



**DAVID MULCAHY
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Planning Department
South Dublin County Council
Town Centre
Tallaght
Dublin 24

8th August 2022

Re: Application for 18 apartments and ancillary works at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin.

Dear Sir/Madam,

David Mulcahy Planning Consultants Ltd (agent) have been engaged by **Rathgearan Ltd** to prepare a planning application for 18 apartments and ancillary works at the above address.

The application is accompanied by the following:

- Planning Application Form (signed and dated) - Q9 (description) is provided below.
- The appropriate Planning Fee – **€1,250**
- 1 copy of relevant page of The Irish Daily Star
- 1 copy of the site notice (erected at 2 no. locations in front of site, white colour)

6 no. copies of

- site location map prepared by Demesne Architects
- site layout plan, and plan & elevation drawings prepared by Demesne Architects (separate drawing schedule)
- Engineering Services Report and drawings prepared by Donnachadh O'Brien Consulting Engineers (includes Road Safety Audit, Swept Path Analysis) (separate drawing schedule)

- Planning Statement prepared by this office.
- Visual Impact Assessment prepared by this office.
- Landscape Plan prepared by Anthony Johns Landscape Design
- GCI images prepared by Demesne Architects
- Lighting plan prepared by Malone Group (M&E) Consulting Engineers
- Energy Statement prepared by Malone Group (M&E) Consulting Engineers
- Part V site layout, proof of ownership prepared by Demesne Architects
- Part V costings prepared by Finnegan Jackson Quantity Surveyors.
- Design statement prepared by Demesne Architects
- Housing quality assessment prepared by Demesne Architects
- Archaeological and Cultural Heritage Impact Assessment prepared by Dr. Charles Mount.

There is no retention element. There is no EIS, NIS or Protected Structure involved.

A taking in charge drawing is not included as the proposed development will be managed by a management company.

The applicant invites a condition of planning permission for a Construction Management Plan (including waste) to be submitted to the Council prior to commencement of development which can be prepared when the contractor has been appointed.

Yours sincerely,



David Mulcahy
David Mulcahy Planning Consultants Ltd
CHARTERED PLANNING CONSULTANTS

Encl.

Q.9 of Application Form

Description of the Proposed Development

The development consists of demolition of all existing derelict structures on the site and the construction of 18 no. residential units provided in 2 separate blocks. Block 1 will be 3 storeys high and will contain 12 units. Block 2 will be 2 storeys high and will contain 6 units. The 18 no units consist of 6 no.1 bed apartments, 6 no. 2 bed apartments, 3 no. 3 bed duplexes and 3 no. 3 bed apartments. Ancillary development including reusing existing vehicular access/egress off Hazelhatch Road, providing a new vehicular egress (only) onto Main Street, car and cycle parking, open space, landscaping, boundary treatment (including existing stone wall at east side of the site to be partially removed, along with gates, with main portion of wall repaired and lowered), footpaths, circulation areas and all associated site works.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the success of any business or organization. The text outlines various methods for collecting and organizing data, such as using ledgers and spreadsheets. It also highlights the need for regular audits and reviews to ensure the integrity and accuracy of the information. The second part of the document provides a detailed overview of the accounting process, from initial data collection to final reporting. It covers the various steps involved in recording transactions, including debits and credits, and explains how these entries are used to generate financial statements. The text also discusses the importance of maintaining a clear and concise audit trail, which allows for easy verification of the data. Finally, the document concludes by emphasizing the role of accurate records in decision-making and the overall health of the organization.