

Sheehan Planning

44 Balnagowan, Palmerston Park, Dartry, Dublin 6

| 01 559 6034 / 087 900 6525 | john@sheehanplanning.ie; conor@sheehanplanning.ie

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

09 November, 2022

Dear Sir/Madam,

PLANNING APPLICATION FOR DEVELOPMENT AT KILLAKEE LIVERY YARD, KILLAKEE ROAD, RATHFARNHAM, DUBLIN 16 (D16TK85)

1.0 INTRODUCTION

1.1 Application

We¹ act on behalf of Ms. Myriam Kavanagh and Mr. Paul O' Brien² who intend to apply for planning permission for development to their home as described at Para 1.2 below.

A completed Planning Application Form, statutory notices, six copies of the architectural drawings, an A3 Design Brochure and six copies of this Cover Letter are attached with this application. **FEE: Please transfer fee already paid on invalid application SD22B/0467.**

1.2 Proposed Development

The proposed development will consist of part demolition [c.30m²] of the applicants' existing home [c.228m²], reconfiguration of the retained element and construction of a three-storey extension, with associated changes to the house entrance levels to allow access by wheelchair and wheelchair adapted vehicles. When completed the dwelling will have a gross floor space of c.485 m².

The remodelled dwelling will improve environmental performance and will allow greater flexibility for necessary working from home by Ms. Kavanagh, Mr. O'Brien and adult family members. A set of drawings is provided in the enclosed A3 Brochure prepared by Henry J Lyons Architects. Please note that these are not statutory drawings and are provided simply for convenience.

We received some helpful pre-planning advice by email on 04 November 2022 (PP063.22) and this application has had regard to that advice. That pre-planning advice noted the requirement to have regard to the newly adopted development plan and we confirm that the design has had such regard.

Whereas the A3 Design Brochure refers to the provisions of the previous development plan, please note that this Cover Letter addresses the current development plan.

¹ Sheehan Planning, 44 Balnagowan, Palmerston Park, Dartry, Dublin 6.

² Killakee Livery Yard, Killakee Road, Rathfarnham, Dublin 16, D16TK85.

2.0 PLANNING POLICY (EXCERPTS)

The house is located within a rural zone ('RU') and issues of visual impact and setting have been fully considered in the proposed extension design. Please refer to the enclosed A3 architects' brochure for details.

Whereas excerpts from the 2016-2022 *Development Plan* are cited in the enclosed A3 architects' brochure, relevant provisions of the adopted 2022-2028 *Development Plan* are cited below:

Chapter 4 (Green Infrastructure): The Plan emphasises the increasing need to protect existing green infrastructure, including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process.

We confirm that there are no 'Green Infrastructure' interventions proposed, that all mature trees and hedgerows are to be maintained and any new planting will utilise and augment the existing indigenous planting. In these circumstances, we suggest that a landscape plan, in the context of a house extension, is not warranted.

6.8.2: *Domestic extensions allow for the sustainable adaptation of the County's existing housing stock. The South Dublin County Council House Extension Design Guide (2010) supplements the policies and guidance of the Development Plan.*

(The proposed development has had regard to the above *House Extension Design Guide* – see Section 4 (esp. s.4.4) of A3 brochure for details of design evolution and precedents.)

6.9.7: *The design of all new dwellings and extensions (including family flat extensions) in rural areas should respond appropriately and sensitively to its surrounding rural, mountain and / or river valley context.*

(The proposed extension has had regard to contextual design considerations – please see Section 4.1 of the A3 brochure)

H10 Objective 3: *To strongly encourage the provision of adequate space to allow for individuals to work from home in housing units, including apartments.*

(The need to provide facilities for working from home for the applicants (including an artist's studio) and their adult children is a key factor in the proposed extension of their home.)

H14 Objective 1: *To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

(Considerations of residential/visual amenity and compliance with the standards set out in Chapter 12 have informed the proposed extension design. Please refer to the design details set out in the enclosed A3 brochure.)

3.0 APPROPRIATE ASSESSMENT SCREENING

The site is neither located within nor immediately adjacent to any Natura 2000 site or Natural Heritage Area and there is no direct pathway to any such site.

It is considered that most potential impacts from the proposed house extension will be short term in nature and will not involve any substantial excavations so there will be no loss or disturbance of Habitats arising from this proposal.

In this context it is considered that no significant effects are likely to arise to the integrity of any Natura 2000 areas as a result of this project, either on its own or in combination with other plans or projects and that a Stage 2 Appropriate Assessment is not required.

4.0 CONCLUSION

For the reasons outlined above we consider that the proposed extension is an appropriate response to its context, will not contravene Development Plan policies and will not injure the character of the receiving environment or of protected habitats.

Please do not hesitate to contact us if you require any further information.

Yours faithfully,



John Sheehan
Sheehan Planning

Enclosures

1. Planning Application Form (attaching copies of Statutory Notices);
2. Six sets of proposed scheme drawings as required by Planning and Development Regulations (prepared by Henry J. Lyons Architects);
3. Six copies of a non-statutory A3 Explanatory Brochure (prepared by Henry J. Lyons Architects);
4. Six copies of this Planning Cover Letter (Prepared by Sheehan Planning).

SECTION 1: THE SPEAKER'S ROLE AND RESPONSIBILITIES

The speaker's role is to inform, educate, and inspire the audience. It is a responsibility that requires preparation, confidence, and a clear message.

Effective speakers use a variety of techniques to engage their audience, including storytelling, humor, and direct address. They also pay attention to their body language and vocal delivery.

Understanding the audience is crucial for a successful presentation. Speakers should tailor their content to the interests and needs of their listeners, ensuring that the message is both relevant and impactful.

SECTION 2: PREPARATION AND PRACTICE

Thorough preparation is the foundation of a great speech. This includes researching the topic, organizing the content, and practicing the delivery multiple times.

Practice should be done in a way that simulates the actual speaking environment. This helps to build confidence and allows the speaker to identify and address any potential issues before the event.

Speaker Training
Institution Name

SECTION 3: DELIVERY AND ENGAGEMENT

Delivery is what brings the prepared content to life. It involves using clear, concise language and maintaining eye contact with the audience to create a connection.

Engaging the audience is a key goal of any presentation. Speakers can achieve this by asking questions, using interactive elements, and responding to audience feedback throughout the talk.