

Hughes Planning & Development Consultants
85, Merrion Square South
Dublin 2
D02 FX60

Date: 16-Nov-2022

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SD22A/0425

Development: Alterations to previously approved development (Reg. Refs. 5D16A/O269 and 5D18A/O285) comprising; Retention permission for: (i) an increase in the number of residential apartment units from 37 to 42 units now consisting of 2 one-bedroom units, 34 two-bedroom units, and 6 three-bedroom units, and; (ii) all associated site and engineering works necessary to facilitate the development; Planning permission for: (i) the amalgamation of unit nos. 22 and 23 and the amalgamation of unit nos. 34 and 33; (ii) internal alterations to provide for an increased quantum of storage space; (iii) alterations to private amenity spaces to provide for extension of ground floor private courtyards and balconies, of unit nos. 6-11, 17-20, 22-25, 27-30, 32-35, and 37-40 and the addition of private amenity spaces to unit nos. 12-16, 21, 26, 31, 36, and 41-42; (iv) the provision of fire escape stairs from the third floor to the fourth floor; (v) revisions to the permitted site layout to now provide for 50 car parking spaces (inclusive of 3 disabled parking spaces and 5 electric vehicle charging spaces); (vi) the provision of 110 residential bicycle spaces (88 residential bicycle spaces and 22 visitor bicycle spaces); (vii) relocation of bin store from eastern boundary wall to northern boundary wall; (viii) landscaping, including communal public open space comprising 1 playground (583sq.m total), and all associated boundary treatments, and; (ix) all associated site and engineering works necessary to facilitate the development.

Location: Larkfield House, Coldcut Road, Liffey Valley, Dublin 22

Applicant: Cavvies Limited

App. Type: Permission and Retention

Dear Sir/Madam,


With reference to the above, I acknowledge receipt of your application received on 10-Nov-2022.

This acknowledgement is issued pursuant to the Planning & Development Regulations 2001 (as amended), and is subject to the site notice and the appropriate fee complying with the said Regulations and other information being accurate and complete.

If, in the event of an inspection of the site of the proposed development, it is determined that information submitted in the application is incorrect, that substantial information has been omitted or if it is determined that the site notice is found not to comply or that the appropriate fee has not been submitted, the application will be declared invalid and returned to the applicant.

Please note that ALL documentation submitted with a planning application forms part of the application and will be included in both the hard copy of the file and the copy which is available on the Council's website www.sdcc.ie Caution should therefore be exercised in submitting documentation with a planning application which you/your client may not wish to have publicly available.

Yours faithfully,


for Senior Planner