

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

Date : 20-Jul-2023

**Reg. Ref. : SD22A/0356/C3(a)
Proposal : 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(a):

(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

**Location : Oldcourt Road, Firhouse, Dublin 24.
Applicant : Capami Ltd
Application Type: Compliance with Conditions**

Dear Sir/Madam,

I refer to your submission received on 24-May-2023 to comply with Condition No 3(a) of Grant of Permission No. SD22A/0356, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,

M.C.

for Senior Planner