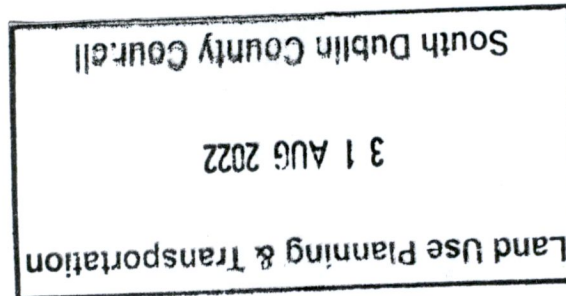


PLANNING DEPARTMENT
South Dublin County Council
County Hall
Tallaght
Dublin 24

31st August 2022

Our Ref: 9816_03_2400



Dear Sir / Madam,

Re: The Finches Public House, Finches Shopping Centre, Neilstown Road, Co. Dublin, D22 H7X9

On behalf of our client, Old Nangor Road Ltd., we wish to apply for planning permission for a mixed development consisting of 1 public house and 26 no. apartments. The overall development will comprise of the following:

- The demolition of the existing single storey public house (area 910sqm).
- The construction of a 4-storey apartment block within the footprint of the site (site area 1267sqm), comprising a total of 26 no. apartments (4 no. 1-bedroom units, 22 no. 2-bedroom units) and smaller Public House at ground level (area 156sqm), (Total Area 2717sqm). All apartments have balconies / terraces.
- Carpark for 12 cars (including 1 disabled space), bin stores and bicycle stands at ground level.
- Communal areas include 1st floor courtyard above carpark and 3rd floor roof terraces for apartments.
- Streetscape proposals within site boundaries to facilitate and enhance the public realm.

We submitted a planning application, Plan Ref Planning SD21A-0216, on 4th August 2021.

This application has been withdrawn because we were not able to submit the required Further Information and Clarification of Further Information within 6 months.

We are now relodging the application, and in so doing, we have discovered that there was a serious error made in the calculation of the fees for the original application. The area of the Public House to be demolished was used instead of the area of the smaller Public House that was being applied for.

Fees as calculated:

Public House (€3.60 per sqm) x 910 sq.m. = €3276

Apartments (29 apt @ €65 each) = €1885

Total = €5,161

Fees as they should have been calculated;

Public House (€3.60 per sqm) x 178 sq.m = €640.80

Apartments (29 apt @ €65 each) = €1885

Total = €2,525.80

This means that the planning fee for SD21A-0216 was overpaid by **€2,635.20**

The fees for this Planning Application (to be lodged next week) will be;
Public House (€3.60 per sqm) x 156 sq.m = €561.60
Apartments (26 apt @ €65 each) = €1690

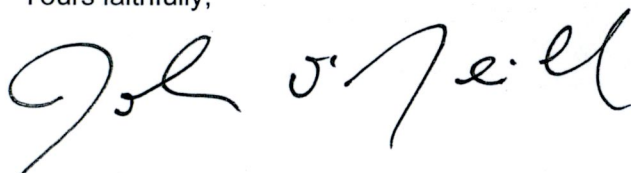
Total = € 2,251.60

As noted in email received from Zoe McAuley in Planning Registry on 29th August, please off-set this planning fee against the overpayment made on SD21A/0216 and refund the difference.

Please find enclosed:

- Planning Application form
- Letter of intent of client compliance with Part V
- 6 copies of North and East Housing Association Agreement
- Original and 1 copy of newspaper notice
- 1 copy of site notice
- 6 copies of schedule of drawings and documents
- 6 copies of Planning Report
- 6 copies of Schedule of Accommodation
- 6 copies of Solicitor letter and documents
- 6 copies of Traffic Report
- 6 copies of Flood Risk Assessment
- 6 copies of Acoustic Assessment
- 6 copies of Daylight sunlight and overshadowing study
- 6 copies of Engineer's Drainage Report and drawings
- 6 copies of Landscape Architects Drawings and Document
- 6 OS location maps with locations of site notices
- 6 copies of Architect's drawings

Yours faithfully,



John O'Neill
John O'Neill & Associates

SCHEDULE OF DRAWINGS AND DOCUMENTS

(doc ref 9816_03_2404)

No.	Drawing Title	Drawing No	Scale
6	Copies of Planning Report		
6	Copies of Schedule of Accommodation		
6	Copies of Solicitor letter and documents		
6	Copies of North and East Housing Association Agreement		
6	Copies of Traffic Report		
6	Copies of Flood Risk Assessment		
6	Copies of Acoustic Assessment		
6	Copies of Daylight sunlight and overshadowing study		
6	Copies of Engineers Drainage Report and Engineers drawings		
6	Copies of Landscape Architects Drawings and Document		
6	Originals of OS-Map		1:1000
6	Copies of Existing Site Plans	9816_03_2100	1:250
6	Copies of Existing Ground Floor Plan	9816_03_2101	1:100

6	Copies of Existing Contiguous	9816_03_2102	1:200
6	Copies of Existing Elevations	9816_03_2103	1:100
6	Copies of Proposed Site Plan	9816_03_2200-C	1:250
6	Copies of Proposed Ground Floor Plan	9816_03_2201-C	1:100
6	Copies of Proposed 1 st Floor Plan	9816_03_2202-C	1:100
6	Copies of Proposed 2 nd Floor Plan	9816_03_2203-C	1:100
6	Copies of Proposed 3 rd Floor Plan	9816_03_2204-C	1:100
6	Copies of Proposed Roof Plan	9816_03_2205-C	1:100
6	Copies of Proposed Contiguous Elevations	9816_03_2206-C	1:200
6	Copies of North & West Facing Elevations	9816_03_2207-C	1:100
6	Copies of South, East Facing Elevations & Section A-A	9816_03_2208-C	1:100