

Sam Le Bas,
149 Foxrock Park,
Dublin 18,
D18 HA27

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

Date: 28.09.2022

Re: *Application for planning permission at Former Steelworks Factory, Manor Avenue, Terenure, Dublin 6W, D6W DE70*

To whom it may concern,

On behalf of our client, Patricia Carmody, please find attached an application for permission for the following. The demolition of the existing former two storey steelworks factory (465sqm) and build on resultant cleared site of circa 0.133 hectares. The proposed development will consist of the construction of 3no. flat roof; terraced; three storey; three bedroom houses (160sqm each, 480sqm total) with external terraces at first and second floor levels and all associated site development works above and below ground. At Former Steelworks Factory, Manor Avenue, Terenure, Dublin 6W, D6W DE70.

We hope you find the application, and its contents in order, if anything is out of line, please do not hesitate to contact us directly at the details below.

Kind regards,



Sam Le Bas

B.Sc.Arch | M.Arch | Dip.Arch | MRIAI

hello@lebas.ie | +353 86 1061973

Please find enclosed the following documentation and drawings in relation to above application.

- 1 No. Copy of Completed and signed Planning Application Form
- 1 No. Copy of the Original Newspaper Notice
- 1 No. Copy of Site Notice
- 1 No. Copy of application for Certificate of Exemption Section 96 of Part V
- Application Fee – Cash €275
- 6 No. Copies of OS Map @ A3 page size
- 6 No. Copies of Arborist Report carried out by Arbocare
- 6 No. Copies of Utility Survey carried out by Murphy Surveys
- 6 No. Copies of Drainage Report by Kavanagh Burke Consulting Engineers
- 6 No. Copies of Architect's Design Statement by Sam Le Bas Architects
- 6 No. Copies of the following Engineer's Drawings:
 - D1606-1-KB-XX-XX-C-0001-Drainage & Watermain Layout @ A1 page size
 - D1606-1-KB-XX-XX-C-0011-Pumping Appliance @ A3 page size
 - D1606-1-KB-XX-XX-C-0012-Refuse Vehicle @ A3 page size
- 6 No. Copies of the following Architect's Drawings:
 - 2204-PL-001 Existing Site Plan & Floor Plans @ A1 page size
 - 2204-PL-002 Existing Elevations & Sections @ A1 page size
 - 2204-PL-100 Proposed Site Plan @ A1 page size
 - 2204-PL-101 Proposed Floor Plans @ A1 page size
 - 2204-PL-102 Proposed Elevations @ A1 page size
 - 2204-PL-104 Proposed Landscape Plan @ A1 page size

We trust you find this application and its contents in order but should you have any queries with regard to same, please do not hesitate to contact this office.