

Planning dept.
South Dublin County Council
County Hall
Tallagh
Dublin 24.

26th July 2023

RE: SD22A/A0066 'Hillview', Dispensary Lane, Lucan- Decision Order : 1579 Compliance with schedule 2 Conditions.

Dear Sir Madam,

I am writing in response to Second schedule Conditions and Reasons relating to aforementioned proposed development.

2. Amendments. Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: Revised plans that incorporate all of the following amendments-

(a) Site section / contiguous elevation, which indicate dormer to the rear in line with the elevations and floorplans.

- **Please attached drawings PL001-002-003.**

(b) A plan indicating a GSF score of minimum 0.5, unless otherwise agreed in writing. REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

- **We are currently in consultation with the local authority to improve the GSF score as requested – confirmation of a final agreed outcome will be issued to the local authority in due course.**

3. Materials and Finishes Prior to the commencement of development, the applicant shall submit materials and finishes for the written agreement of the Planning Authority. This shall include revised treatment for the side elevations. REASON: in the interests of visual amenity.

- **A sample of the brick finish will be sent to the council in the coming days for comment / approval.**

4. Roads. 1. Prior to the commencement of development, the applicant shall submit a front elevation drawing indicating a kerbed footpath at the main road except for locations where the perpendicular parking spaces occur; here the footpath to be dished. 2. The footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance. 4. Boundary walls shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles. 5. Any gates shall open inwards and not out over the public domain. REASON: In the interest of pedestrian safety.

- **Please see attached drawings S11.**

6. Irish Water Connection Agreement. Prior to the commencement of development the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Irish Water. REASON: In the interest of public health and to ensure adequate water/wastewater facilities.

- **An application to Irish Water has been submitted. Date : 26.07.23**

12. Street Naming and Dwelling Numbering. Prior to the commencement of any works on site the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority: (i) A dwelling numbering scheme, for the development as approved that is in accordance with the Planning Authority's policy and requirements for such schemes, along with associated proposed signage for the scheme. The agreed number shall be placed on each house upon completion so as to be clearly legible from the proposed access road or the public realm and shall be erected in a manner to be clearly legible, and in accordance with Planning Authority's requirements. The applicant, developer, or owner is advised to consult with Naming and Numbering section of the Planning Authority in advance of lodging the required scheme. REASON: In the interest of the proper planning and sustainable development of the area and compliance with the South Dublin County Council's Development Plan.

- **We will submit a proposal planning authority on week commencing 31/07.23.**

All other conditions relating to 5. Mitigation Measures, 7. Drainage and 8. Environmental Health will be satisfied during both demolition and construction process. In relation to condition 2(B) GSF SCORE an online meeting with the Planning department will be held in the week commencing 31.07.23 to establish a means to address this condition.

Yours Sincerely,



Niall Mc Brierty
For and on behalf of PAMES Developments Ltd.