

RE: - Siobhan and Dominic Mullee are applying for planning permission for the proposed development of a new 3 storeys, 3 bedrooms flat roofed dwelling with self-coloured render and vertical timber cladding finish, on a site at the rear of no.1A The Crescent, Cooldrinagh, Lucan, Co. Dublin, K78 KT66 (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 159.5m² and the dwelling will have a total floor area of 153.4m². 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:

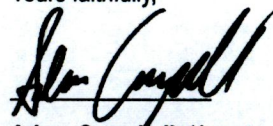
- Planning application fee of €65.
- Completed planning application form. (1.no.)
- Copy of the site notice.
- Original Newspaper notice.
- Letters of support from additional neighbours.
- Copy of Part V Exemption application (1no.)
- Visual Planning Report (10.no.)
- Written Planning Report. (10.no.)
- Irish Water Confirmation of Feasibility Letter (1no.)
- MCLA - Conservation Impact Statement (10.no.)
- ITS - Independent Tree Survey (10.no.)
- Drawings. (10.no.)
 - o 00315-P-0000-Site Location Map
 - o 00315-P-0001-Number 1A - Existing Site Plans
 - o 00315-P-0002-Number 1A - Proposed Site Plans
 - o 00315-P-0003-Number 1A - Proposed Site Plans 1 to 200 Scale
 - o 00315-P-1000-Number 1A - Existing Basement & Ground Floor Plans
 - o 00315-P-1001-Number 1A - Existing First & Attic Floor Plans
 - o 00315-P-1002-Number 1A - Proposed Floor Plans
 - o 00315-P-2000-Number 1A - Existing Elevations
 - o 00315-P-2001-Number 1A - Proposed South Contextual Elevation, South & North Elevations
 - o 00315-P-2002-Number 1A - Proposed West & East Elevation
 - o 00315-P-3000-Number 1A - Existing Section A-A
 - o 00315-P-3001-Number 1A - Proposed Section A-A & B-B

Please note, the applicant is the site owner and is exempt from Part V of the Planning and Development Act, 2000 as this planning application is for the development of 1 new domestic residence only. An application for a certificate of exemption has been posted to Dublin City Council and confirmation of receipt has been received.

We have proposed that the new dwelling be situated on the site to the rear of no.1A 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, well capable of servicing an additional entrance.

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,

A handwritten signature in black ink, appearing to read 'Adam Campbell', written in a cursive style.

Adam Campbell. (Agent submitting on behalf of Siobhan and Dominic Mullee.)

Argo Development Studio

23 South Great George's Street, Dublin 2.