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COMMERCIAL + HOUSING + LEISURE + CONSERVATION

South Dublin County Council Planning Department

Planning Section

BY HAND

16.9.2022

Planning Application for 11 no apartments one commercial unit and minor modifications at
186 Whitehall Road West Perrystown Dublin 12

Dear Sir Madam,

On behalf of my client Mr Noel Hughes I apply for permission for the above development.

The following information is included:

1. Completed application form
2. Newspaper advertisement
Copy of the Newspaper 15.9..2022
3. Copy of the Site Notice
4. Cheque for Planning Fee €1424.45
5. 6 Copies of the drawings
 - 01 site location map with the site outlined in red, and indicating the location of the site notice;
 - (ii) site layout/block plan;Survey drawings of the existing building 02,03,04
Proposed plans Ground First and second floors 05,06,07,08
Sections and elevations as preposed 09,10
Contagious elevation to Whitehall road West and 3d view of first floor
Structural drawings and drainage proposal KMP Civil Structural Consultants 1-5

Exemption from Section 96(13) of the Planning and Development Act 2000 (as amended) is allowed for this development as the existing Public House is being retained and less than 50% of the existing building is being converted to provide the proposed apartments.

See extract from the Act

Other exemptions (section 96(13)) include:

Conversion of an existing building or the reconstruction of a building to create one or more dwellings provided that at least 50% of the external fabric is retained;

Design Proposals

The project will be constructed as an Nzeb development with A1 energy rating

Each apartment is one bed designed to a generous size (see drawings numbered 05,06,07)with balconies with wintergardens.

Access is from Whitehall Road West by stairs and lift. There is an escape stairs to the back.

An upper floor winter garden with trees in boxes and bike parking The roof to the access corridors will have velux roof lights with automatic controls for heat and rain,

P.V. panels over the south and west roofs will provide the maximum option for electrical generation.

The external finishes will be travertine to the front elevation and self coloured plaster to the side and back elevations with a zinc roof to zinc box gutters.

The parking area to the back will include a holding tank for surface water with a suds finish to the new carpark. There is provision for further bike parking in this area.

Please contact the undersigned if you require clarification

Kind regards

A handwritten signature in black ink that reads "Pamela Kennedy O'Connor". The signature is written in a cursive, flowing style.

Pamela Kennedy O'Connor