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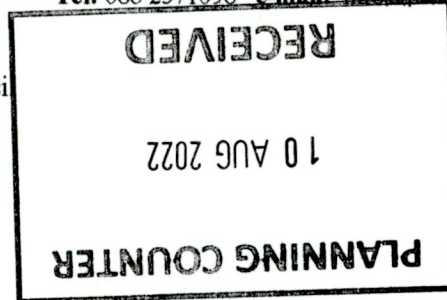
Co. Reg. 337035

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South Dublin County Council
Planning Department,
County Hall,
Town Centre,
Tallagh
Dublin 24.



My Ref: 2581-01
Date: 09/08/2022

PLANNING APPLICATION

**SINGLE STOREY SIDE EXTENSION COMPRISING ONE BEDROOM FAMILY
APARTMENT AND LOCATION OF NEW EFFLUENT TREATMENT PLANT TO
NORTH WEST OF EXISTING DWELLING AT HAZELHATCH ROAD NEWCASTLE
D22 HD34
APPLICANT: MARGARET CARRIGAN.**

Dear Sirs,

On behalf of the applicant, Margaret Carrigan, I apply for Planning Permission for the above development. I attach my cheque for €34. 00. The following documents are attached:-

SCHEDULE OF DOCUMENTS:

1. Completed Application Form
2. Newspaper Advertisement – Dublin Gazette – Full Page – Published 28th. July 2022
3. Site Notice – Six copies
4. Site Location Map – Six copies
5. Site Layout Plan – Drawing 2851-PL01 – Six copies
6. Elevations and Section – Drawing 2851-PL02 – Six copies
7. Ground Floor Plan – Drawing 2851-PL03 – Six copies
8. O'Reilly Oakstown Environmental – Effluent Treatment Proposal
9. Site Characterisation Form – prepared by Trinity Green

The applicant, Margaret Carrigan shares her house with her two mature adult children Paula and Brian who both work primarily from home and are likely to continue to do so for the predictable future. This has put pressure on the existing bedroom accommodation as study space is required. All three are a close knit family but each desire an element of independence which cannot be provided while under the same roof.

Margaret recently has had number of accidents which have limited her mobility and it is important that her children remain are close by. Medical reports can be provided if required.

Both children have explored the option of purchasing houses locally but have been effectively priced out of the market. As an alternative, they applied for Planning Permission to build on the vacant site to the south west but were refused permission Ref: SD21A/0011.

Having reviewed their options, the family consider that building a family apartment attached to the end of the existing dwelling would serve their purposes and provide the necessary additional accommodation and the degree of independence required by three mature adults while still being within the one dwelling.

The proposal meets the criteria of the S.D. Co. Co. Development Plan Section 11.3.3. as

1. There is a genuine need for the family flat as demonstrated above
2. The overall area of the family flat does not exceed 50% of the main dwelling
3. The family flat is directly accessible from the main dwelling via an internal access door
4. The design criteria for dwelling extensions are complied with.

It is noted that Section 11.3.3. does not prohibit an external entrance door as proposed. This has been included as the family apartment is best located at the southwest end of the existing dwelling (See Site Layout Plan) and the internal access via the bedroom corridor which would be disruptive at night time, in particular to Margaret, if the alternative access is not provided.

Yours faithfully,



Paul C. Mealy FRIAI.