

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



7<sup>th</sup> September 2022

**Re : 1051 New house beside Beechlawn, Kilakee.**

A Chara,

We have been engaged by Ms. D. O'Kelly of Beechlawn, Kilalkee Road, Rathfarnham, Dublin, to prepare a planning application which consists of –

*“The demolition of a bedroom extension to the existing house, Beechlawn, previously granted under planning reference SD05B/0144, and the construction of a new two storey house, on family lands, beside Beechlawn. The proposed contemporary house follows the existing contours of the slope. External works include the removal of sections of existing hedging, the existing septic tank (which currently serves Beechlawn), the planting of new native species mix hedges and low fencing, the installation of two new sewerage treatment plants and associated percolation areas to serve the existing and proposed houses, provision of a soak away for surface water, a new well to supply water to the proposed house, parking for two cars, an electric car charging point and landscaped stepped terraces and associated external works. The proposed house is to be accessed via a right of way from the existing lane and through the grounds of Beechlawn.”*

The applicant is from the locale and instrumental in the management and running of the family business located adjacent to the subject site. In designing the proposed house, we have given full consideration to the guidance for rural design and the requirements of the South Dublin County Council Development Plan 2022 - 2028. The proposal carefully considers the specifics of the site, the existing structure, and its neighbours. Generous distances between neighbours and careful protection of views into and from the proposal maintain privacy for all. The proposal employs traditional materials to realise a contemporary addition to the suite of individually designed residences around the subject site.

RIAI

Registered  
Architect

2022

To support the application and demonstrate the need of the applicant we enclose the following supporting documents.

- Letters of permission to apply from the applicant's parents and grandmother.
- Letter from Loretto High School, Beaufort, confirming the applicant's attendance.
- Completed Planning Application Form
- 1051 Design Statement August 2022
- Site Notice
- Newspaper Notice outlined in red
- 6 no. copies of the Danielle O'Kelly Site Characterisation Report
- 6 no. copies of the Henry O'Kelly Site Characterisation Report
- 6 number copies of the following drawings

<b>Drawing Number</b>	<b>Description</b>	<b>Scale</b>	<b>Size</b>
1051-PI-01	Site Location Map	1/1000	A3
1051-PI-02	Electronic Site Survey	1/200	A1
1051-PI-03	Land Ownership Record of portfolios affected by the application	1/500	A3
1051-PI-04	Proposed Site Layout	1/200	A1
1051-PI-05	Existing House Floor Plan	1/100	A3
1051-PI-06	Existing Roof Plan	1/100	A3
1051-PI-07	Existing House SW Elevation & Section A-A	1/100	A3
1051-PI-08	Existing House SE & NW Elevations	1/100	A3
1051-PI-09	Existing House NE Elevation & Section B-B	1/100	A3
1051-PI-10	Proposed Floor Plans	1/100	A1
1051-PI-11	Proposed Elevations	1/100	A1
1051-PI-12	Proposed Contiguous Elevation B-B & Section A - A	1/100	A1
1051-PI-13	Contiguous Elevation A-A	1/100	A1

James Mitchell



Architect/ Director