK MANHOLE, CONCRETE PROTECTION TO WW PIPE	AS SHOWN	A1	PL1	PL1																							
C307	IW DETAIL/TYPICAL SERVICE LAYOUT	AS SHOWN	A1	PL1	PL1																							
C308	IW DETAIL/HYDRANT	AS SHOWN	A1	PL1	PL1																							
C309	STANDARD IW DRAINAGE DETAIL/TRENCH BACKFILL&BEDDING,SV	AS SHOWN	A1	PL1	PL1																							
C310	STANDARD IW DRAINAGE DETAIL/THRUST BLOCK	AS SHOWN	A1	PL1	PL1																							
C311	STANDARD IW DRAINAGE DETAIL/HOUSE WATER CONNECTION SP	AS SHOWN	A1	PL1	PL1																							
DATE ISSUED:02/08/2022		SIGNATURE:AA		RECEIVED BY:LG																								
DISTRIBUTION					NUMBER OF COPIES																							
COMPANY NAME	DESIGNATION	EMPLOYEE NAME																										
PMCA ARCHITECTS	ARCHITECT		1	1																								

19/05/2022

Mr. Seán O'Connor,
PMCA Architecture & Planning,
104 Francis Street,
Dublin 8.

Applicant: Frances Dowling

Location: Hillhouse, Lucan Road, Lucan, Dublin K78 R5P6

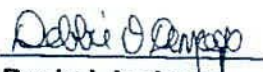
Dear Mr. O'Connor,

I note that it is your intention to lodge a planning application on behalf of the Applicant, Frances Dowling for the above development of 19 Units – 6 x 1 Bed and 13 x 2 Bed Apartments at Hillhouse, Lucan Road, Lucan, Co. Dublin. It is noted that the Developer intends on fulfilling its Part V obligation by providing 2 no. Part V units.

I can confirm that the Housing Department is satisfied to release this validation letter in order to facilitate the lodging of the application as a Part V proposal has been made and is currently under consideration. Further proposals are subject to review and consideration by the Housing Department, subject to planning approval. Proof of the date of ownership of the site is required from the applicant in order to determine their Part V percentage liability.

South Dublin County Council's preferred option is to acquire units on site. South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Planning and Local Government. These negotiations will commence following any grant of planning permission. Please note that the Council would require a fully completed Part V submission prior to commenting on costs.

Yours Sincerely,

pp 

Rachel Jackson
Administrative Officer
Housing Department