

PAMES Developments Limited,  
26 Mountjoy Square East,  
Dublin 1

**Date : 30-Jan-2024**

**Reg. Ref. :** SD22A/0066/C3  
**Proposal :** The demolition of the existing 3-bedroom, single storey detached house and sheds and the construction of three houses; two 3 bedroom 3 storey; semi-detached houses extending to 131.50sq.m each and one 3-bedroom; 3 storey detached house extending to 131.5sq.m; and all associated site works. Each house will have 2 off-street parking spaces to the front of the house (the total number of car spaces will be 6).

**Condition 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.**

**Location :** 'Hillview', Dispensary Lane, Lucan, Co. Dublin, K78K2N1  
**Applicant :** John Pope  
**Application Type:** Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 27-Nov-2023 to comply with Condition No 3 of Grant of Permission SD22A/0066 in connection with the above.

In this regard I wish to inform you that the submission received Deemed **Not Compliant**.

Comments:

**“Compliance submission:**

Submission received from Pames Development Limited on 27 November 2023. The submission confirms that the applicant is offering the following two options in terms of brick finishes:

- Option 1 – WBS Supplied Brick
- Option 2 – Grosvenor County Mixture

Updated elevations have not been provided. Instead, the applicant suggests that the samples be read in conjunction with the drawings submitted to the Council on 26 July 2023.

**Recommendation:**

SDCC's Architectural Conservation Officer has objected to the use of brick on all elevations. She has also re-highlighted her comments during the original assessment, which was:

*The proposed houses are now shown as full red brick elevations...**The use of brick for the full elevation allows the form of the buildings to be viewed larger than they appear and allows a greater level of visual impact.***

*In particular this can be seen on the photomontages provided where the side elevation of the new dwellings (House 1) is highly visible from the front site of Muintir na Tire (Protected Structure RPS Ref. 067) and when viewed from the ACA.*

*The revised design as provided in response to the AI request has failed to reduce the overall visual impact of the proposed development at this location, thereby allowing a negative visual impact on the adjacent Protected Structures and the character of the Architectural Conservation Area. **The use of brick for the entire elevations is not considered appropriate and allows the proposed development to be highly visible at this location. It is recommended that a rendered finish with perhaps some use of brick to provide or enhance architectural elements, but the main finish should be render, reflecting the adjacent protected structures and the school building.***

**Planners Comments:**

Based on the highly sensitive location of this site and the potential of these dwellings to negatively impact on the surrounding area, it is recommended that the applicant be requested to provide updated elevations showing a predominantly rendered finish (of sensitive colour) to each of the dwellings. If brick is to be utilised, it should be as feature brick detailing or should be grey/black brick in colour.

**Conclusion**

This submission **does not comply** with the full requirements of condition 3 meaning that the requirements of condition 3 are still outstanding.”

Yours faithfully,

CB

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**for Senior Planner**