

Terry O'Flanagan Ltd.
F1, Centrepoint Business Park
Oak Road
Dublin 12

Date : 11-Apr-2024

Reg. Ref. : SD21A/0246/C2
Proposal : Construction of 8 houses comprising of 1 three bedroom two storey detached, Type B1 (c. 122sq.m) Site 1, 1 four bedroom 2 storey detached type B2 (c.134sq.m) Site 2, 6 four bedroom 2 storey semi-detached Type A1 (c.148sq.m) Sites 3-8 inclusive, all associated on and off site development works , landscaping , boundary treatments, removal of existing street boundary screen wall and the provision of vehicular and pedestrian access to Grangebrook Avenue on infill site of circa 0.226 ha.

Condition 2:

Materials and Finishes

Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority a schedule of materials for the development.

REASON: In order to ensure the delivery of a high quality development and in the interest of the proper planning and sustainable development of the area

Location : Palmyra, Whitechurch Road, Rathfarnham, Dublin 16
Applicant : Beckett Developments Ltd.
Application Type: Compliance with Conditions

Dear Sir/Madam,

I refer to your submission received on 15-Feb-2024 to comply with Condition No 2 of Grant of Permission No. SD21A/0246, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **partially** compliant.

Comments:

“Compliance submission:

By way of a response, the applicant submitted a cover letter, and supporting drawing no. D1194-102 prepared by Terry & O’Flanagan Ltd. and supporting photographs.

Planner’s response:

The Architectural Conservation Officer (ACO) has reviewed the submission and provided the following comments;

*‘Details have been submitted in relation to the proposed materials.
A typical house elevation has been provided as per drawing no. D1194-102 which highlights the proposed finishes/materials being proposed on all the house types within the approved development for 8 no. houses.*

It is considered that the chosen materials are acceptable and allow for a reasonable response to this house type in the proposed location.

The brick and render mix allow for a mixed palette of materials. It is proposed to use PVC windows with a grey finish (RAL7035) however it is recommended that the window type and colour should be reconsidered to allow for a more sustainable product and a material more in keeping with existing building stock in the Whitechurch area. A darker colour finish would enhance the design and compliment the brick colour proposed.’

In light of the above, it is considered premature for the Planning Authority to fully agree the subject compliance submission until Condition 2 is satisfactorily addressed.

The applicant is advised to carefully review the recommendations provided by the ACO regarding the proposed window type and colour, prior to submitting a revised submission.

Conclusion

The submission is **PARTIALLY COMPLIANT** with Condition 2. “

Yours faithfully,

M.C.

for Senior Planner