

Planning dept.

South Dublin County Council

County Hall

Tallagh

Dublin 24.

19th February 2024

RE: SD22A/0066 'Hillview', Dispensary Lane, Lucan- Decision Order : 1579 Compliance with schedule 2 Conditions.

Dear Sir Madam,

As per our correspondence and conversation with the SDCC ON THE 15TH February 2024 with Aisling Kelly Executive Planner, I writing in response to Second schedule Conditions and Reasons relating to the aforementioned proposed development. Please see attached additional information and confirmations.

2 (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.

To confirm : The applicant is willing to contribute 3000 Euro to SDCC to compensate against the GSF Score as provided on 27 .11.23 in document -JFD-JBAI-XX-XX-RE-L0001-S3-PO2-GSF.

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.

In recognition of the possibility of staining the proposed render will be Parexlenko Monocouche Rough Cast render G30 Mouse Grey– Monorex Gm/GF.



G 30 Mouse Grey



Granite Sill – (as built)

In relation to façade detail. The material palate of render finish and granite sills (see above) is characteristic of the palate as presented on Lucan Village Centre particularly *Muintir na Tíre*. We consider the addition of brick to this pallet will detract rather than serve this typology.

Schedule of attached documents:

- PLO04-Elevations for Pre-commencement Approval
- NSAI certificate- Render finish.
- Cover Letter. Dated 19.02.2024.

Yours Sincerely,

Niall Mc Brierty
For and on behalf of PAMES Developments Ltd.
MOB-0864161121