



Alan O'Connell,
OC Architects & Design,
67 Ranelagh Village,
Dublin 6.

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

Ref: M25 – Edmondstown Mill, Edmondstown Road, Rathfarnham Dublin 16 (Protected Structure)

Date: 29th July 2022

Planning permission is sought by Relmont Limited for works to previously granted planning application ref: SD17A/0407.

In Building "C", the works include:

- the material change of use from previously granted ground floor car park to 2no. 1bed apartments and 1no. 2 bed apartment,
- the re-organised bin and bike store arrangement,
- the removal of previously granted pitched roof to allow for the construction of two additional levels above the previously granted second floor level. On the proposed third floor, there will be 3no. 2 bed apartments and 1no. 1 bed apartment with balconies and the proposed fourth floor will act as a penthouse level, consisting of 3no. 1 bed apartments and 1no. 2bed apartment with roof terrace balconies,
- Associated elevational changes throughout to include the provision of 2no windows to the north elevation, next to building "B", and 2no. windows to the south elevation, and new door to proposed bike storage at ground floor level.

Further works include;

- the relocation of the existing water tank from the roof of building C to the North side of Building "A" next to the vehicular entrance to the site, and proposed new signage to be erected on the relocated water tank,
- associated localised additional landscaping work throughout, including the addition of a total of 24 new external surface parking spaces to the 19 external surface parking spaces previously granted, including 4 no. car charging spaces, 5 no. visitor bicycle spaces
- all associated site works

all at Edmondstown Mill, Edmondstown Road, Rathfarnham, Dublin 16, which is a Protected Structure

Dear Sir/Madam,

Please find drawings and documentation enclosed detailing the proposed development for Relmont Limited.

Teil
Laithrean Greasain
Riomhphost

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Email

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Enclosed:

1. 1 no. cover letter
2. 1 no. copy of the site notice
3. 1 no. copy of the newspaper notice
4. 1 no. copy of the planning application form
5. 10 no. copies of the Architectural Heritage Assessment
6. 10 no. copies of the Trafficwise Planning Submission – Roads and Traffic
7. 10 no. copies of the Arboricultural Assessment
8. 10 no. copies of the Foul, Storm Sewer and Attenuation Calculations
9. 10 no. copies of the drawing no`s:
 - M25PL001 – OSI Site Location Map
 - M25PL002 – Proposed Site Layout Plan
 - M25PL003 – Proposed Floor Plans
 - M25PL004 – Proposed Sections and Elevations
 - M25PL005 – Building C - Previously Granted Elevations and Sections and Site Layout Plan
 - M25PL006 – Previously Granted Floor Plans
 - M25PL007 – 3D Views
 - 1706 – Dwg 01 Rev C - Landscape Masterplan
 - 1706 – Dwg 02 Rev C - Landscape Details
 - 1706 – Dwg 03 Rev C - Landscape Specifications
 - 1706 – Dwg 04 Rev C – Arborist Plan
 - MEM001 – Tree Constraints Plan
 - MEM002 – Tree Protection Plan
 - 22-085/101 – Site Layout Plan with Levels
 - 22-085/102 – Foul Sewer Layout
 - 22-085/103 – Storm Sewer Layout
 - 22-085/104 – Foul and Storm Sewer Sections
 - 22-085/105 – Watermain Layout

We trust that the planning application is in order but please do not hesitate to contact us should you have any queries.

Please note: Fee of €995 to be paid over the phone, contact (087) 9951145.

Kind Regards,



Alan O'Connell MRAI

OC Architects & Design

RIAI Registered and Insured

Company Registration Number: 405677

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DEANE TURNER
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**Planning Application for proposed Proposed Development for
Edmondstown, Rathfarnham.**

Document List

- 1.0 Foul Sewer^{SEWER} Calculations
2.0 Storm Water Calculations
3.0 Attenuation Calculations

Drawings

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|-------------------------------|-----------------------------|----------|
| Drg No. 17/081/101 | Site Layout Plan & Levels | 1:250 A3 |
| Drg No. 17/081/102 | Foul Sewer Layout | 1:250 A3 |
| Drg No. 17/081/103 | Storm Sewer Layout | 1:250 A3 |
| Drg No. 17/081/104 | Storm & Foul Sewer Sections | 1:250 A3 |
| Drg No. 17/081/105 | Watermain Layout | 1:250 A3 |

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