



MCGRANE & PARTNERS ARCHITECTS

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

4 October 2022

Re: Planning Application by Phoenix Croft Limited at Ardeevin Manor, Ardeevin Avenue, Lucan

Dear Sir/Madam,

We confirm that we are agents for Phoenix Croft Limited in relation to a planning application at Ardeevin Manor, Ardeevin Avenue, Lucan.

The application seeks of the replacement of 1 no. previously approved detached three storey 5-bedroom dwelling (295 sq.m) at site 25 Ardeevin Manor with 2 no. semi-detached three storey 4-bedroom dwellings (150 sq.m each). The house being replaced was previously granted planning permission by An Bord Pleanala under ABP-304659-19 (SDCC Ref. SD18A/0310). The application also seeks modifications to the car parking and associated site works to facilitate the revised house types.

Regarding Part V of the Planning and Development Act, we understand that our client's representative has submitted and agreed Part V compliance with South Dublin County Council under the original permission and has also agreed that any further obligations arising from a grant of planning permission for the additional unit proposed in the subject application will be met by an adjustment in the cost of the on-site units that have already been agreed.

We trust that sufficient information has been provided to deal with the subject application and we look forward to a positive decision in due course.

Yours sincerely,

L Durnin

Lorna Durnin

Schedule of Documents

Name of Applicant:

Phoenix Croft Limited

Location of Development:

Ardeevin Avenue, Lucan, Co. Dublin

<u>Title of Documents</u>	<u>Drawing No.</u>	<u>Scale</u>
1. 6 no. copies Newspaper Notice - Liffey Champion dated 22.10.2022		
2. 6 no. copies Site Notice dated 20.10.2022		
3. 6 no. copies Site Location Map	2202 PD00	1:1000 @A3
4. 6 no. copies Proposed Site Plan	2202 PD01	1:250 @A1
5. 6 no. copies Approved Site Plan	2202 PD1A	1:250 @A1
6. 6 no. copies Proposed Dwelling	2202 WD03	1:100 @A1
7. 6 no. copies Approved Dwelling	2202 WD04	1:100 @A1