

Dún Laoghaire Rathdown County Council
Planning Department
County Hall,
Marine Road,
Dún Laoghaire,
Co. Dublin
A96 K6C9

bkdarchitects
BURKE-KENNEDY DOYLE

13/09/2024

Re: **Planning reference:** **ABP-307415-20**
Applicant: Alber Developments Limited
Site address: Lisieux Park, Murphystown Road, Leopardstown, Dublin 18
Development: Revisions/Modifications to previously approved development SHD
ABP-307415-20 and it's subsequent amendments.

Proj. No.: 6275
File ref: 6275-LIS-BKD-XX-XX-LT-A-PL0005.docx

Dear Sir/Madam,

On behalf of our client, Alber Development Limited, we wish to make an application for amendments to the above Permission. The amendments generally consist of the following:

- (1) Murphystown Road (east of entrance): The existing stone boundary wall will be kept (c.2.2m to 2.6m) in lieu of the previously permitted low stone wall with railing.
- (2) Murphystown Road (west of entrance): The proposed boundary (setback as agreed under Condition 2b of Reg. Ref. ABP-307415-20) will comprise a stone wall (c. 1.8m to 2.3m) in lieu of the previously permitted low stone wall with railing.
- (3) Murphystown Way: The existing stone boundary wall will be kept (c.2.3m to 2.4m) and lowered at the 4no. pedestrian entrances (750-900mm) in lieu of the previously permitted low stone wall.
- (4) Kilgobbin Road: The existing stone and concrete boundary wall will be kept (c.2.8m to 2.9m) and lowered at the 3no. pedestrian entrances (c 750mm) in lieu of the previously permitted low stone wall.

We submit the documents listed in appendix 1 on the attached schedule.

Since the original permission was granted (ABP-307415-20), the site has been sold to Respond – an Approved Housing Body, and a new design and technical team is appointed to bring the scheme to construction.

As the changes listed above and outlined in the submitted drawings are from an architectural perspective minor in nature we do not consider it necessary to include a design statement.

The building owner, Respond, has provided a letter of consent and support to this application. The modifications to the permitted wall treated are welcomed by Respond for reasons of safety, aesthetics, privacy and to focus the main entrance towards Murphystown Road.

Section 34(3C) provides that the Planning Authority, in considering a planning application made subsequent to an SHD or LRD, can restrict itself to considering the 'modifications proposed by the applicant to the previously permitted development'.

Further to an LRD Consultation request made for a Section 247 meeting on 16th July 2024, DLRCC have now issued a determination on 7th August 2024 in which it deemed no further consultation is required. We enclose a copy of that determination with this application.

Lisieux Park is on a site previously associated with 'Lisieux Hall' which is included on the Record of Protected Structures (RPS Number 1662) however the current applicant site does not include Lisieux Hall. As the amendments outlined above propose no works to or in the immediate vicinity of Lisieux Hall (protected structure) and as the overall mass, scale, height and location of the permitted development remains unchanged, it is considered that there are no material impacts on the setting of the protected structure arising from the current proposals, therefore 6 copies of the drawings and documentation are submitted.

If you require further clarification and/or information, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S. Richardson', with a stylized, flowing script.

Steven Richardson
Associate
BKDarchitects

CC Alber Developments Ltd.
 BMA Planning
 BKD file

Appendix 1

SCHEDULE OF SUBMITTED DOCUMENTS

- 1 Planning Application Cover Letter
- 2 Application Fee €119 €10/0.1ha
- 3 DLRCC Application Form
- 4 DLRCC Form 19
- 5 Section 247 Determination
- 6 Letter of Consent & Support form
Building Owner
- 7 Copy of Site Notice
- 8 Original Newspaper Notice
- 9 Website (www.lisieuxpark-lr5.ie)
- 10 USB Key

| | drawing number | rev | description | scale |
|----|-------------------------|-----|---|--------|
| 11 | LIS-BKD-ZZ-ZZ-DR-A-0001 | P03 | Site Location Map | 1:1000 |
| 12 | LIS-BKD-00-ST-DR-A-1000 | P03 | Permitted Site Layout Plan | 1:250 |
| 13 | LIS-BKD-ZZ-ZZ-DR-A-5610 | P03 | Permitted Boundary Wall Details | 1:250 |
| 14 | LIS-BKD-ZZ-ZZ-DR-A-5620 | P02 | Proposed Boundary Wall Details | 1:250 |
| 15 | LIS-BKD-ZZ-ZZ-DR-A-2500 | P01 | Permitted and Proposed Elevation - Murphystown Way | 1:200 |
| 16 | LIS-BKD-ZZ-ZZ-DR-A-2501 | P01 | Permitted and Proposed Elevation - Murphystown Road | 1:200 |
| 17 | LIS-BKD-ZZ-ZZ-DR-A-2502 | P01 | Permitted and Proposed Elevation - Murphystown Road | 1:200 |
| 18 | LIS-BKD-ZZ-ZZ-DR-A-2503 | P01 | Permitted and Proposed Elevation - Kilgobbin Road | 1:200 |
| 19 | LIS-BMD-00-00-DR-C-1018 | P02 | Sight Lines at Murphystown Road | 1:200 |