25/04/2022

South Dublin County Council,
Planning Department,
County Hall Tallaght,
Dublin 24,
D24A3XC.

To whom it may concern,

We, Siobhán and Dominic Mullee the owner's of the rear site at 1A The Crescent, Lucan, Co. Dublin, confirm that we have been made aware of the proposed planning application to no.1 The Crescent, Lucan, Co. Dublin. We have reviewed the proposed scheme with the owner and confirm that we have no objections or observations.

Kind Regards,

Siobhán Mullee Dominic Mullee

South Dublin County Council,
Planning Department,
County Hall Tallaght,
Dublin 24,
D24A3XC.

11/05/2022

To whom it may concern,

We, Noel Kennedy and Paula Jerrard Dunne, the owner's of no.3 The Crescent, Lucan, Co. Dublin, confirm that we have been made aware of the proposed planning application to no.1 The Crescent, Lucan, Co. Dublin. We have reviewed the proposed scheme with the owner and confirm that we have no objections or observations.

Kind Regards,

Drs Noel Kennedy and Paula Jerrard Dunne

ARGO
development studio

SITE TO THE REAR OF NO.1 THE CRESCENT, LUCAN, CO. DUBLIN
PLANNING APPLICATION WRITTEN REPORT
07-2022

The proposed development is located within the curtilage of the protected structure, no. 1 The Crescent, Lucan, Co. Dublin (RPS ref. 095). Our client's, Jean Notaro and Jim Doyle, have owned no.1 The Crescent for over 30 years and have deep rooted connections with the local community. They wish to develop the rear section of their site to construct a new family home that has significantly less internal area, is more accessible, that is modern and more sustainable, while requiring less maintenance than their existing house.

SITE

The existing topography falls away from the basement level of the original house (+40.585) over three distinct garden levels. The proposed site will occupy the furthest and lowest level. This allows the new dwelling to sit discreetly within the rear garden at an excavated level of +30.177. A new vehicular access will be created onto the one-way R835 road, to the South of the site. The combination of the proposed development levels and the new entrance ensure minimal intervention, uninterrupted views and that the new structure is subservient to the existing terrace of houses.

LOCAL PRECEDENT / EXISTING STRUCTURES

In close proximity to the project site, there is an existing 2 storey, pitched roof, residential mews with painted sand cement render finish to the rear of no.6 The Crescent. There is also a 2 storey timber clad workshop unit to the rear of no.5 which has vehicular access onto the R835 roadway. Both buildings were constructed prior to my client's purchase of No.1 The Crescent which was over 30 years ago.

ACCESS & ROAD

We are proposing that a new access to the site be formed onto the R835 road. It is a one way road and is a minimum 4500mm wide for its section along the proposed site boundary. There is also a pedestrian footpath along the North side of the roadway which is a minimum 1800mm wide. To the South of the road, there is a grass verge with public street lighting. The road is drained by a number of stormwater road gullies on either side of the road surface. We have been informed that no stormwater below ground services exist along this roadway, so have assumed that these gullies drain directly to the water course, beyond the grass verge to the south.
The lines of sight, when set back 2000mm from the footpath edge, achieve a minimum 39m uninterrupted view towards the direction of oncoming traffic.

DRAINAGE & SURFACE WATER

There is not sufficient space on the site to install a soakaway while still meeting the BRE Digest 365 separation requirements from the house and the road. Upon installation of a retaining structure, excavation and clearing of the lower level, we propose to complete a BRE Digest 365 infiltration test to evaluate the potential disposal of surface water onsite; we would then propose to install a permeable surface finish for the entire driveway area. In addition, allowing for 1/100 year stormwater attenuation, we intend to install circa 15m3 of proprietary modular storage units below ground with a discharge to the existing water course on the south side of the road. Flow rates from this discharge would be limited to pre-existing run-off values. Furthermore, the large raised planters proposed on the roof terrace will assist in controlling rainwater run-off from the roof level.

DESIGN RATIONALE

Contemporary & Sustainable Development

The proposed site is relatively confined so it was important to appropriately allocate the internal floor area and create private open space through thoughtful design. The compact layout for each floor ensures that space must be allocated primarily to habitable rooms while still providing adequate storage and circulation space. The courtyard to the rear provides natural light and ventilation to the rear of the building which would otherwise be enclosed by the retained earth of the adjacent sites.
By locating the primary living area on the first floor we have taken advantage of the stunning view over Lucan Golf Course, while large expansive openings provide ample natural light. Off the main living area, we have proposed a long balcony to the front elevation which is accessible via a full width sliding door, while off the kitchen area a large sliding door and juliet balcony will encourage cross ventilation of this

Reduce visual impacts

The proposed dwelling is a contemporary design and will be constructed towards the end of the significantly terraced existing rear garden, below the basement floor level. This proposed topography reduces any visual impact that the new development will have on the existing terrace of houses along The Crescent from the South. We have also ensured that views from all floors of the existing house remain uninterrupted. In addition to the effective location choice and gradient, some architectural elements have been also introduced to assist further:

- Solid full height screen walls and canopy to the balcony on the front elevation.
- Vertical solid timber wall with vertical louvres above have been included along the west side of the second floor terrace.
- Solid roof terrace parapet, coupled with a timber slatted screen that will interrupt views down to adjoining gardens. In addition, wall mounted planters with hanging plants will provide green screening to the section of rear elevation above the proposed boundary fence and planting, to further conceal the building mass.
- Large roof mounted planter boxes, the courtyard void and the rooflight access hatch inhibit access to much of the roof terrace perimeter preventing overlooking in these areas. The planting within these boxes will further screen views to and from the roof terrace.

Adjacent Site

Upon developing the scheme to the rear of no.1 The Crescent, the owners of the adjacent site to the rear of no.1A requested that we consider a development similar in nature and materiality for their property. An application for this development will be submitted at a future date.

open plan space during the warmer summer months. The aluminum clad screen walls and canopy that wrap the continuous front balcony and the full height enclosure of the rear courtyard will assist in reducing any overheating caused by direct sunlight.
We have integrated usable external spaces into the building mass which can be adapted to merge the indoor and outdoor environments. Due to the proximity to local public transport we are opting to provide a single car parking space in the front permeable driveway area, with the remaining space being allocated for bin & bicycle storage, some raised planter beds and access for below ground services. This zone will be secured via a stone wall and sliding metal/timber gate. We have also tested the space so that it will be capable of housing a temporary visitor car as required.
The rooftop garden will be accessed via a stair and rooflight access hatch and represents the main external family area, sheltered from the weather and overlooking. The large raised planter beds will facilitate our client's green fingers while providing further screening from the adjacent properties.
The material palette is minimal and contemporary both inside and out. The proposed charred vertical timber cladding on the second floor and lighter off-white render finish below have similar tones to the original house on the upper terrace.
The use of triple glazed aluclad windows, an air to water heatpump with underfloor heating and renewable energy technologies will ensure a comfortable and sustainable family home.

Respecting the Existing Structure

Although the proposed contemporary design makes the new dwelling identifiable from the original protected structures along the terrace, it is also important that any proposed development along the southern boundary doesn't look out of context. Our scheme has been influenced by many characteristics of the original house.

- Reintroducing a random rubble stone wall to sympathetically tie into the existing rear boundary.
- Prominent and recognizable entrance door in relation to the rest of the house.
- Large vertical windows.
- The darker exterior cladding on the second floor is reminiscent of the dark roof tiles sitting above the lighter rendered walls.
- The proposed narrower, 3 storey massing is a modern take on the style of the original house.
- The rear projection adjacent to the courtyard area mimics the relationship between the existing entrance arrival projection and the below ground courtyard to the front of No.1 The Crescent. To enhance this similarity we have proposed to replicate the arched head detail on the windows which overlook the proposed courtyard.

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

CONFIRMATION OF FEASIBILITY

Adam Campbell

23 South Great Georges Street
Dublin 2
Dublin
Dublin
D02 AP66

23 August 2022

Our Ref: CDS22006009 Pre-Connection Enquiry
No.1 The Crescent, Cooldrinagh, Lucan, Dublin

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Irish Water has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Single Domestic of 1 unit(s) at No.1 The Crescent, Cooldrinagh, Lucan, Dublin, (the **Development)**.

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible without infrastructure upgrade by Irish Water
- **Wastewater Connection** - Feasible without infrastructure upgrade by Irish Water

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Irish Water.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

Where can you find more information?

- **Section A -** What is important to know?

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Irish Water's network(s). This is not a connection offer and capacity in Irish Water's network(s) may only be secured by entering into a connection agreement with Irish Water.

For any further information, visit **www.water.ie/connections**, **email** **newconnections@water.ie** or contact 1800 278 278.

Yours sincerely,

Yvonne Harris

Yvonne Harris
Head of Customer Operations

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

August 2022

RE: - Jean Notaro & Jim Doyle are applying for planning permission for the proposed development of a new south facing, 3 storeys, 3 bedroom, flat roofed dwelling with self-coloured render and vertical timber cladding finish, on a site at the rear of no.1 The Crescent, Cooldrinagh, Lucan, Co. Dublin, K78 K0F8 (Protected structure - SDCC RPS No.095 / MAP No. 095). The development involves the splitting of the existing site in two while retaining the existing 3 storeys over basement dwelling as-is. The proposed site to the rear will have an area of 125.8m2 and the dwelling will have a total floor area of 150.3m2. The application includes an accessible screened roof garden, front facing screened balcony, an internal courtyard, proposed services, all associated site works and a new vehicular entry with a sliding gate off the R835.

Dear Sir/Madam,

We enclose the following documents in support of a full planning application.

Enclosures:

- Planning application fee of €65. (1no.)
- Completed planning application form. (1no.)
- Copy of the site notice. (1no.)
- Original Newspaper notice. (1no.)
- Letter of Support & Approval to construct upon the boundary line, from Owner of Site to the rear of No.1A. (1no.)
- Letters of Support from Additional Neighbours. (1no.)
- Copy of Part V Exemption Application. (1no.)
- Visual Planning Report. (10no.)
- Written Planning Report. (10no.)
- MCLA - Conservation Impact Statement. (10no.)
- ITS - Independent Tree Survey. (10no.)
- Drawing Register. (10.no)
    - 00289-P-0000-Site Location Map
    - 00289-P-0001-Number 1 - Existing Site Plans
    - 00289-P-0002-Number 1 - Proposed Site Plans
    - 00289-P-0003-Number 1 - Proposed Site Plans 1 to 200 Scale
    - 00289-P-1000-Number 1 - Existing Basement & Ground Floor Plans
    - 00289-P-1001-Number 1 - Existing First & Attic Floor Plans
    - 00289-P-1002-Number 1 - Proposed Floor Plans
    - 00289-P-2000-Number 1 - Existing Elevations
    - 00289-P-2001-Number 1 - Proposed South Contextual Elevation, South & North Elevations
    - 00289-P-2002-Number 1 - Proposed West & East Elevation
    - 00289-P-3000-Number 1 - Existing Section A-A
    - 00289-P-3001-Number 1 - Proposed Section A-A & B-B
- IRISH WATER PRE-CONNECTION ENQUIRY CONFIRMATION LETTER (1.NO)

Please note, the applicant is the current owner of no.1 The Crescent, the proposed dwelling is to become the owner's residence and the application is exempt from Part V of the Planning and Development Act, 2000 as it is for 1no. proposed house.

We have proposed that the new dwelling be situated on the site to the rear of no.1 The Crescent, adjacent to and accessed from the R835. Although 3 storeys, due to the terraced nature of the site, we have ensured that the proposed dwelling would have limited impact on existing views from the original house. The highest point of any new structure would be lower than the basement/upper garden level of the existing property. The modern development will contrast with the traditional style of the existing terrace, ensuring an obvious separation between old and new. It is our intent to preserve the existing home and its siting among the other terraced houses. Adequate garden space has been retained while suitable private open space has been given to the proposed development in the form of a courtyard, balcony and terraces. The road which we intend to access the site from is a quiet 50km/hr one way route with public street lighting, storm water gullies and is suitably capable of servicing an additional entrance.

Planning Department
Seven Dublin Square
Dublin 1
D1 [illegible]
[illegible]

RE: Joan Moloney & John Doyle are applying for planning permission for the proposed development of a new south facing, 2 storeys, 3 bedroom, flat roofed dwelling with self-contained studio, a vertical timber cladding screen on a site at the rear of no.1 The Crescent, Coolmine, Lower, Dublin, K to Knife (Protected structure - SDCC SRS Ref:0093 / MAP No. 0951. The development comprises the south end of the existing garden while retaining the existing 2 storeys over basement dwelling as-is. The proposed site to the rear will have an area of 125m², and the dwelling will have a floor area of 150 m². The application includes an accessible, screened roof garden, floating cantilevered concrete, an internal courtyard, permeable surfaces, all associated site works and a new pedestrian entry, with a sliding gate off the R30.

Dear Sir/Madam,

We enclose [illegible] along with a cheque in respect of the planning application.

Enclosures:

- [illegible]
- Copy of [illegible] application form
- Copy of the [illegible]
- Copy of [illegible]
- [illegible] Support & Agreement [illegible] the Dublin City Council [illegible]
- [illegible] Schedule of additional Fees [illegible]
- Copy of [illegible] Copyright [illegible]
- [illegible]
- [illegible] Site Plan
- [illegible] Contained Site Plan (1:500)
- [illegible] Existing (1:200)
- [illegible] Proposed (1:200)
- [illegible]
- [illegible] Site Plans
- [illegible] Site Plans
- [illegible] Proposed Site Plans
- [illegible] Existing Basement & Ground Floor Plans
- [illegible] Existing Basement & Ground Floor Plans
- [illegible] Proposed Floor Plans
- [illegible] Existing Elevations
- [illegible] Proposed Elevations
- [illegible] Existing Section AA & BB
- [illegible] Proposed Section AA & BB
- [illegible] Existing Section AA
- [illegible] Proposed Section AA & BB
- [illegible] PRE - CONNECTION [illegible] CONFIRMATION LETTER [illegible]

[illegible]

We trust that you will find this pre-planning application in full compliance for acceptance as a valid pre-planning application and we await your formal decision for the proposed.

Yours faithfully,

Adam Campbell. (Agent submitting on behalf of Jean Notaro & Jim Doyle.)
Argo Development Studio
23 South Great George's Street, Dublin 2.

South Dublin County Council,
Planning Department,
County Hall Tallaght,
Dublin 24,
D24A3XC.

22/07/2022

To whom it may concern,

We, Siobhan and Dominic Mullee, the owners of the site to the rear of no.1A The Crescent, Lucan, Co. Dublin, confirm that we have been made aware of the proposed planning application on the site to the rear of no.1 The Crescent, Lucan, Co. Dublin. We have reviewed the proposed scheme with the owner and confirm that we have no objections or observations.

We also grant permission to Jean Notaro and Jim Doyle to construct the western external wall of their proposed development so that the structure is centred on the boundary line separating our two sites. Permission is granted on the condition that it is constructed in such a way, that it may form the party wall along the eastern side of any future development that we may apply for on our site.

Kind Regards,

Siobhan Mullee Dominic Mullee

South Dublin County Council,
Planning Department,
County Hall Tallaght,
Dublin 24,
D24A3XC.

25/05/2022

To whom it may concern,

We, David and Mary Selkirk, the owner's of Artisan Lodge, Leixlip Road, LUCAN Co Dublin , confirm that we have been made aware of the proposed planning application to no.1 The Crescent, Lucan, Co. Dublin. We have reviewed the proposed scheme with the owner and confirm that we have no objections or observations.

Kind Regards,

Dave and Mary Selkirk

Mary Selkirk

South Dublin County Council,
Planning Department,
County Hall Tallaght,
Dublin 24,
D24A3XC.

25/04/2022

To whom it may concern,

We, Tom McCormack and Siobhan Malone, the owner's of no.1B The Crescent, Lucan, Co. Dublin, confirm that we have been made aware of the proposed planning application to no.1 The Crescent, Lucan, Co. Dublin. We have reviewed the proposed scheme with the owner and confirm that we have no objections or observations.

Kind Regards,

Tom McCormack

South Dublin County Council,
Planning Department,
County Hall Tallaght,
Dublin 24,
D24A3XC.

24/05/2022

To whom it may concern,

We, Craig Garvin and Susie Keane, the owner's of no.1A The Crescent, Lucan, Co. Dublin, confirm that we have been made aware of the proposed planning application to the rear of no.1 The Crescent, Lucan, Co. Dublin.

We have reviewed the proposed scheme with the owner and confirm that we have no objections or observations.

Kind Regards,