

PLANNING APPLICATION  
FOR  
PROPOSED CHANGE OF USE  
AT CORIC HOUSE, OLD BAWN ROAD, TALLAGHT.

**PROPOSED DRAWINGS**

JOB NO. 1823  
PLANNING APPLICATION

JULY 2022

ADDITIONAL INFORMATION  
27/09/2022  
(REFERENCE NO. SD22A/0307)

ARCHITECTURE  
CONSERVATION  
INTERIORS  
URBAN DESIGN

CATHEDRAL COURT  
NEW STREET  
DUBLIN D08 XH26

TEL: +353(0) 1 679 1551  
MAIL: INFO@PKA.IE  
WEB: PKA.IE

DIRECTORS:  
PAUL KEOGH BARCH MARCA FRIAI FRIBA  
RACHAEL CHIDLOW BA MARCA MID  
ELLEN MATTHEWS MARCH MRIAI ARB DIPCL

ASSOCIATES  
BRIGHDIN NI MHAILLE BARCH (HONS) MRIAI  
KEVIN NOLAN CDVEC CDV  
CLARE GORMAN BA INT. ARCH. MARCH RIAI

STUDIO PKA LTD.  
T/A PAUL KEOGH ARCHITECTS  
COMPANY SECRETARY: RACHAEL CHIDLOW  
COMPANY NUMBER: 661535

**LEGEND & GENERAL INFORMATION**

DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS

- GROUND / FLOOR LEVEL INDICATOR
- SECTION LINE INDICATOR
- REVISION BOX INDICATOR
- EXISTING STRUCTURE
- NEW STRUCTURE
- REINFORCED CONCRETE
- DAMP PROOF COURSE
- DETAIL INDICATOR
- FPL 00 LEVEL INDICATOR
- CEILING LEVEL INDICATOR
- WINDOW NO. - REFER TO SCHEDULES
- DOOR NO. - REFER TO SCHEDULES
- ROOFLIGHT NO. - REFER TO SCHEDULES

SHOP DRAWINGS TO BE ISSUED TO ARCHITECT FOR APPROVAL, PRIOR TO FABRICATION.

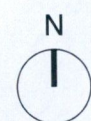
**AREA SCHEDULE**

TOTAL SITE AREA: 406 sq.m.  
 GROSS INTERNAL FLOOR AREA OF EXISTING BUILDING: 555 sq.m.  
 FLOOR AREA RELEVANT TO THIS PLANNING APPLICATION: 153.4 sq.m.

**ADDITIONAL INFORMATION**

27/09/2022

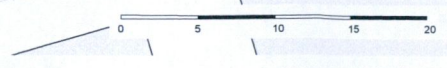
(REFERENCE NO. SD22A/0307)



APPLICATION AREA OWNERSHIP

GROSS INTERNAL FLOOR AREA: 153.4 SQ.M.

1 SITE LOCATION PLAN  
 PA-900



REVISIONS	STATUS	DRAWN	CHECKED
A	06/07/22 FA ISSUED FOR APPROVAL	GR	PK
B	27/09/2022 FI FURTHER INFORMATION	CG	PK

PROJECT: CORIC HOUSE, TALLAGHT  
 DRAWING: SITE LOCATION PLAN  
 JOB NO: 1823 CLIENT: PRIVATE  
 DATE: JULY 2022 SCALE: 1:500(A3)  
 PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST., DUBLIN 8.  
 TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie

**DRAWING NO.: 1823 / PA / 900 / B**



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- EXISTING WALLS
- DEMOLISHED
- NEW PARTITION WALLS (INTERNAL)

**NOTE:**  
FRONT ENTRY TERRACE AND ASSOCIATED EXTERNAL WORKS SUBJECT TO APPROVED PLANNING APPLICATION OF REFERENCE NO. SD19A/0348

NEW TRIPLE GLAZED TIMBER ALU-CLAD WINDOWS AND DOORS TO SHOPFRONT

EXISTING PUBLIC FOOT PATH TO FALL

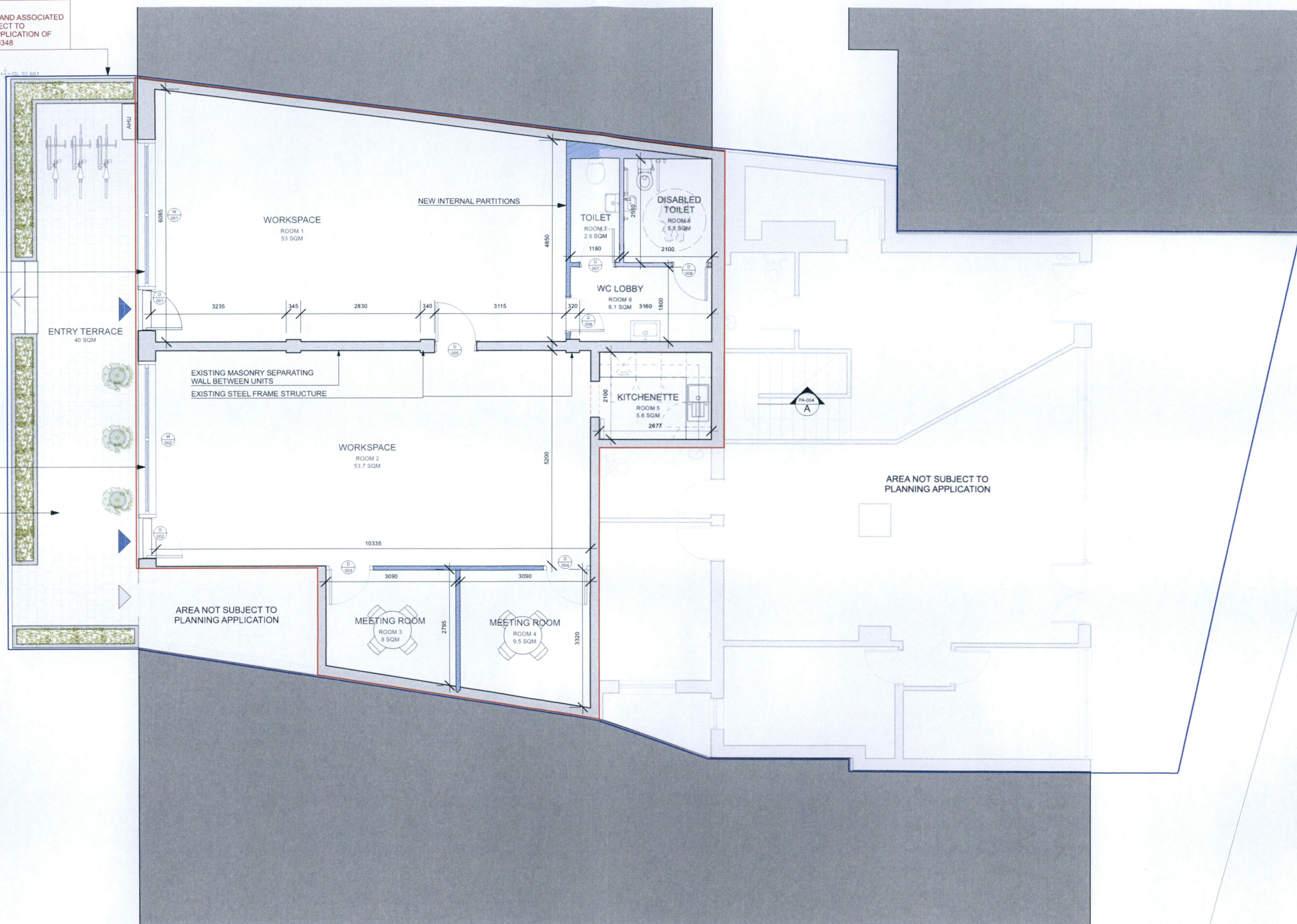
COURT HOUSE SQUARE / CARPARK

NEW TRIPLE GLAZED TIMBER ALU-CLAD WINDOWS AND DOORS TO SHOPFRONT

ENTRY TERRACE - REFER TO DRAWING NO. 1823/PA/006 FOR FURTHER DETAIL

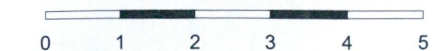
APPLICATION AREA  
OWNERSHIP

GROSS INTERNAL FLOOR AREA: 153.4 SQ.M.



1 PROPOSED GROUND FLOOR PLAN

PA-001



**PKA ARCHITECTS**  
PAUL KEOGH ARCHITECTS

PROJECT: CORIC HOUSE, TALLAGHT  
DRAWING: PROPOSED GROUND FLOOR PLAN  
JOB NO.: 1823 CLIENT: PRIVATE  
DATE: SEPTEMBER 2022 SCALE: 1:100 (A3); 1:50 (A1)  
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST. DUBLIN 8  
TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie  
DRAWING NO.: 1823 / PA / 001 / B

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A	06/07/2022 FA FOR APPROVAL	GR	PK
B	27/09/2022 FI FURTHER INFORMATION	CG	PK

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ADDITIONAL INFORMATION  
27/09/2022  
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**LEGEND & GENERAL INFORMATION**

DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS

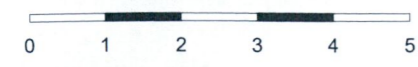
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SHOP DRAWINGS TO BE ISSUED TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.



**NOTE:**  
REFER TO DRAWING NO. 1823/PA/005 FOR FURTHER DETAIL ON GROUND FLOOR SHOPFRONT ELEVATION

**1** COURT HOUSE SQUARE - PROPOSED ELEVATION  
PA-003



PROJECT: CORIC HOUSE, TALLAGHT  
 DRAWING: PROPOSED REAR ELEVATION  
 JOB NO.: 1823 CLIENT: PRIVATE  
 DATE: SEPTEMBER 2022 SCALE: 1:100 (A3)  
 PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST. DUBLIN 8  
 TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie  
**DRAWING NO.: 1823 / PA / 003 / B**

REVISIONS	STATUS	FOR APPROVAL	FOR APPROVAL	FOR APPROVAL	FOR APPROVAL	FOR APPROVAL	FOR APPROVAL
		FA	FI	FA	FI	FA	FI
A	06/07/2022	FA					
B	27/09/2022	FI					

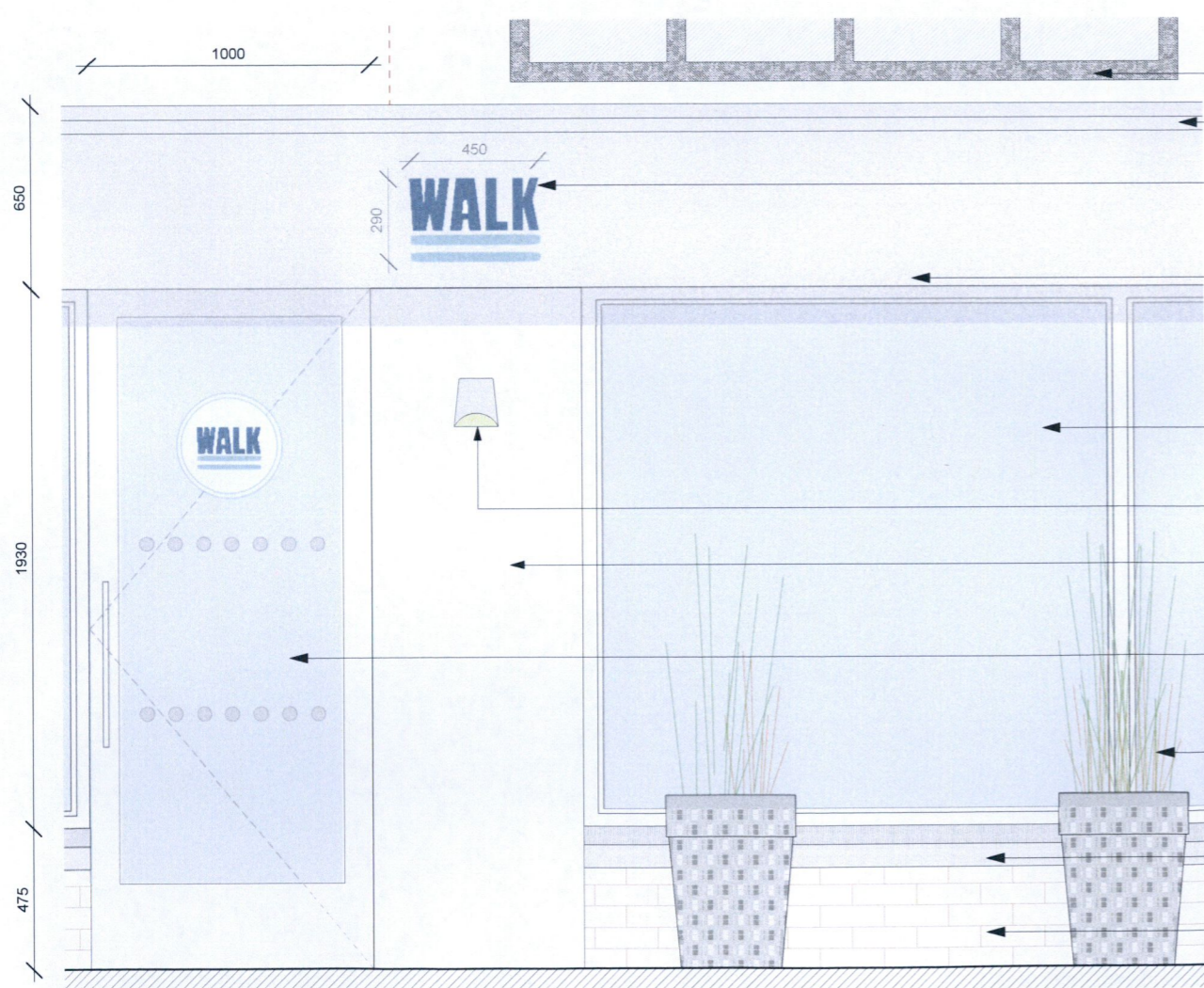
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ADDITIONAL INFORMATION  
 27/09/2022  
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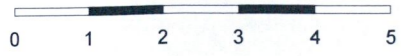
1 COURT HOUSE SQUARE - PROPOSED GROUND FLOOR SHOPFRONT  
PA-053 SCALE: 1:50 @A3




2 COURT HOUSE SQUARE - SHOPFRONT ELEVATION  
PA-053 SCALE: 1:25 @A3

- EXISTING FIRST FLOOR OFFICE WINDOW
- NEW METAL FLASHING OVER SHOPFRONT FASCIA
- TENANT LOGO IN VINYL LETTERING
- REPLACEMENT SHOPFRONT FASCIA IN 18mm MARINE PLYWOOD GREY PAINTED FINISH TO ARCHITECTS LATER SPECIFICATION FIXED OVER TIMBERFRAME BOX OUT
- NEW / REPLACEMENT DOUBLE GLAZED TIMBER ALU-CLAD WINDOWS
- WALL MOUNTED EXTERNAL LIGHT FITTING
- NEW PAINTED FINISH TO EXISTING PLASTER
- NEW / REPLACEMENT DOUBLE GLAZED TIMBER ALU-CLAD OODR WITH LEVEL ACCESS AND MANIFESTATION TO TGD PART M
- EXTERNAL PLANTERS WITH WILD SEEDS AND GRASSES
- NEW PRECAST CONCRETE CILL
- NO CHANGES PROPOSED TO EXISTING BRICK CLADDING

3 COURT HOUSE SQUARE - SHOPFRONT SECTION  
PA-053 SCALE: 1:25 @A3



ADDITIONAL INFORMATION  
27/09/2022  
(REFERENCE NO. SD22A/0307)



PROJECT: CORIC HOUSE, TALLAGHT  
DRAWING: PROPOSED REAR ELEVATION  
JOB NO: 1823 CLIENT: PRIVATE  
DATE: SEPTEMBER 2022 SCALE: 1:100 (A3)  
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST. DUBLIN 8  
TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie  
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3NR. BICYCLE PARKING SPACES

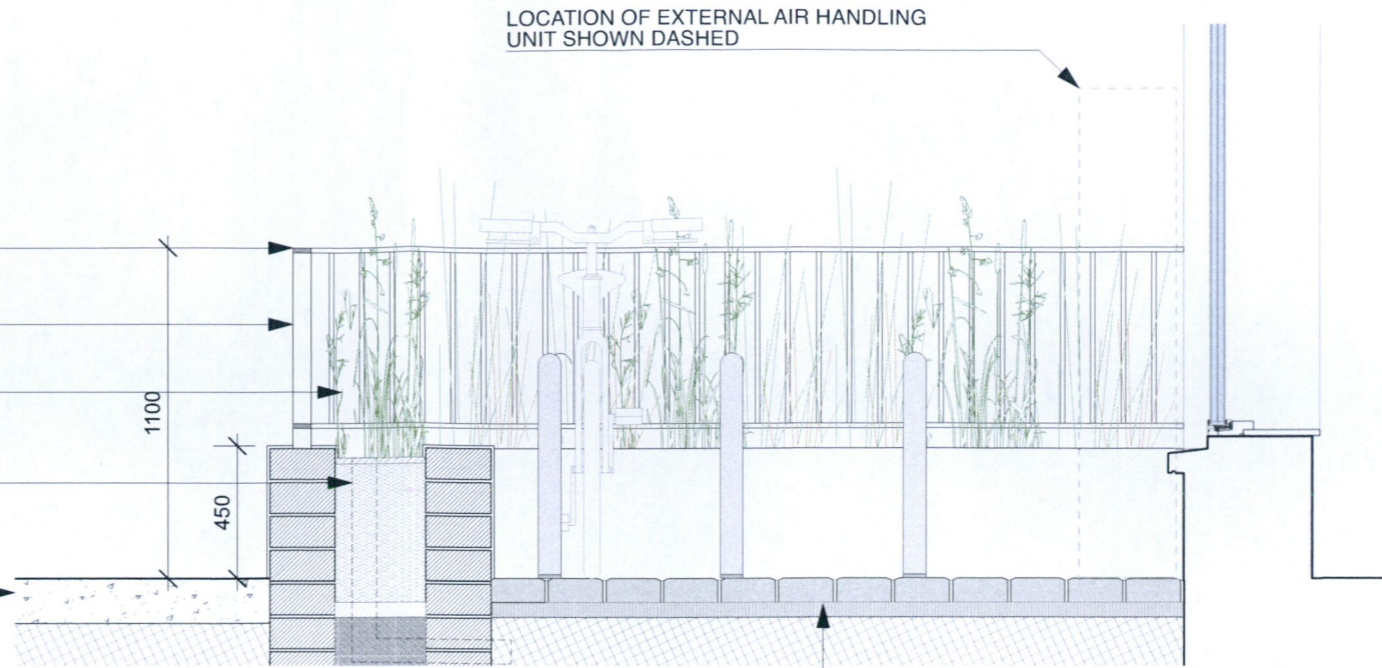
TOP MOUNTED STEEL RAILING TO ARCHITECT'S LATER SPECIFICATION

WILD SEEDS, FLOWERS AND GRASSES

RAINWATER GARDEN PLANTERS WITH OVERFLOW TO PERMEABLE PAVING SUB BASE LAYERS TO EXISTING STORM WATER SEWER LINE

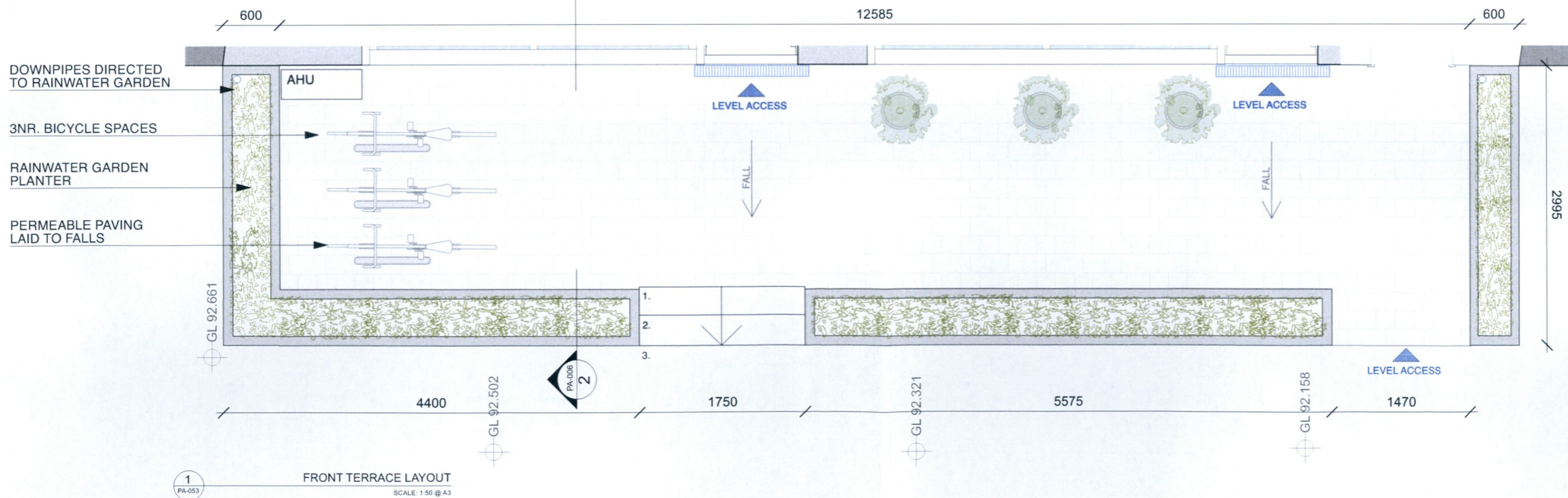
EXISTING PUBLIC FOOTPATH

LOCATION OF EXTERNAL AIR HANDLING UNIT SHOWN DASHED



2 TYPICAL RAINWATER GARDEN  
PA-006 SCALE: 1:25 @ A3

PERMEABLE PAVING TO TERRACE LAID TO FALLS OVER APPROPRIATE SUB BASE LAYERS TO SUPPLIER RECOMMENDATION



1 FRONT TERRACE LAYOUT  
PA-053 SCALE: 1:50 @ A3



**PKA ARCHITECTS**  
PAUL KEOGH ARCHITECTS

PROJECT: CORIC HOUSE, TALLAGHT  
DRAWING: PROPOSED REAR ELEVATION AND SECTION  
JOB NO.: 1823 CLIENT: PRIVATE  
DATE: SEPTEMBER 2022 SCALE: 1:100 (A3)  
PAUL KEOGH ARCHITECTS, CATHEDRAL COURT, NEW ST. DUBLIN 8  
TEL NO: 01 6791551 FAX NO: 01 6793476 E-MAIL: info@pka.ie  
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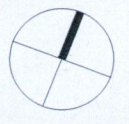
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- EXISTING WASTE WATER PIPES TO BE REUSED
- NEW 100mm DIAMETER FOUL SEWER PIPE TO REPLACE EXISTING AT 1:60 FALLS
- NEW CONNECTIONS TO EXISTING FOUL SEWER PIPES AT 1:60 FALLS
- NEW / REPLACEMENT RAINWATER PIPES

ALL REPLACEMENT FOUL SEWER LINES TO BE 100mm DIAMETER UPVC AT 1:60 FALL. ALL EXISTING A.J.S. CONNECT TO EXISTING MAIN SEWER LINE TO SDCD DRAINAGE APPROVAL.



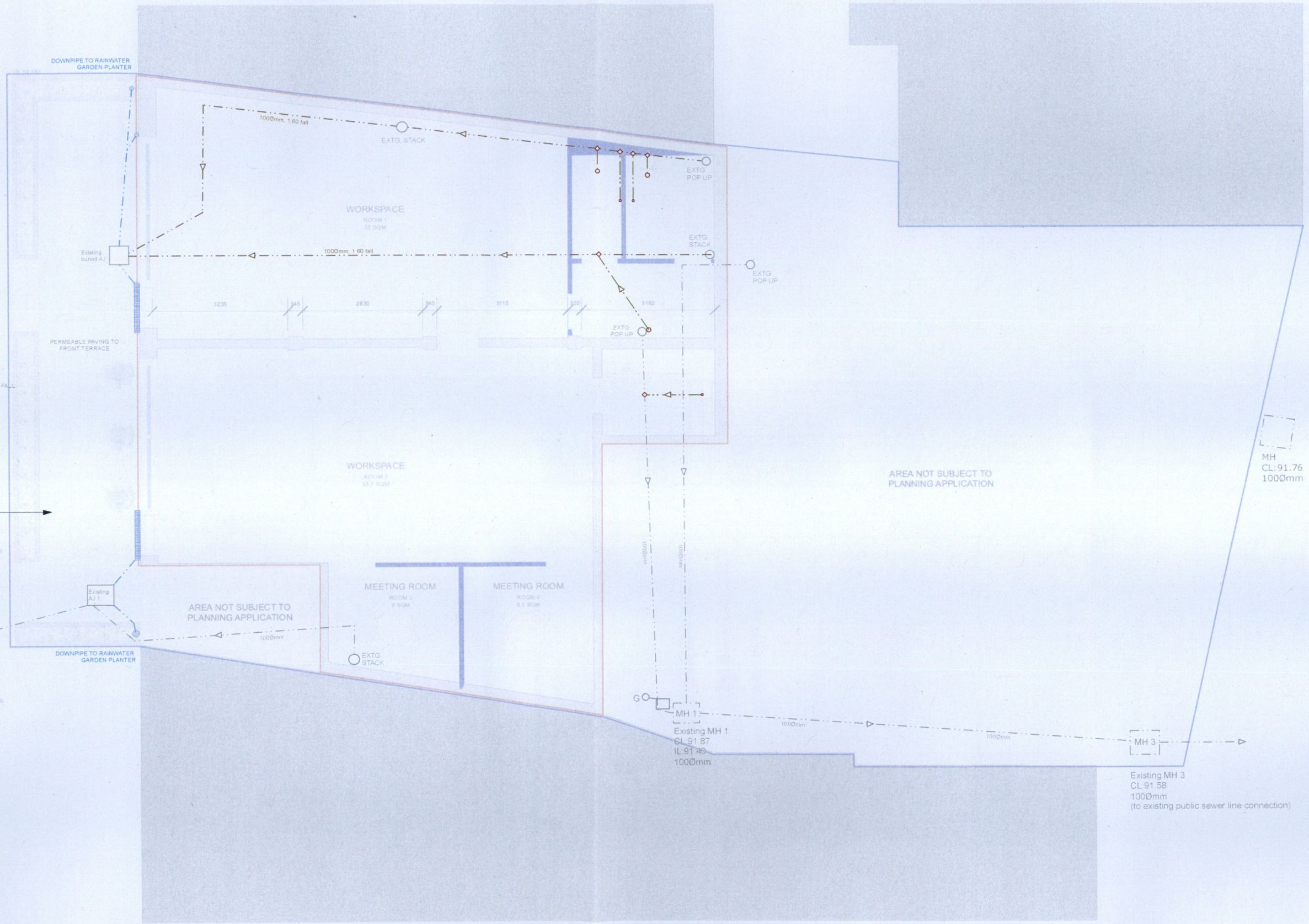
EXISTING PUBLIC FOOTPATH

EXISTING FRONT TERRACE AREA (PLANNING REF. NO. SD19A/0348)

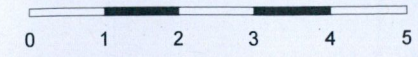
EXISTING CARPARK

Existing MH 2  
CL: 91.59  
1000mm  
(to existing public sewer line connection)

APPLICATION AREA OWNERSHIP



1 PROPOSED DRAINAGE PLAN  
SCALE: 1:100 @ A3



**PKA PAUL KEOGH ARCHITECTS**

PROJECT: CORIC HOUSE, TALLAGHT  
DRAWING: PROPOSED DRAINAGE PLAN  
JOB NO: 1823 CLIENT: PRIVATE  
DATE: SEPTEMBER 2022 SCALE: 1:100 (A3); 1:50 (A1)  
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