

HUGHES
PLANNING
& DEVELOPMENT CONSULTANTS

Planning Department,
South Dublin County Council,
County Hall,
Belgard Square North,
Tallaght,
Dublin 24

9th November 2022

Re: Retention Permission and Planning Permission for the development at Larkfield House, Coldcut Road, Clondalkin, Dublin 22, D22 X657.

Dear Sir/Madam,

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have been instructed by our client, Cavvies Limited, to submit a planning application for development at Larkfield House, Coldcut Road, Clondalkin, Dublin 22, D22 X657. In summary, the proposed development will consist of:

'alterations to previously approved development (Reg. Refs. SD16A/0269 and SD18A/0285) comprising: 1. Retention permission for: (i) an increase in the number of residential apartment units from 37 no. to 42 no. units now consisting of 2 no. one-bedroom units, 34 no. two-bedroom units, and 6 no. three-bedroom units, and; (ii) all associated site and engineering works necessary to facilitate the development. 2. 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 no. car parking spaces (inclusive of 3 no. disabled parking spaces and 5 no. electric vehicle charging spaces); (vi) the provision of 110 no. residential bicycle spaces (88 no. residential bicycle spaces and 22 no. 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 no. playground (583 sq.m total), and all associated boundary treatments, and; (ix) all associated site and engineering works necessary to facilitate the development.'

To support this application, please find enclosed:

- 1 no. completed application form;
- 1 no. check for application fees (#1237);
- 1 no. copy of the newspaper notice;
- 1 no. copy of the site notice;
- 1 no. copy of Part V letter;
- 6 no. copies of the Architectural Drawings prepared by HA Design Studio;
- 6 no. copies of the Landscape Drawings prepared by Casey Planning and Landscape Consultancy;
- 6 no. copies of the Engineering Report and associated drawings prepared by TENT Engineering,
- 6 no. copies of the Daylight Analysis prepared by H3D daylight specialists and;
- 6 no. copies of the Planning Report prepared by Hughes Planning and Development Consultants.

Senior Executive Officer
Planning Department
South Dublin County Council
County Hall
Belgard Square North
Tallaght
Dublin 24

4th November 2022

Re: Part V Proposal for Planning Permission and Retention Permission for the development at Larkfield House, Coldcut Road, Clondalkin, Dublin 22, D22 X657.

Dear Sir/Madam,

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, on behalf of our clients, Cavvies Limited, hereby wish to submit proposals for consideration with regard to Part V Requirements for the proposed development. The proposal comprises the following development description:

'alterations to previously approved development (Reg. Refs. SD16A/0269 and SD18A/0285) comprising: 1. Retention permission for: (i) an increase in the number of residential apartment units from 37 no. to 42 no. units now consisting of 2 no. one-bedroom units, 34 no. two-bedroom units, and 6 no. three-bedroom units, and; (ii) all associated site and engineering works necessary to facilitate the development. 2. 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 no. car parking spaces (inclusive of 3 no. disabled parking spaces and 5 no. electric vehicle charging spaces); (vi) the provision of 110 no. residential bicycle spaces (88 no. residential bicycle spaces and 22 no. 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 no. playground (583 sq.m total), and all associated boundary treatments, and; (ix) all associated site and engineering works necessary to facilitate the development.'

Under Section 96 (14) (b) of the Planning and Development Act 2000 (as amended) in relation to Part V the following section applies to the proposed development:

(14) This section shall not apply to applications for permission for-

(a) development consisting of the provision of houses by a body standing approved for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act, 1992, for the provision of housing for persons referred to in section 9 (2) of the Housing Act, 1988, where such houses are to be made available for letting only

(b) The conversion of an existing building or the reconstruction of a building to create one or more dwellings, provided that 50 per cent or more of the existing external fabric of the building is retained.

(c) the carrying out of works to an existing house.