



PAMES
DEVELOPMENTS LIMITED

Office

Retail

Residential

Industrial

PAMES Developments Limited
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Planning Department,
South Dublin County Council,
County Hall,
Tallaght.
Dublin 24.
D24 A3XC.



6th September 2022

Planning Ref: SD22A/0066

Applicant: John Pope

Development: The demolition of the existing 3-bedroom, single storey detached house and sheds and the construction of three houses; two 3 bedroom 3 storey; semi-detached houses extending to 131.5sqm each and one 3 bedroom; 3 storey detached house extending to 131.5 sqm; and all associated site works. Each house will have 2 off-street parking spaces to the front of the house (the total number of car spaces will be 6).

Location: "Hillview", Dispensary Lane, Lucan, Co Dublin, K78 K2N1

ADDITIONAL INFORMATION

Dear Sir/Madam

We write on behalf of our client, John Pope, further to the Additional Information (AI) request of 20 April 2022, Decision Order Number 0500 in relation to the proposed residential development at Dispensary Lane, Lucan, Co. Dublin, register reference SD22A/0066.

As noted in Item 1, and in particular in Item 1(i), of the AI request we have taken account of the comments of the Planning Authority in regard to the height, form and overall design of the proposed development. Accordingly we have amended the houses to reduce their overall height, and remodelled the form and overall design so that they sit sensitively in this location. We herewith enclose amended drawings illustrating these changes, as noted in the schedule of enclosed documents below.

In response to Item 1(i), and Item 1(ii) we enclose our Site Analysis, based on the amended proposal as reflected in the drawings attached to this response. The Site Analysis sets out the rational and justification for the proposed density.

In response to Item 1(iii) and Item 1(iv) we enclose our Architectural Impact Assessment and the accompanying set of photomontages upon which the Architectural Impact Assessment and analysis of impact has been based.

In response to Item 1(v) we enclose details of the proposed boundary treatments and how these respond to the historic context.

In response to Item 1(vi) we enclose a schedule of accommodation.

In response to Item 2 Roads, we enclose the Traffic Report compiled by ILTP which deals with Items 2(1), 2(2). Item 2(3) is dealt with in the amended drawings which are enclosed with this response.

In response to Item 3(a) Water, we enclose the following.

In response to Item 3(a)(i) we have prepared a revised drainage drawing showing an individual foul drain connection from each house to the public foul sewer.

In response to Item 3(a)(ii) we enclose a copy of the Pre-connection Enquiry to Irish Water regarding the proposed development.

In response to Item 3(a)(iii) we enclose a copy of the letter of confirmation of feasibility from Irish Water.

In response to Item 3(b) Foul, we enclose the following.

In response to Item 3(b)(iv) we enclose a copy of the Pre-connection Enquiry to Irish water regarding the proposed development.

In response to Item 4 Archaeology, we enclose the Archaeological Desktop Assessment (including monuments) produced by Shanarc Archaeology.

In response to Item 5 we enclose a copy of the bat survey carried out by Brian Keeley, Wildlife Services Ireland.

The following is the schedule of documents enclosed with this AI response:

Drawings – 6 copies of each

Drawings	Description	Consultant
Drawing PL-001	Site Location Plan	Pames Developments Limited
Drawing PL-002	Plans, Sections, Elevations	Pames Developments Limited
Drawing PL-003	Site Section, Contiguous Elevation	Pames Developments Limited
Drawing D-01	Site Drainage	Pames Developments Limited

Reports – 6 copies of each

Report	Consultant
Site Analysis	Pames Developments Limited
Architectural Impact Statement	Pames Developments Limited
Photomontages	Gnet 3D
Boundary Treatment Report	Pames Developments Limited
Schedule of Accommodation	Pames Developments Limited
Traffic Report	ILTP
Copy application to Irish Water	Pames Developments Limited
Copy response from Irish Water	Pames Developments Limited
Archaeological Desktop Assessment (including Monuments)	Shanarc Archaeology
Bat Survey	Brian Keeley, Wildlife Surveys Ireland

We trust that our submission satisfies fully the request of 22 April 2022, and we look forward to the Council's decision in due course.

Should you require any further information please don't hesitate to contact the undersigned.

Yours faithfully,



Michael Tweed, FRIAI