

### **Arranmore and San Michele**

The site measures c. 0.9 ha consisting of “Arranmore” and San Michele” Church Road and 19 Watson Road, Killiney Co. Dublin.

The proposed development consists of :

- Demolition of fire damaged “Arranmore” (c.229 sq.m. and fire damaged shed c.13 sq.m.) and fire damaged “San Michele” (c.250 sq.m.) Church Road;
- Closing of three vehicular accesses onto Church Road, while maintaining one as pedestrian/cycle access.
- Construction of residential development with new vehicular access through 19 Watson Road consisting of 12 semi-detached three storey 4 and 5 bedroom houses and 2 detached three storey 5 bedroom houses, all with off-street parking;
- Redesign of 19 Watson Road (c. 174.sq.m.) to include removal of part of the house to provide a new access road and provision of a new rear extension;
- All associated site development, landscaping, boundary treatment works, services provisions and ancillary site works.

### **Kylemore Clinic, Smallacre, Rockwinds & Woodlawn**

We are also applying for permission on a c.2.4 ha site at Smallacre, Rockwinds and Woodlawn and the development consists of:

- Demolition of three dwellings (Smallacre, Rockwinds and fire damaged Woodlawn), Church Road and outbuildings and extensions to Kylemore Clinic building;
- Replacement of three vehicular accesses onto Church Road with one pedestrian and cycle access.
- Construction of residential development with access onto Watson Road consisting of 65 houses as follows:
- 11 no. 4 bed 2 storey, 5 no.5 bed 3 storey and 4 no. 5 bed 2/3 storey) and 11 detached houses (5 no. 4 bed 2 storey, 4 no. 5 bed 3 storey and 2 no. 5 bed 2/3 storey ) all with off-street parking.
- Change of use of the former Kylemore Clinic from institutional to residential use accommodating 5 no. 2 bed apartments and 1 no. 3 bed apartment,
- Construction of 4 storey apartment block with 28 apartments (20 no. 2 bed and 8 no. 3 bed apartments),
- Redesign of No. 43 Watson Road to include removal of part of the house and provision of rear extension, resulting in a three bedroom house.
- Redesign of Gate Lodge to include removal of part of the house and provision of rear extension, resulting in a three bedroom house with access onto Church Road.
- The provision of 130 car parking spaces (both underground and surface)

*Letter (extract) from Laura Finn, Senior Planner, New Generation Homes, 11-15 Tara Street Dublin 2*

- All associated site development. Landscaping, boundary treatment works, services provisions, plant and ancillary works.

We have examined the previous application for the site and the reasons for refusal and believed our current schemes address the Councils issues in relation to traffic accessing onto Church Road.

We intend lodging both application within the next few weeks. If you have and queries or comments please don't hesitate to contact the office.