

The Secretary,
An Bord Pleanála
64 Marlborough Street,
Dublin 1.

Our Ref. 18143

26 August 2019

RE: STRATEGIC HOUSING DEVELOPMENT – CONSULTATION WITH AN BORD PLEANÁLA

PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 1,034NO. RESIDENTIAL UNITS, 2NO. CHILDCARE FACILITIES (C.909 SQ. M AND C.557 SQ. M GFA), 1NO. RETAIL UNIT (C.178 SQ. M GFA), 1NO. COMMUNITY FACILITY (C.785 SQ. M GFA) AND ALL ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, LANDSCAPE AND BOUNDARY WORKS, INCLUDING NEW SITE ENTRANCES, PEDESTRIAN, CYCLE AND VEHICULAR ACCESS, CAR AND BICYCLE PARKING FACILITIES, BIN STORAGE, WATER AND DRAINAGE INFRASTRUCTURE INCLUDING THE ANCILLARY SITE DEVELOPMENT AND LANDSCAPE WORKS ASSOCIATED WITH THIS.

Dear Sir / Madam,

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, have been instructed by our client, Adwood Limited, 702 Kilshane Drive, Northwest Business Park, Ballycoolin, Dublin 15 to make this Planning Application to An Bord Pleanála under the provision of Section 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

As per Article 297(5) of the Planning and Development Regulations 2001 – 2017, please find enclosed: -

1. Planning Fee €80,000.00 (Max Fee) – Paid via 2no. Electronic Fund Transfers (€40,000.00 each) on 15 August 2019 (Proof of payment enclosed).
2. Planning Application Form.
3. Newspaper Notice.
4. Site Notice.
5. Letter of Consent from South Dublin County Council dated 26 June 2019.
6. Confirmation of Feasibility Statement from Irish Water dated 4 July 2019.
7. Statement of Design Acceptance from Irish Water dated 22 July 2019.
8. Confirmation from Environmental Impact Assessment Portal.
9. Part V Proposal, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants (on behalf of Adwood Limited).
10. Part V Validation Letter from South Dublin County Council dated 18 June 2019.
11. South Dublin County Council Stakeholder Letter.
12. South Dublin County Council Kilcarbery Grange Masterplan (and Appendices).
13. Planning Report & Statement of Consistency (including Statement of Response), prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.

14. Architect's Drawings, prepared by Burke Kennedy Doyle Architects (see schedule of drawings attached with each bundle).
15. Schedules of Accommodation and Quality Assessments Booklet, prepared by Burke Kennedy Doyle Architects.
16. Architectural Design Statement, prepared by Burke Kennedy Doyle Architects (Uploaded in 4no. parts to website).
17. Summary Booklet, prepared by Burke Kennedy Doyle Architects.
18. Character Area Booklet, prepared by Burke Kennedy Doyle Architects.
19. Photomontages and Computer Generated Images (CGI's), prepared by Digital Dimensions.
20. Landscape Drawings, prepared by Ronan MacDiarmada & Associates Landscape Architects (see schedule of drawings attached with each bundle).
21. Landscape Rationale, prepared by Ronan MacDiarmada & Associates Landscape Architects.
22. Arboricultural Assessment Report & Tree Survey Drawing, prepared by Arborists Associates Ltd, Consulting Arborists (see schedule of drawings attached with each bundle).
23. Engineering Drawings, prepared by DBFL Consulting Engineers (see schedule of drawings attached with each bundle).
24. Infrastructure Design Report, prepared by DBFL Consulting Engineers.
25. Site Specific Flood Risk Assessment, prepared by DBFL Consulting Engineers.
26. Traffic & Transport Assessment, prepared by DBFL Consulting Engineers.
27. Mobility Management Plan, prepared by DBFL Consulting Engineers.
28. Environmental Impact Assessment Report, co-ordinated by Stephen Little & Associates Chartered Town Planners & Development Consultants.
29. Screening for Appropriate Assessment Report, prepared by Scott Cawley Ecological Consultants.
30. Public Lighting Layout & Report, prepared by O'Connor Sutton Cronin Consulting Engineers (see schedule of drawings attached with each bundle).
31. Construction & Environmental Waste Management Plan, prepared by DBFL Consulting Engineers.
32. Operational Waste Management Plan, prepared by Awn Environmental Consultants.
33. Energy & Sustainability Report, prepared by O'Connor Sutton Cronin Consulting Engineers.
34. Building Lifecycle Report, prepared by O'Connor Sutton Cronin Consulting Engineers.
35. Aviation Compliance, prepared by DBFL Consulting Engineers.
36. Childcare Needs Assessment, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
37. Educational Needs Assessment, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
38. Copy of Cover Letter sent to Prescribed Bodies with copy of Strategic Housing Development Planning Application.
39. Copy of Cover Letter sent to South Dublin County Council with copy of Strategic Housing Development Planning Application.

2 no. hard copies and 3 no. machine-readable copies of these plans and particulars are enclosed.

We can also confirm that 6 no. hard copies and 1no. machine readable copy of the above listed plans and particulars have been issued simultaneously to South Dublin County Council as per Article 297(6) of the Planning and Development Regulations 2001 – 2017 (copy of Cover Letter dated 26 August 2019 issued to South Dublin County Council is attached herewith).

Furthermore, 1no. hard copy and 1no. machine readable copy of the above listed plans and particulars have been issued to the Prescribed Bodies identified as part of the An Bord Pleanala Opinion issued on 26 August 2019 and as per Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, including: -

1. National Transport Authority.
2. Transport Infrastructure Ireland.
3. Minister for Culture, Heritage and the Gaeltacht.
4. Heritage Council.
5. An Taisce – the National Trust for Ireland.
6. Irish Water.
7. Irish Aviation Authority.
8. Department of Defence.
9. South Dublin Childcare Committee.

A copy of the letters issued to the Prescribed Bodies are enclosed with this submission.

We trust that the enclosed is in order and we would ask that all future correspondence in relation to this planning file be directed to this office.

Yours faithfully,



Eleanor Mac Partlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

