



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

Our Ref: 210902

24 November 2022

**Re: Planning Application for Permission for the construction of 4 no. residential dwellings at Knocklyon Road, Knocklyon, Dublin 16.**

Dear Sir/Madam,

Please find enclosed planning application on behalf of our client Pathway Homes Ltd. The proposed development description is as follows:

- *The provision of 4 no. 5 bedroom 2.5 storey semi-detached houses and associated car parking, private open space, site landscaping, connection to existing services as well as the provision of vehicular access from Knocklyon Road and all associated site development works.*

**Enclosures:**

Six copies of each of the following documents are submitted with this application:

- Completed Planning Application Form
- Newspaper Notice (1 no. original + 5 no. copies)
- Copy of Site Notice
- Planning Report prepared by MKO;
- Ecological Appraisal prepared by Avrio
- Appropriate Assessment Screening Report by Avrio
- Architectural Drawing Pack prepared by Vincent Hannon Architects;
- Architectural Design Statement prepared by Vincent Hannon Architects;
- Engineering Drawing Pack, prepared by Jennings O'Donovan Engineers;
- Civil Design Report, prepared by Jennings O'Donovan Engineers;
- Flood Risk Assessment Report, prepared by Jennings O'Donovan Engineers;
- Stage 1/2 Road Safety Audit prepared by ORS Engineers;
- Daylight Analysis and Over Shadowing Report prepared by H3D
- Tree Survey, Schedule and Report prepared by Charles McCorkell Arboricultural Consultancy



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- Archaeological Assessment Report prepared by Fadó Archaeology
- Construction, Environmental and Waste Management Plan
- Building Life Cycle Report
- 3D Photomontages

**Planning Fee:**

Class	Development	Cost	Breakdown of Cost	Total
Class 1	Provision of New Dwelling House	€65 per unit	€65 x 4	€260

We also include confirmation of Part V Exemption Certificate Application. We trust that you find the above in order and respectfully request confirmation on receiving this application. Should you require any further information or clarity on any of the items set out above do not hesitate to contact me at [mkelleher@mkofireland.ie](mailto:mkelleher@mkofireland.ie)

Yours sincerely,

A handwritten signature in black ink that reads 'Mary Kelleher'.

Mary Kelleher  
BSc. Env. M. Plan  
Planner

