

AN BORD PLEANÁLA

16 DEC 2022

LTR DATED FROM *appellant*

LDG- 22

ABP. 315375

LTR DATED _____ FROM appellant

LDG-

ABP- 2153/5



**P&GDP
Accreditation**

DRAWING PART OF STAGE 1

Gerard Curley & Sarah Callaghan

St. Fintan's, Strand Road,
Sutton, Dublin 13.
D13 HR74.

J1289-S1-100

Existing Site / Roof Plan

1:200 @ A3

15/12/2022

VERNON HOUSE 2 VERNON AVENUE CLONTARF DUBLIN 3
01 8747410 studio@brennanfurlong.ie www.brennanfurlong.ie

AN BORD PLEANÁLA

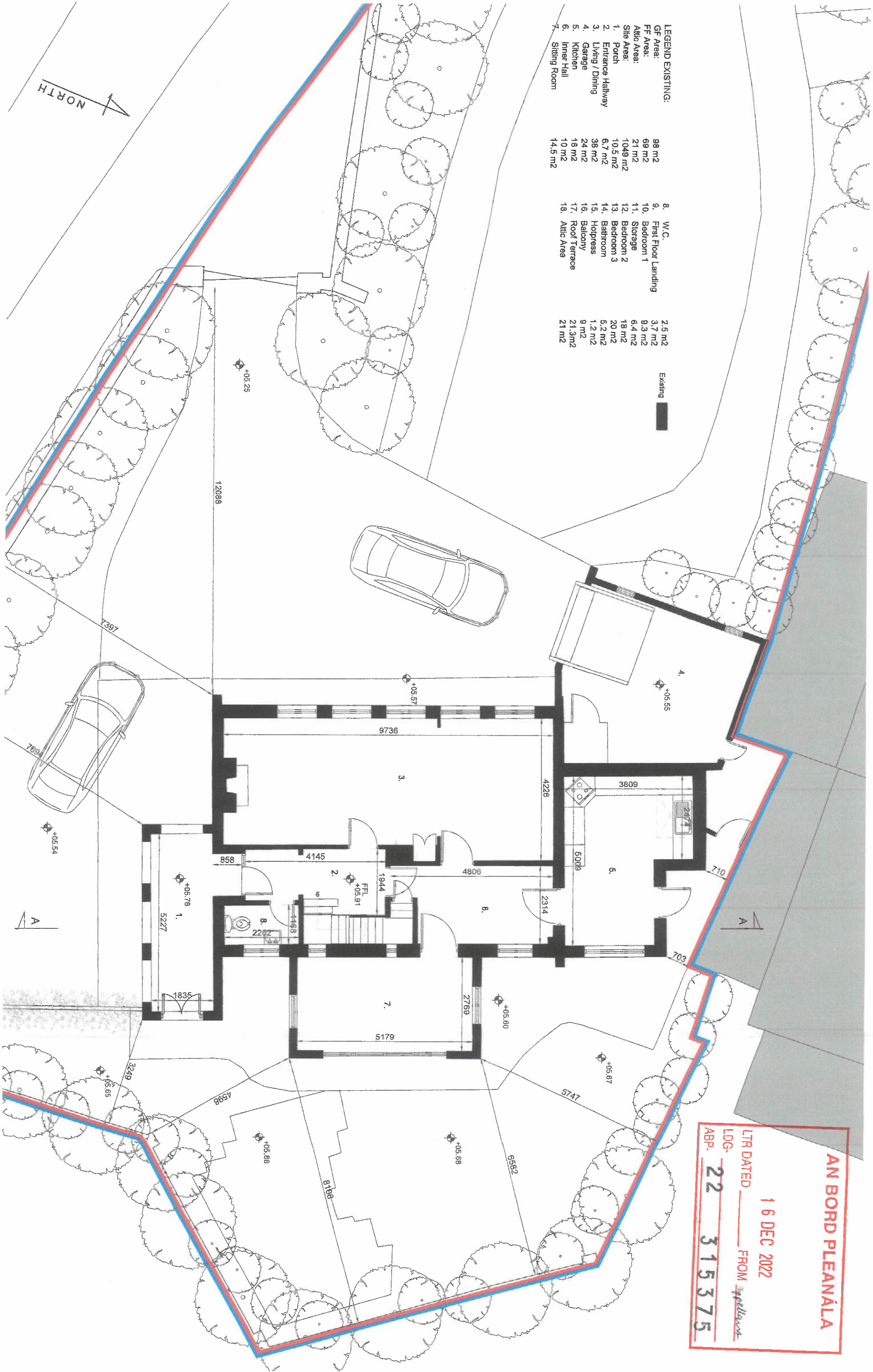
1 6 DEC 2022

LTR DATED FROM *spellant*

LDG- 22 315375

ABP- 22 315375

LEGEND EXISTING:		
GF Area:	98 m2	
FF Area:	69 m2	
Attic Area:	21 m2	
Site Area:	1049 m2	
1. Porch	10.5 m2	
2. Entrance Hallway	6.7 m2	
3. Living / Dining	38 m2	
4. Kitchen	24 m2	
5. Garage	16 m2	
6. Inner Hall	10 m2	
7. Sitting Room	14.5 m2	
8. W.C.	2.5 m2	
9. First Floor Landing	3.7 m2	
10. Bedroom 1	9.3 m2	
11. Storage	6.4 m2	
12. Bedroom 2	18 m2	
13. Bedroom 3	20 m2	
14. Bathroom	6.2 m2	
15. Hipdress	1.2 m2	
16. Balcony	9 m2	
17. Roof Terrace	21.3m2	
18. Attic Area	21 m2	



RIAI

Registered Architect

Accredited in Conservation

PSPP Accreditation

2020

G3

P

SURVEY

CLIENT: Gerard Curley & Sarah Callaghan

ADDRESS: St. Fintan's, Strand Road, Sutton, Dublin 13, D13 HR74.

DRWG NO: J1289-S1-101

REV: -

TITLE: Existing Ground Floor Plan

SCALE: 1:100 @ A3

DATE: 15/12/2022

BRENNAN | FURLONG

VERNON HOUSE 2 VERNON AVENUE CLONTARF DUBLIN 3 01 8747410 studio@brennanfurlong.ie www.brennanfurlong.ie

AN BORD PLEANÁLA

16 DEC 2022

LTR DATED FROM

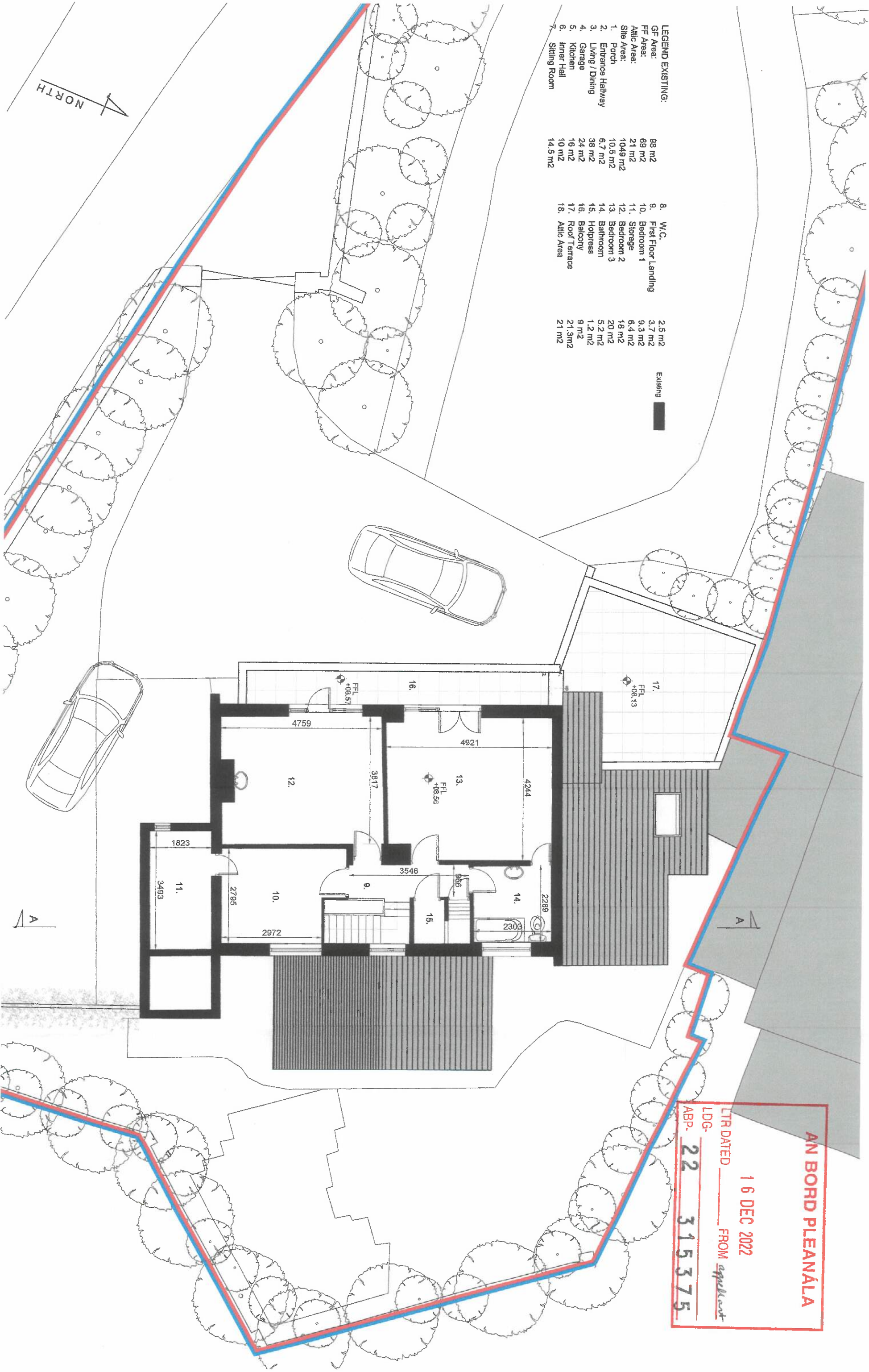
LDG- 22 315375

ABP- 22 315375

- LEGEND EXISTING:
- | | |
|---------------------|---------------------|
| GF Area: | 88 m ² |
| FF Area: | 69 m ² |
| Attic Area: | 21 m ² |
| Site Area: | 1049 m ² |
| 1. Porch | 10.5 m ² |
| 2. Entrance Hallway | 6.7 m ² |
| 3. Living / Dining | 38 m ² |
| 4. Garage | 24 m ² |
| 5. Kitchen | 16 m ² |
| 6. Inner Hall | 10 m ² |
| 7. Sitting Room | 14.5 m ² |

- | | |
|------------------------|--------------------|
| 8. W.C. | 2.5 m ² |
| 9. First Floor Landing | 3.7 m ² |
| 10. Bedroom 1 | 9.3 m ² |
| 11. Storage | 6.4 m ² |
| 12. Bedroom 2 | 18 m ² |
| 13. Bedroom 3 | 20 m ² |
| 14. Bathroom | 5.2 m ² |
| 15. Hipress | 1.2 m ² |
| 16. Balcony | 9 m ² |
| 17. Roof Terrace | 21.3m ² |
| 18. Attic Area | 21 m ² |

Existing



RIAI

Registered
Architect
2020

Architect
Accredited in
Construction
G3

PRGP
Accreditation
P

SURVEY

DRAWING PART OF STAGE 1

Do not scale. Use figure dimensions only. All dimensions to be checked on site. Any discrepancies between site and figure dimensions to be brought immediately to the attention of the architect. The architect is not responsible for any errors or omissions in the drawing. The drawing is copyright of the architect.

CLIENT:

Gerard Curley &
Sarah Callaghan

ADDRESS:

St. Finian's, Strand Road,
Sutton, Dublin 13.
D13 HR74.

DRWG NO:
J1289-S1-102

REV:

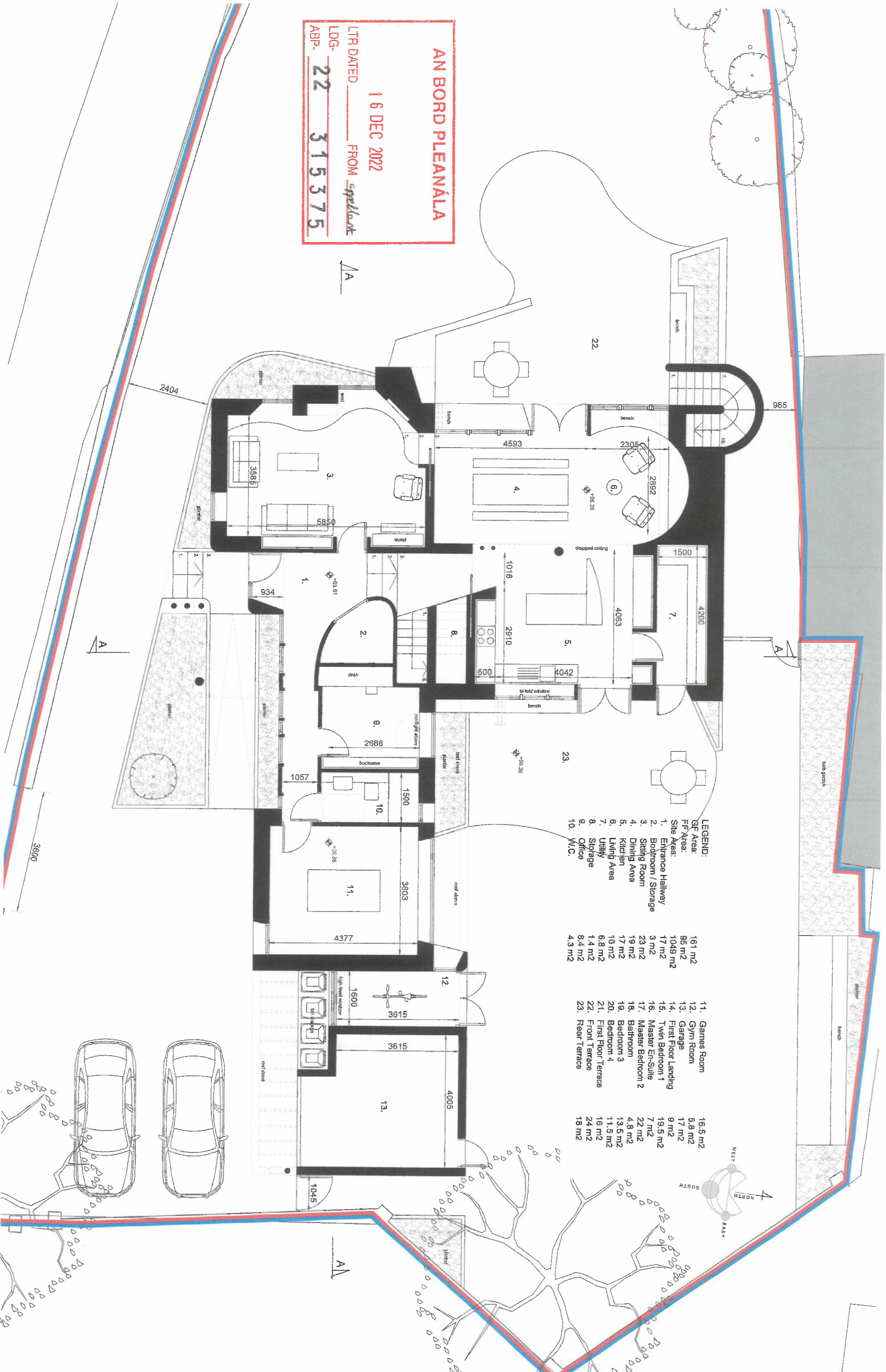
TITLE:
Existing First Floor Plan

SCALE:
1:100 @ A3

DATE:
15/12/2022

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01 8747410 studio@brennanfurlong.ie www.brennanfurlong.ie



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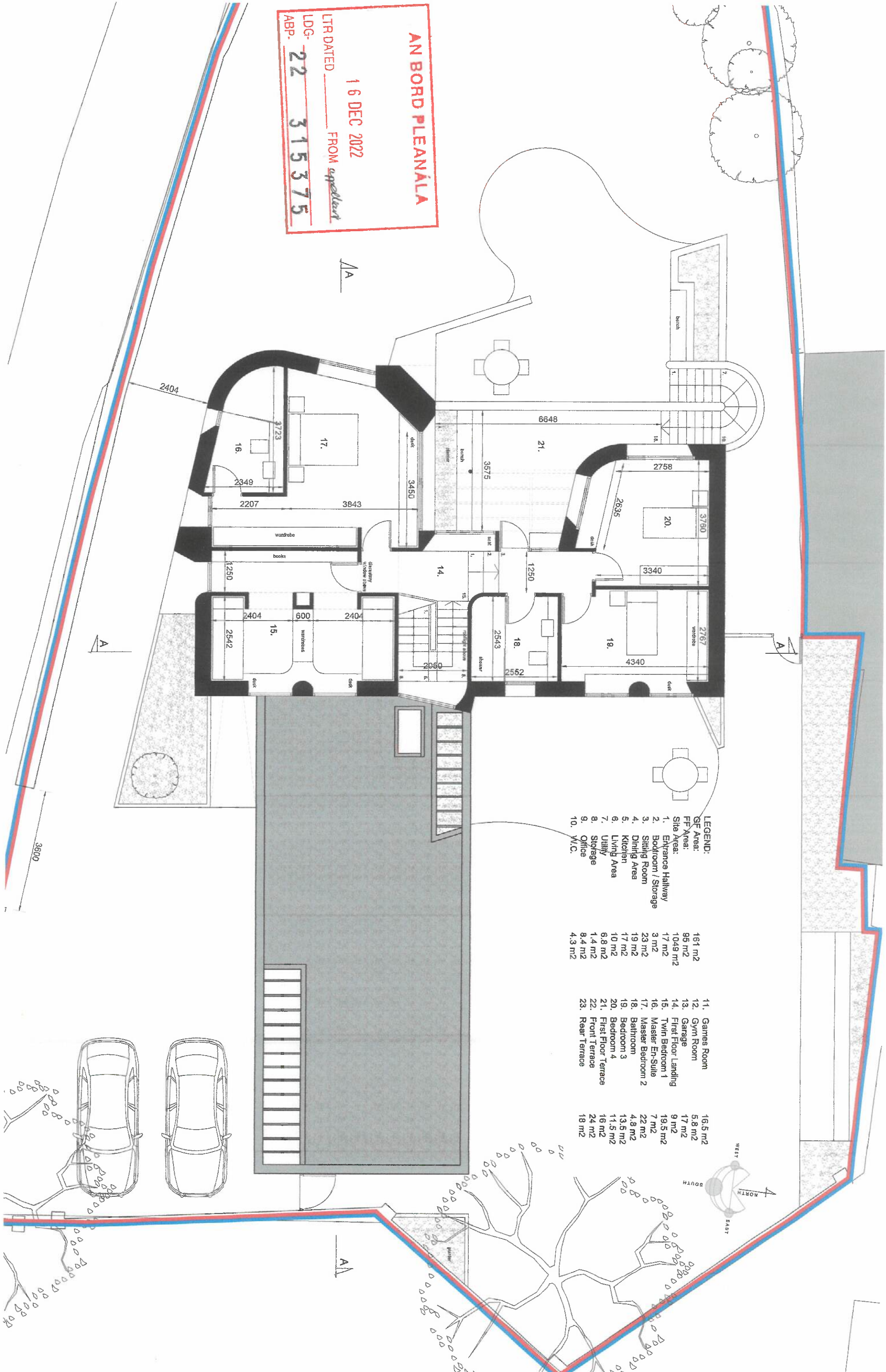
1 6 DEC 2022

LTR DATED FROM *applicant*

LDG- 22 3 1 5 3 7 5

ABP- 22 3 1 5 3 7 5

- LEGEND:
- GF Area:
- FF Area:
- Site Area:
1. Entrance Hallway
2. Bedroom / Storage
3. Sitting Room
4. Dining Area
5. Kitchen
6. Living Area
7. Utility
8. Storage
9. Office
10. W.C.
11. Games Room
12. Gym Room
13. Garage
14. First Floor Landing
15. Twin Bedroom 1
16. Master En-Suite
17. Master Bedroom 2
18. Bedroom
19. Bedroom 3
20. Bedroom 4
21. First Floor Terrace
22. Front Terrace
23. Rear Terrace
- 16.1 m2
- 95 m2
- 1049 m2
- 17 m2
- 3 m2
- 23 m2
- 17 m2
- 10 m2
- 6.8 m2
- 1.4 m2
- 8.4 m2
- 4.3 m2
- 16.5 m2
- 5.8 m2
- 17 m2
- 9 m2
- 19.5 m2
- 7 m2
- 22 m2
- 4.8 m2
- 13.5 m2
- 11.5 m2
- 16 m2
- 24 m2
- 18 m2



AN BORD PLEANÁLA

16 DEC 2022

LTR DATED FROM *agoodart*

LDG- 22 315375

ABP-

- LEGEND:
- | | |
|-------------------------|---------|
| SF Area: | 161 m2 |
| FP Area: | 96 m2 |
| Site Area: | 1049 m2 |
| 1. Entrance Hallway | 17 m2 |
| 2. Bodroom / Storage | 3 m2 |
| 3. Sitting Room | 23 m2 |
| 4. Dining Area | 19 m2 |
| 5. Kitchen | 17 m2 |
| 6. Living Area | 10 m2 |
| 7. Utility | 6.8 m2 |
| 8. Storage | 1.4 m2 |
| 9. Office | 8.4 m2 |
| 10. W.C. | 4.3 m2 |
| 11. Games Room | 16.5 m2 |
| 12. Gym Room | 5.8 m2 |
| 13. Garage | 17 m2 |
| 14. First Floor Landing | 9 m2 |
| 15. Twin Bedroom 1 | 19.5 m2 |
| 16. Master En-Suite | 7 m2 |
| 17. Master Bedroom 2 | 22 m2 |
| 18. Bathroom | 4.8 m2 |
| 19. Bedroom 3 | 13.5 m2 |
| 20. Bedroom 4 | 11.5 m2 |
| 21. First Floor Terrace | 16 m2 |
| 22. Front Terrace | 24 m2 |
| 23. Rear Terrace | 18 m2 |

RIAI

Registered Architect 2021

Architect Accredited in Conservation G3

RSP Accreditation P

DESIGN

DRAWING PART OF

CLIENT: Ger Curley & Sarah Callaghan

ADDRESS: St. Finians Strand Road Sutton Dublin 13, D13 HR74

DRWG NO: J1289-S1-112

REV: 1

TITLE: Proposed First Floor Plan

SCALE: 1:100 @ A3

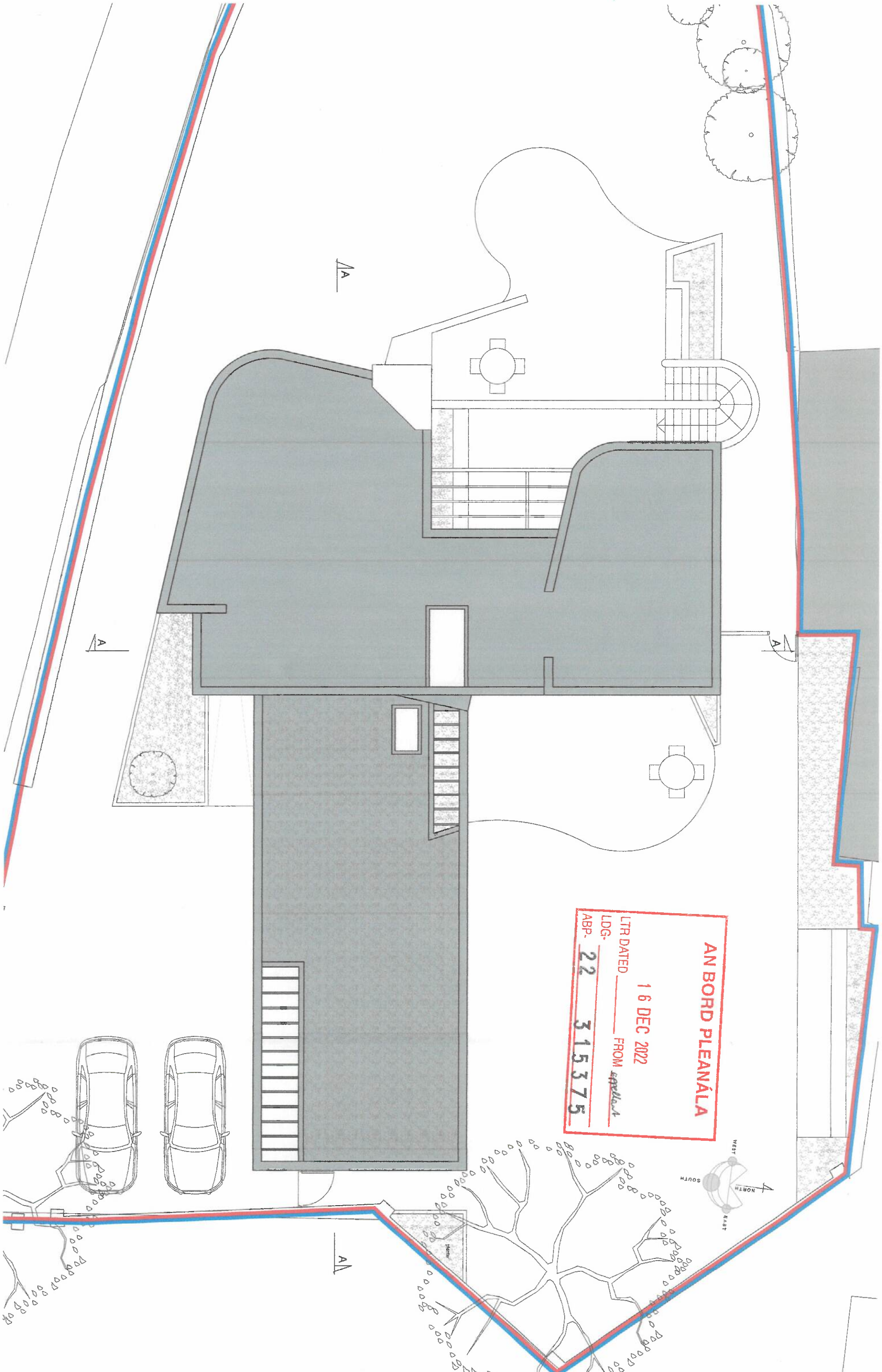
DATE: 10/03/2021

BRENNAN | FURLONG

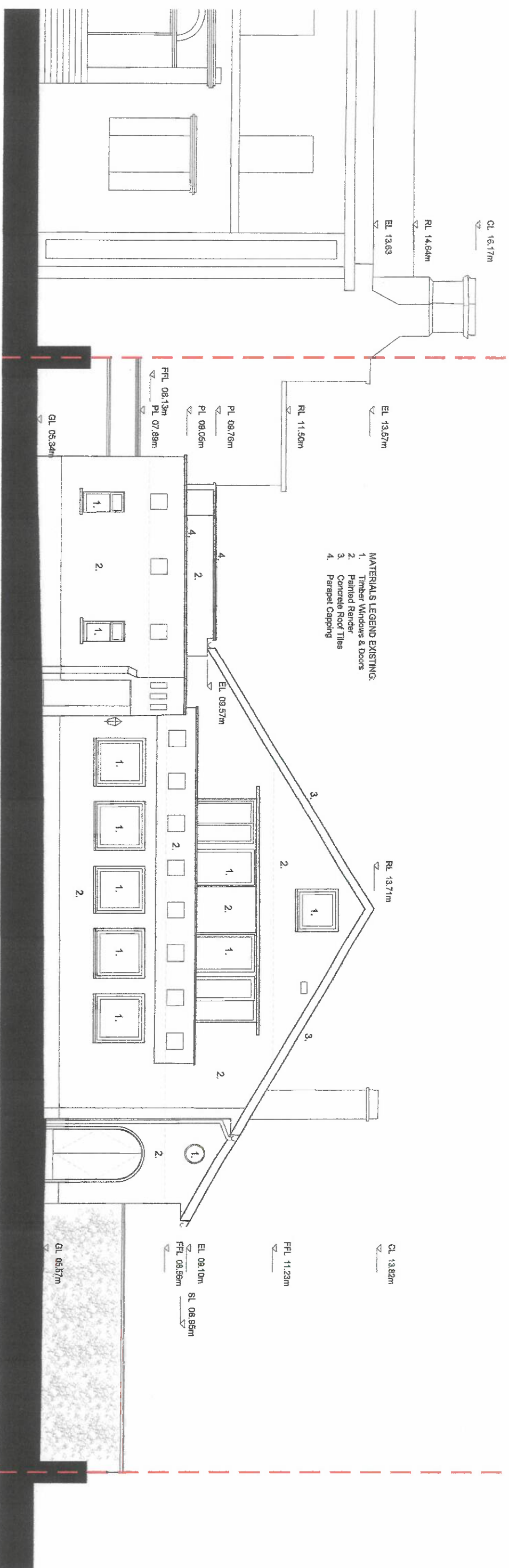
VERNON HOUSE 2 VERNON AVENUE CLONTARF DUBLIN 3

01 8747410 studio@brennanfurlong.ie www.brennanfurlong.ie

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EXISTING FRONT (West) ELEVATION



AN BORD PLEANÁLA

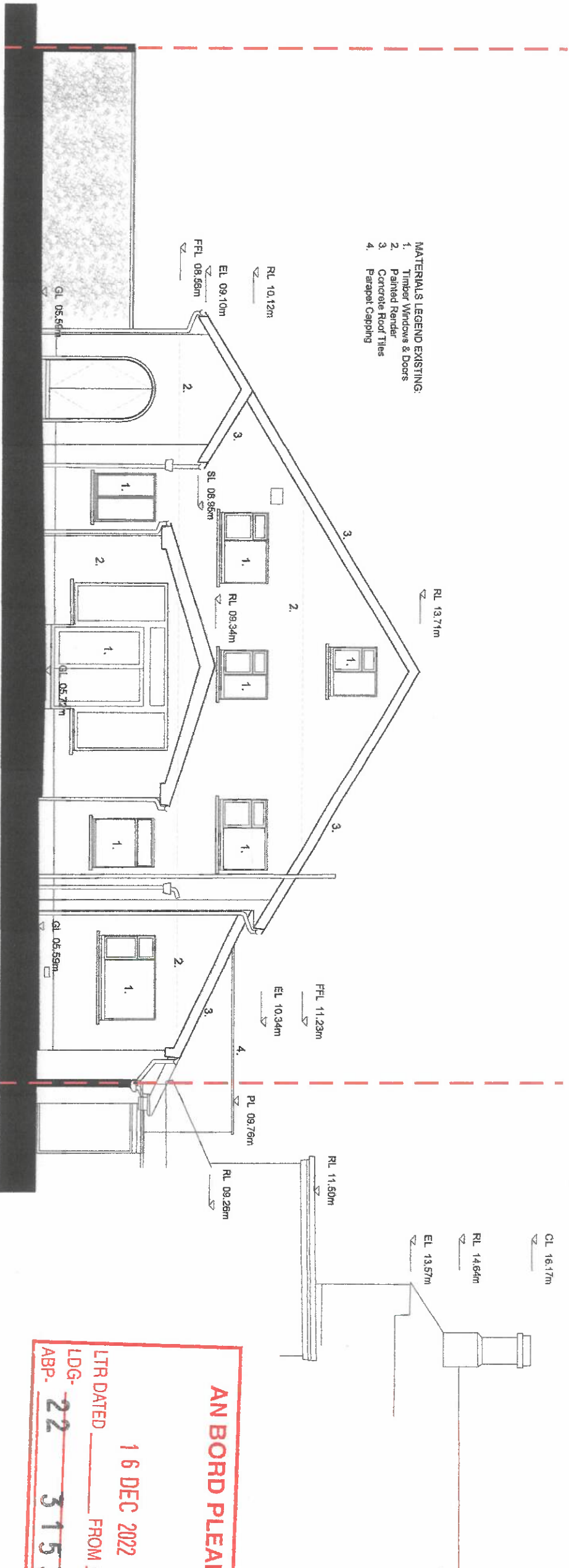
16 DEC 2022

FILED DATED
FHM
apellans

LDG

22 515315
ABP-

- MATERIALS LEGEND EXISTING:
1. Timber Windows & Doors
 2. Painted Render
 3. Concrete Roof Tiles
 4. Parapet Capping



AN BORD PLEANÁLA

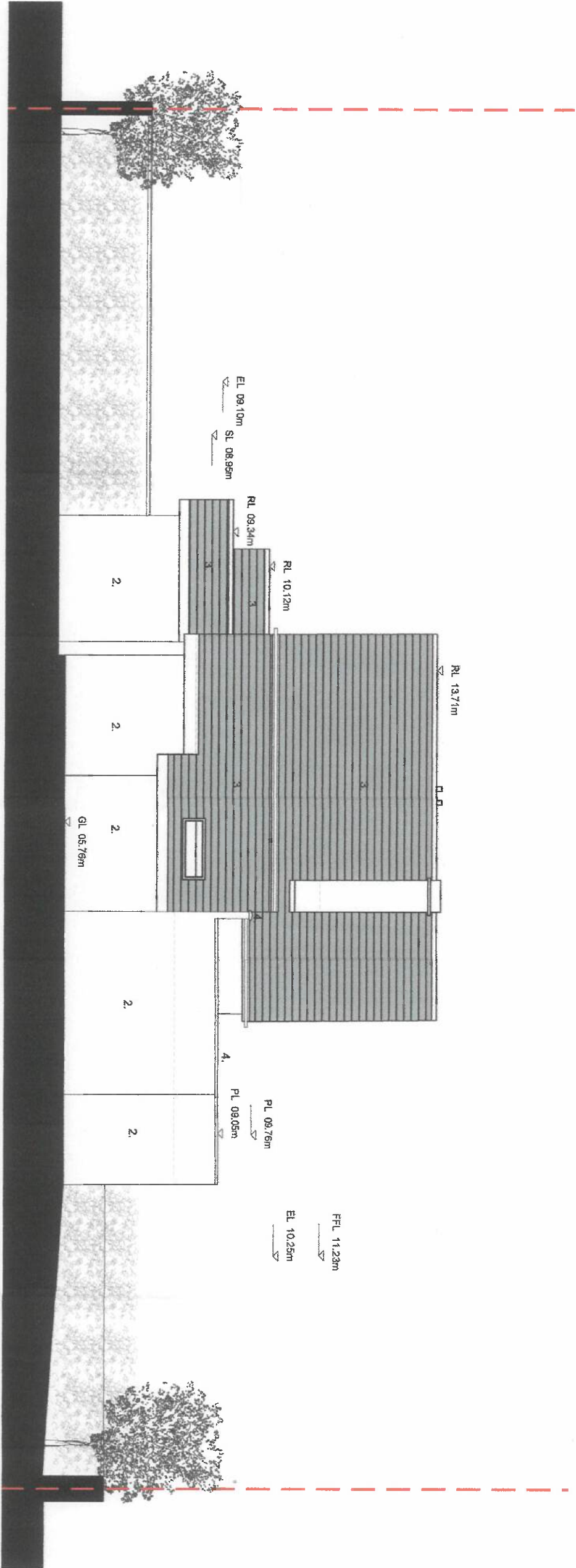
16 DEC 2022

LTR DATED FROM *spellant*

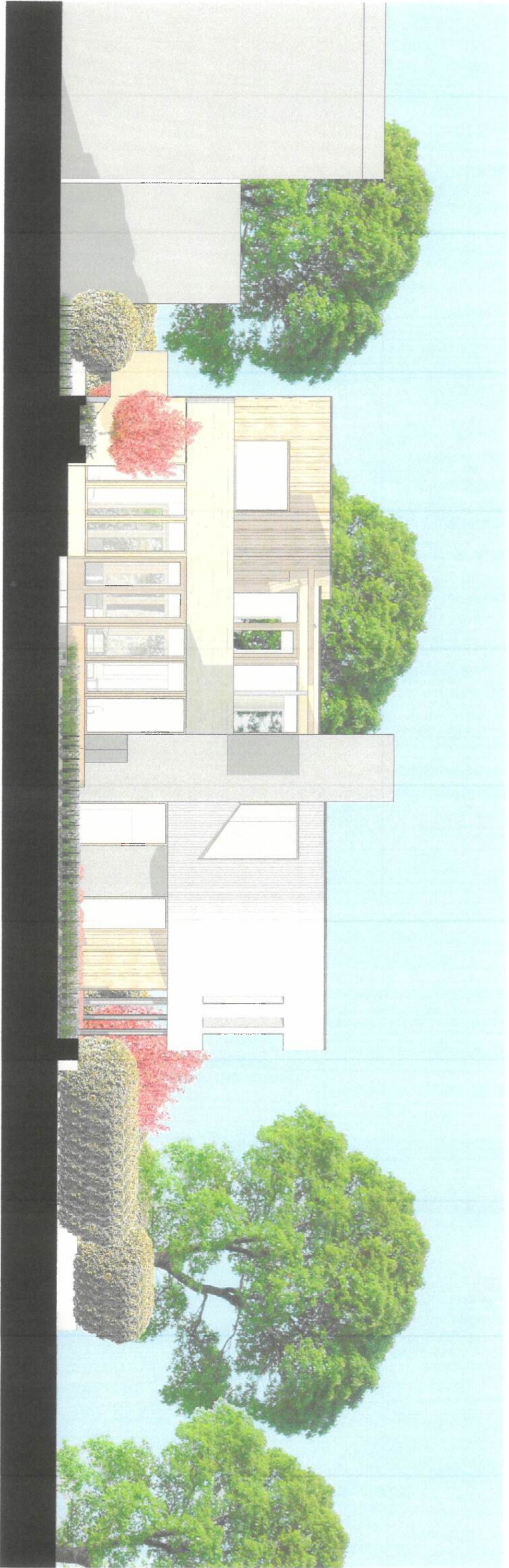
LDG- 22 315375

ABP- 22 315375

EXISTING REAR (East) ELEVATION



EXISTING SIDE (North) ELEVATION



PROPOSED FRONT (West) ELEVATION



PROPOSED SIDE (South) ELEVATION

AN BORD PLEANÁLA

16 DEC 2022

LTR DATED FROM *Supellant*

LDG. 22 315375

ABP.

RIAIArchitect

Accredited in ConservationG3

RESPAccreditedP

DESIGN
DRAWING
PART OF
SARVEY PACKAGE
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CLIENT:
Ger Curley & Sarah
Callaghan

ADDRESS:
St. Finians Strand Road
Sutton
Dublin 13, D13 HR74

DRWG NO.:
J1289-S1-210

REV: 1

TITLE:
Proposed Front &
Side Elevations

SCALE: 1:100 @ A3

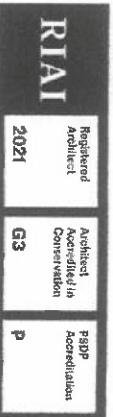
DATE: 10/03/2021

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01 8747410 studio@brennanfurlong.ie www.brennanfurlong.ie



PROPOSED REAR (East) ELEVATION



DESIGN

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CLIENT:

Ger Curley & Sarah Callaghan

ADDRESS:

St. Fintans Strand Road
Sutton
Dublin 13. D13 HR74

DRAWG NO:

J1289-S1-211

REVIEW:

1

Title:

Proposed Front & Side Elevations

SCALE:

1:100 @ A3

DATE:

10/03/2021

BRENNAN | FURLONG

VERNON HOUSE 2 VERNON AVENUE CLONTARF DUBLIN 3
01 8747410 studio@brennanfurlong.ie www.brennanfurlong.ie

AN BORD PLEANÁLA

16 DEC 2022

EXPIRATION DATE _____ FROM expellant

LDG-

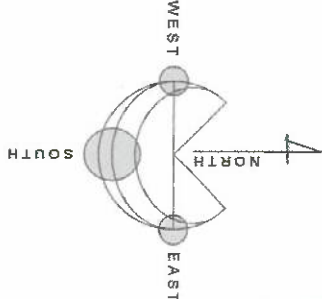
22 315375
ABP.

1 6 DEC 2022

LTR DATED FROM *appellant*

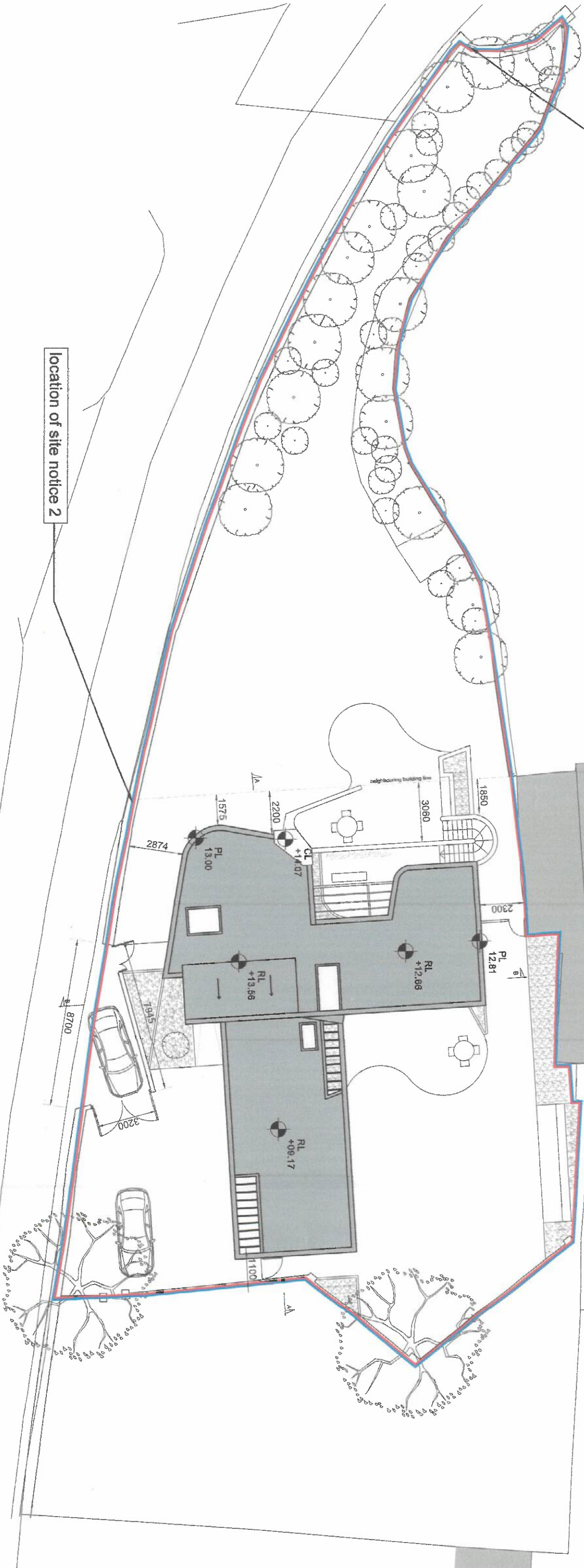
LDG-

ABP- 22 315375



location of site notice 1

location of site notice 2



RIAI

Registered Architect
2020
Architectural Consultation
G3
RBP Accreditation
P

PLANNING
DRAWING PART OF STAGE 2

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CLIENT:
Ger Curley & Sarah
Callaghan

ADDRESS:
St. Finians Strand Road
Sutton
Dublin 13, D13 HR74

DRWG NO:
J1289-S2-110

REV:
-
TITLE:
Proposed Site Plan

SCALE:
1:200 @ A3
DATE:
15/12/2022

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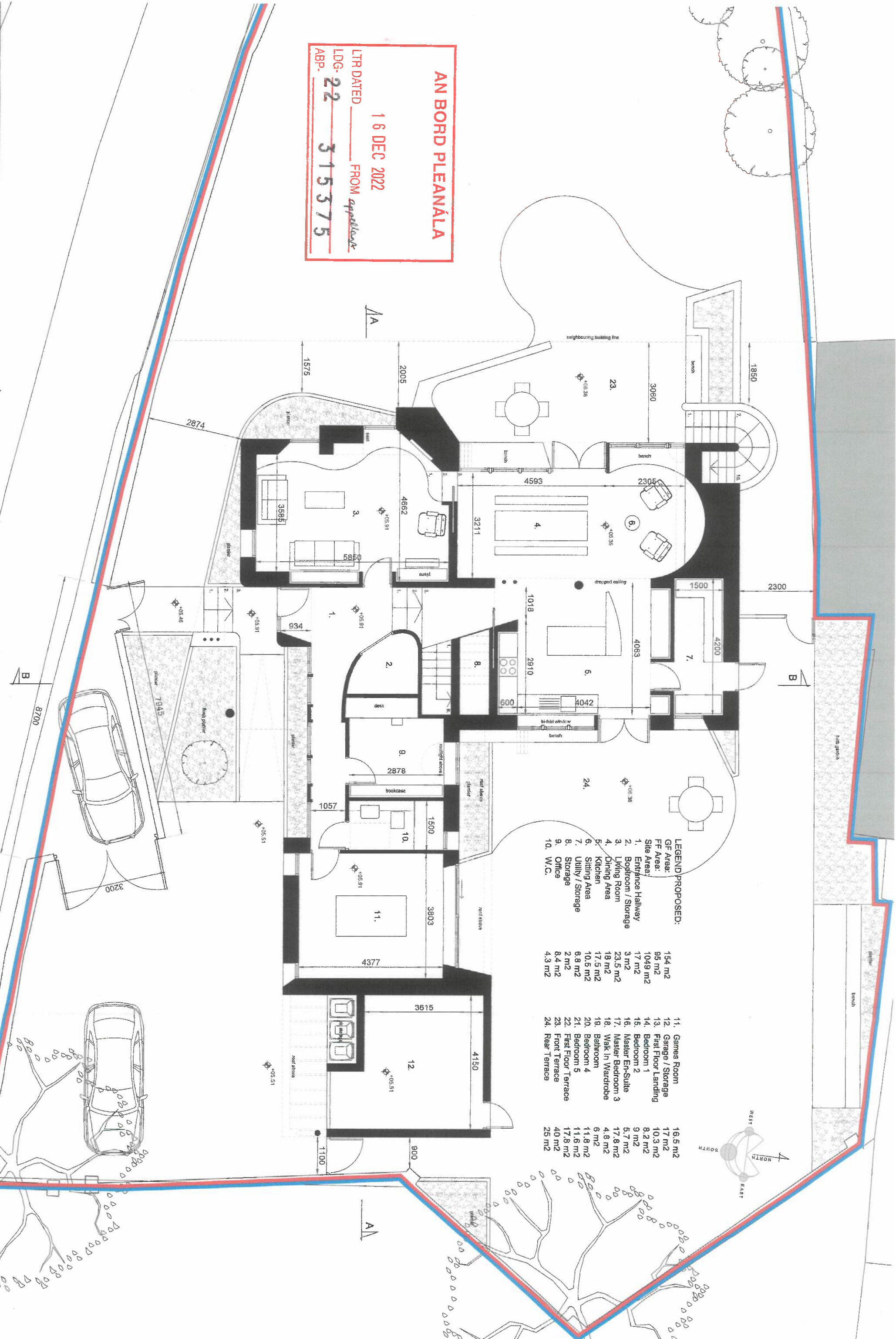
AN BORD PLEANÁLA

16 DEC 2022

LTR DATED FROM *approved*

LDG- 22

ABP- 315375



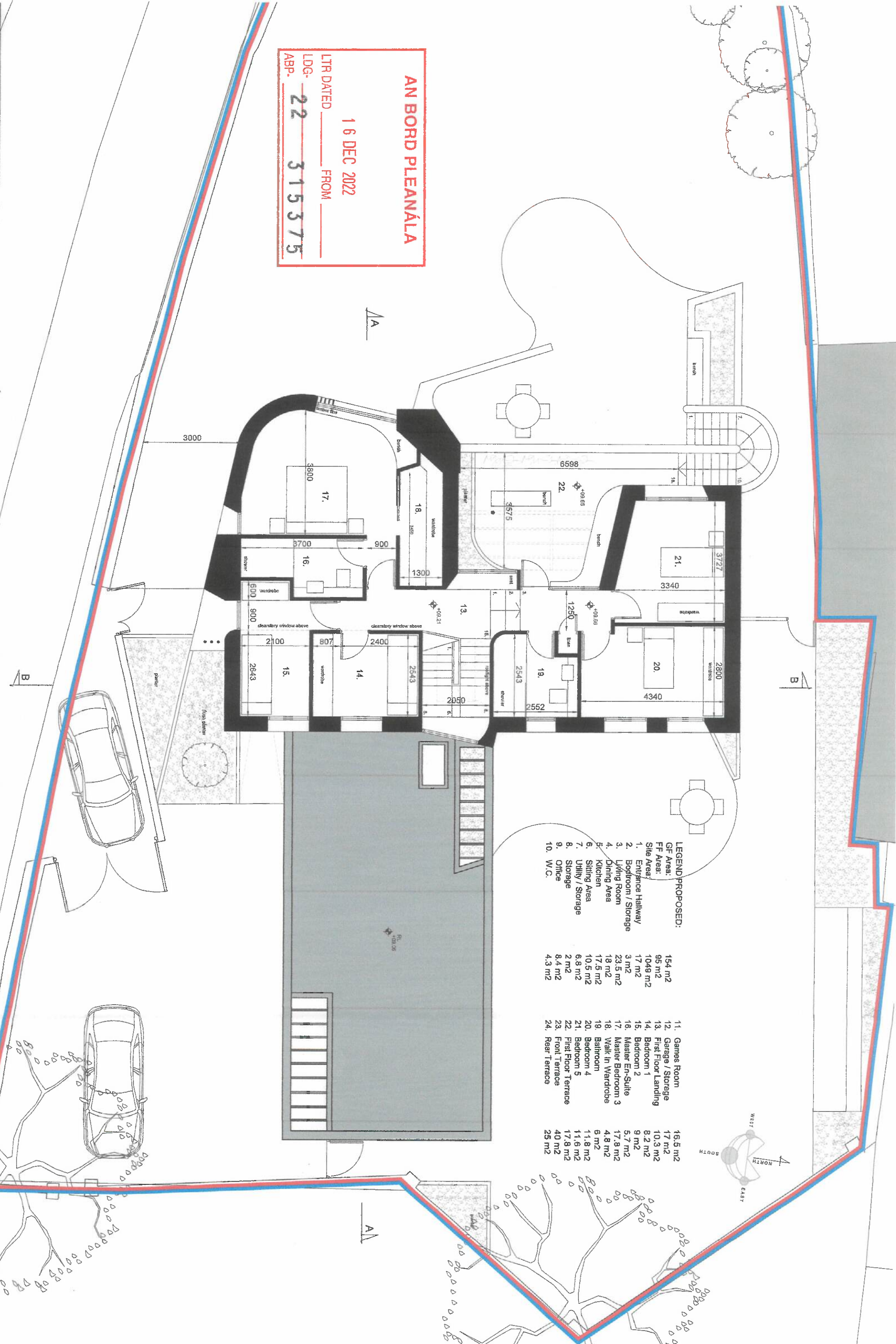
AN BORD PLEANÁLA

16 DEC 2022

LTR DATED FROM

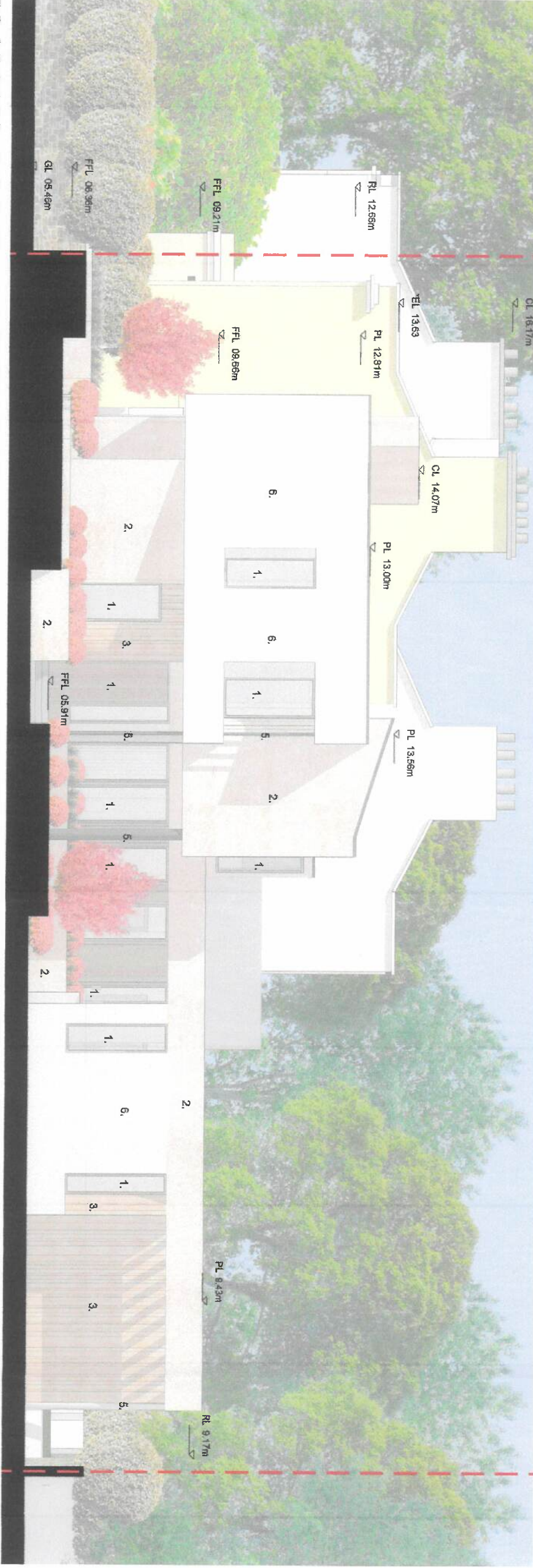
LDG- 22 315375

ABP- 22 315375





PROPOSED FRONT (West) ELEVATION



PROPOSED SIDE (South) ELEVATION

RIAIArchitectRegistered Architect2020

ArchitectCompetent in ConservationG3

PSDPAccreditationP

PLANNING
DRAWING PART OF STAGE 2

CLIENT:
Ger Curley & Sarah
Cullaghan

ADDRESS:
St. Finians Strand Road
Sutton
Dublin 13, D13 HR74

DRWG NO.:
J1289-S2-210

REV:
-

TITLE:
Proposed Front &
Side Elevations

SCALE:
1:100 @ A3

DATE:
15/12/2022

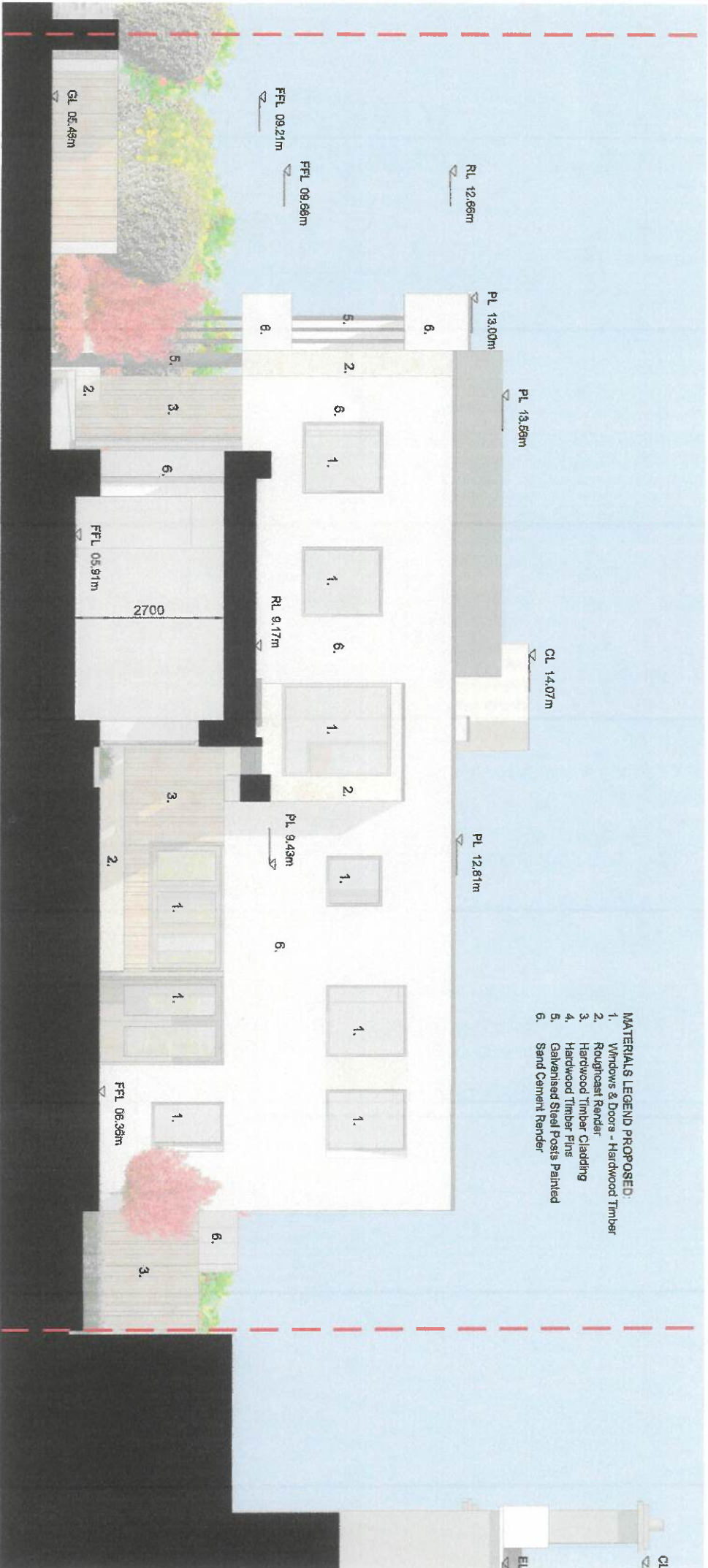
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01 8747410 studio@brennanfurlong.ie www.brennanfurlong.ie

AN BORD PLEANÁLA

LTR DATED 16 DEC 2022

LDG- 22 FROM *appellant*

ABP- 315375



PROPOSED REAR (East) ELEVATION

AN BORD PLEANÁLA

LTR DATED 16 DEC 2022

FROM *applicant*

LDG-22

315375

ABP.

RIA

Registered Architect

2020

Architect Accredited by Conservation

G3

RSP

Accreditation

P

PLANNING
DRAWING PART OF STAGE 2

CLIENT:
Ger Curley & Sarah
Callaghan

ADDRESS:
St. Finians Strand Road
Sutton
Dublin 13. D13 HR74

DRWG NO.:
J1289-S2-211

REV:
-

TITLE:
Proposed Rear Elevations

SCALE:
1:100 @ A3

DATE:
16/12/2022

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VERNON HOUSE, 2 VERNON AVENUE CLONTARF DUBLIN 3
01 8747410 studio@brennanfurlong.ie www.brennanfurlong.ie