

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

**Project:** Greenways, Tubber Lane Road, Lucan, Co. Dublin, K78 P5V9.  
**Date:** 3<sup>rd</sup> October 2022

To whom it may concern,

Enclosed please find a planning permission application for the above address. The submission consists of the following documents:

- 1 No. - Application Form
- 1 No. - OSI Map Receipt
- 1 No. - Copy of Newspaper Notice
- 1 No. - Copy of Site Notice
- S.97 Exemption certificate (previously granted)
- 6 No. - Drawing Register
- 6 No. - Architect's Drawings
- 6 No. - Irish Water Drainage Drawing
- Appropriate Fee; In the form of a cheque.

I have set out below a brief description of the works and a synopsis of the design process that has culminated in the lodgement of this planning application.

#### **DESCRIPTION OF THE WORKS**

The works can be described as: A) the construction of a new part single storey, part two-storey, 5 bedroom, detached house to the northern garden of the existing house, B) The provision of a new vehicular entrance accessed from the public road to serve the new dwelling, C) the construction of a new driveway within the site boundary and, D) all other associated site and drainage works including new boundary walls and fences, terraces and landscaping works.

#### **REASON FOR APPLICATION**

The purpose of the development is to provide a home for the applicant's daughter, her husband, and their young family.

#### **PRE-PLANNING APPLICATION**

The application is being lodged on foot of a pre-planning application submitted by Anne Mahon Architects in December 2021 which identified locations for two dwelling houses on the Greenways site; one to the rear of the existing house and one to the northern end of the site.

The location of the proposed dwellings corresponds with the locations of the dwellings set out in the pre-planning application.

- Tubber Lane Road is no longer a through road and is now a cul-de-sac meaning the level of traffic on it is significantly reduced compared to what it was historically. That, coupled with the fact that the location of the site in close proximity to Celbridge Road means that the little impact this single dwelling would have on Tubber Lane Road would be isolated to a very small stretch of the road (the 96m between the site entrance and the junction).

I trust that the above provides a sufficient overview of the project when read in conjunction with the drawings and documentation that form this application. I hope that you find the above in order and should you have any queries, please do not hesitate to contact us.

Regards,



Feargal Foley MR/IAI  
Director

**Foley + Crowley Architects**  
First floor studio,  
41 Donnybrook Road,  
Donnybrook,  
Dublin 4,  
D04 T8X2

W: [www.fca.ie](http://www.fca.ie)  
e: [info@fca.ie](mailto:info@fca.ie)  
t: 01 5241432



An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
Telephone: 01 4149000 Fax: 01 4149104

Email: [Planningdept@sdublincoco.ie](mailto:Planningdept@sdublincoco.ie)

Anne Mahon Architect  
9A, Woodfarm Drive  
Palmerstown  
Dublin 20

21-Jun-2022

**S.97 APPLICATION FOR CERTIFICATE OF EXEMPTION  
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**

**Register Reference:** CE22/0026

**Applicant:** Aidan Coss & Dympna Coss

**Proposed Development:** Subdivision of existing site to provide 2 new four bed two storey dwellings to East & North with alterations to front boundary for 1 new vehicular access.

**Location:** Greenways, Tubber Lane, Lucan, Co. Dublin.

Dear Sir/ Madam,

I refer to your application for a Certificate of Exemption on behalf of Aidan Coss & Dympna Coss for the above development and I wish to inform you that, by Chief Executive's Order PR/0773 dated 16-Jun-2022, a decision has been made to **Grant Certificate of Exemption** under Section 97 of the Planning and Development Act, 2000 (as amended).

Yours faithfully,

M Furney  
for Senior Planner

**Note: This certificate cannot be interpreted as an endorsement of planning permission for residential development on this site.**