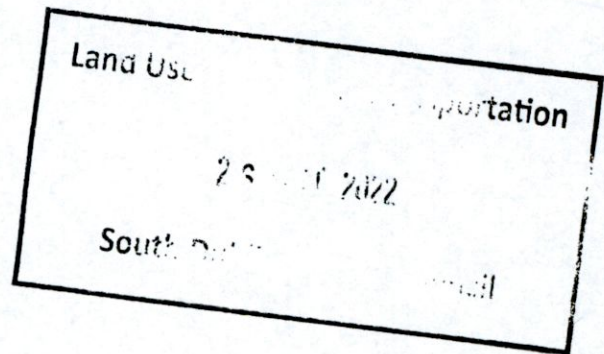


BROCK FINUCANE ARCHITECTS

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

19th October 2022

Dear Sir/ Madam,



On behalf of the applicant, Nicola Lynch/ Brian Dunne & Ciara Lynch/ Richard O'Farrell we enclose a planning permission application for proposed development at the below property.

- Applicant:** Nicola Lynch & Brian Dunne & Ciara Lynch & Richard O'Farrell
- Development:** Two, 2 storey dwellings and associated site works on the site of and adjacent to an existing 2 storey dwelling (for clarity the existing dwelling Lynbrook is to remain); proposed dwelling A - 4 bedrooms, 241 sq.m; proposed dwelling B - 5 bedrooms, 240 sq.m; access is proposed to be by an existing driveway from the Whitchurch Road serving the existing dwelling on site; the existing driveway will be extended to serve the proposed dwellings; 4 car parking spaces; on-site drainage treatment and additional soft and hard landscaping are proposed as part of the development.
- Location:** Lynbrook, Whitechurch Road, Rathfarnham, D16T2P7

Please Note:

- 1) An identical application for planning permission for 2 houses was previously submitted to South Dublin County Council in November 2021 (Ref: SD21A/0307).

This previous application was "Deemed Withdrawn" by SDCC – The applicants note that this related solely to the 6-month time limitation of the further information process.

- 2) The proposed application includes several details and reports as requested by the local authority during the further information process relating to the previous application.

BROCK FINUCANE

List of documents and drawings enclosed (1 copy):

01. Cover Letter (this document)
02. Application Form
03. Fee (receipt of payment from SDCC)
04. Copy of Site Notice
05. Newspaper Notice
06. Letter of Consent from site owners
07. Receipt of Section 97 Application for Certificate of Exemption (from SDCC)

Architectural Documents & Drawings (6 Copies):

Brock Finucane Architects:

- Architectural Design Statement & Planning Report

- 2003_P000_Site Location Map (A3)
- 2003_P001_Site Plans (A1)
- 2003_P101_Proposed Ground Floor Plan (A1)
- 2003_P102_Proposed First Floor Plan (A1)
- 2003_P103_Proposed Roof Plan (A1)
- 2003_P201_Proposed Sections (A1)
- 2003_P301_Existing Elevations (A1)
- 2003_P302_Proposed Elevations 1/2 (A1)
- 2003_P303_Proposed Elevations 2/2 (A1)
- 2003_P401_Proposed Dwelling Layouts (A1)
- 2003_P601_Elevations- Fenestration (A1)
- 2003_P701_Site Boundary & Subdivision (A3)

Gannon + Associates Landscape Architects:

- Landscape Design Rationale, Specifications & Maintenance Plan

- Landscape Plan: 22113_LP_01 (A2)
- Landscape Plan_Planting: 22113_LP_011 (A2)

Engineering Drawings & Documents (6 copies):

McCrae Consulting Engineers:

- 5558-MCE-XX-XX-DR-C-0001_Flood Risk Assessment Lynbrook
- 5558-MCE-XX-XX-DR-C-0001_Infrastructure Services Report Lynbrook
- 5558-MCE-XX-XX-RP-C-0001_FIR SuDS Report LYNBROOK

- 5558-MCE-XX-XX-DR-C-0100_Mainswater Layout (A1)
- 5558-MCE-XX-XX-DR-C-0003_Proposed Surface Water Layout (A1)

Traynor Environmental Ltd.:

- TE22.206.100_Site Layout with Percolation Areas & Soakaways (A3 Sheet size)
- 21.712.100B_ Percolation Plan & Cross Section Drawing (A3 Sheet Size)

- Soakaway Design LYNBROOK HOUSE
- Soakaway Design House A & B
- Soakaway Design House A
- Soakaway Design House B

- EPA Site Characterisation Report LYNBROOK HOUSE
- EPA Site Characterisation Report House A
- EPA Site Characterisation Report House B

- Permeable paving report
- Permeable paving design

- Plant Loading Sheet
- Reilly Oakstown 8PE BAF-R2 Schematic
- SSR1 (O'Reilly Oakstown Ltd.) Existing
- SSR1 (O'Reilly Oakstown Ltd.) Proposed
- Certificate EN 12566-3 Results
- BAF-8 PE-Site Instructions
- 8PE BAF-R2 Schematic
- Wavin Aquacell Data Sheet

Supplementary Reports (6 Copies):

Dermot Casey Tree Care Ltd:

- Arboricultural Survey & Report
- Drawing: Tree Survey (DR: 0001-01)
- Drawing: Tree Constraints Plan (DR: 0001-02)

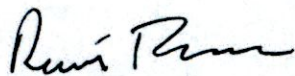
Ash Ecology & Environmental Ltd

- Bat Survey Report

Kerry Ecological Services:

- Appropriate Assessment Screening
- Ecological Impact Assessment

Yours sincerely,



Ruairi Finucane
MRIA1 B Arch BSc (Arch)
Director