

Armstrong Fenton Associates  
Unit 13, The Seapoint Building  
44/45, Clontarf Road  
Dublin 3

Date: 20-Mar-2023

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

**Register Reference:** SD22A/0356/C3

**Development:** Development on a site located south of Oldcourt Road, which forms part of all overall permitted residential development granted under Ref. SD17A/0468 & has the approved name of Ballycullen Gate; The proposed development consists of changes of dwelling type and increase in unit number from 17 permitted houses to 24 proposed houses; The proposed dwellings are comprised of the following: 5 three bed detached bungalows; 1 two bed detached bungalow; 2 two bed semi-detached bungalows; 1 two storey, 4 bed, detached house; 1 two storey, 3 bed, detached house; 2 two storey, 2 bed, semi-detached houses & 12 two storey, 3 bed, semi-detached houses; The proposed development also includes for all associated site development works, car parking, open spaces, and landscaping, on a site area of c. 0.88 ha. The proposed development will have the effect of modifying extant permission Ref. SD17A/0468 which has an overall site area of 3.8 hectares.

Condition 3; In order to ensure that residential development satisfies the Ballycullen/Oldcourt Local Area Plan and the South Dublin County Development Plan 2022 - 2028 to be sympathetic to the character of the area, including specific landscape characteristics, no two-storey dwellings shall be permitted on the upper slope lands. Prior to the commencement of development the applicant, owner or developer shall submit the following Revised plans that incorporate all of the following amendments-

- (a) The D house type unit shall be replaced with 1 no. C house type unit, orientated appropriately to maximise frontage onto The Close and The View
- (b) The 6 no. A houses shall be replaced with 6 no. B houses.
- (c) The E house type shall be replaced with a C house type, or appropriate dwelling given the sites larger plot and corner location.

**Location:** Oldcourt Road, Firhouse, Dublin 24.

**Applicant:** Capami Ltd Moritz House, Old Court Centre, Firhouse, Dublin 24.

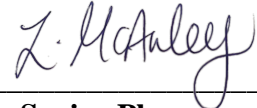
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 16-Mar-2023.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,



**for Senior Planner**