



Coughlan Consulting Engineering

Consulting Structural & Civil Engineering
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21020

Planning Permission -16 Muckross Green., Perrystown, Dublin 12, D12 YN50

11th November 2022

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

To Whom It May Concern:

Please find attached documentation for Planning Application for works at 16 Muckross Green., Perrystown, Dublin 12, D12 YN50. The application is for for minor modifications to previously granted SD21A/0356. Permission was granted for the construction of Part two storey, part single storey four bedroom detached dwelling; 1m high pedestrian entrance gate; boundary railing and handrail to the front of the site with access through a dual ownership driveway and existing vehicular entrance on Muckross Green; all associated site, landscaping, drainage and ancillary works including off-street parking, bin storage and bike storage. Proposed dwelling consists of living, utility,wc, dining room and bedroom and home office space at ground floor. First floor consists of 3 bedrooms, wc, ensuite and games room/gym.

Modifications from previous approved grant are 1) Dormer window to the south at 1st floor level 2) Removal of proposed office door at ground floor level to the south.

Pack includes include:

- 1) 6 Copies of Cover Letter
- 2) 6 Copies of Site Location Plan
- 3) 6 Copies of Previously Granted and Proposed Site Plans
- 4) 6 Copies of Previously Granted and Proposed Plans, Elevations and Sections
- 5) 6 Copies of Previously Granted and Proposed Contiguous Elevations.
- 6) Application Form
- 7) Copy of Site Notice
- 8) Copy of Newspaper Add
- 9) Bank Draft for €65 for the application fee for a domestic dwelling.

It is noted that the following remain unchanged from previously granted SD21A/0356, remain fully applicable and are not included in this application:

- 1) Proposed Drainage Plan
- 2) Autotracks and Sightlines Drawings
- 3) Drainage Report and Drawings
- 4) Planning Report
- 5) Social Housing Exemption Form

The proposed modifications to the previously granted application are:

- 1) Dormer window to the south at 1st floor level- the dormer is a mirror image of the dormer granted to the rear of the 1.5 storey element of the works. The proposed dormer will be finished in a zinc cladding as per the rear dormer. The glazing and profile will be angled as per the rear dormer to prevent overlooking.

The dormer window is located as not to obscure the ridge line of the roof and is set well above the eaves line and balances the appearance of the main house in terms of design. This is in line with the SDCC – House Extension Design Guide.

- 2) Removal of proposed office door at ground floor level to the south- The previously granted SD21A/0356 requested that office door on the south elevation at ground floor level be removed and this has been incorporated and a larger window designed in its place.

For and on behalf of: Coughlan Consulting Engineering
25 Kiltipper Avenue,
Aylesbury,
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Dublin 24.

Signed:



Name: Robert Coughlan
Qualifications: BE, CEng, MIEI, BER Assessor.
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