

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

Our Ref. 17187

6 November 2019

**RE: STRATEGIC HOUSING DEVELOPMENT – APPLICATION TO AN BORD PLEANÁLA**  
**PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 685NO. DWELLINGS, CHILDCARE FACILITY (C. 429 SQ. M), TEMPORARY SURFACE CAR PARK, 2NO. REPLACEMENT GOLF HOLES AND ALL ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE, LANDSCAPING AND BOUNDARY TREATMENT WORKS AT LANDS IN THE TOWNLANDS OF CORK LITTLE AND SHANGANAGH, WOODBROOK, SHANKILL, CO. DUBLIN.**

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, Aeval Unlimited Company, Usher House, Main Street, Dundrum, Dublin 14 (the Applicant) 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 (as amended), please find enclosed: -

1. Planning Fee €80,000.00 (Maximum Fee – Cheque Enclosed).
2. Planning Application Form.
3. Newspaper Notice.
4. Site Notice.
5. Copy of Cover Letter sent to Dun Laoghaire-Rathdown County Council with copy of Strategic Housing Development Planning Application.
6. Letter of Consent from Dun Laoghaire Rathdown County Council dated 23 October 2019.
7. Letter of Consent from Woodbrook Golf Club dated 27 August 2019.
8. Tri-partite Agreement Letter from Byrne Wallace Law Firm dated 10 October 2019.
9. DART Station & BusConnects Letter from National Transport Authority dated 1 October 2019.
10. Letter of Intent regarding Car Sharing Service from GoCar Carsharing Ltd.
11. Letter from Irish Aviation Authority dated 26 July 2019.
12. Confirmation of Feasibility Statement from Irish Water dated 16 July 2018.
13. Design Acceptance Statement from Irish Water dated 2 October 2019.
14. Confirmation from Environmental Impact Assessment Portal.
15. Part V Proposal, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants (on behalf of Aeval Unlimited Company).

16. Planning & Statement of Consistency Report (including Statement of Response), prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
17. Material Contravention Statement, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
18. Architect's Drawings, prepared by O'Mahony Pike Architects (see schedule of drawings attached with each bundle).
19. Schedules of Accommodation, prepared by O'Mahony Pike Architects.
20. Housing Quality Assessment, prepared by O'Mahony Pike Architects.
21. Design Statement, prepared by O'Mahony Pike Architects (Uploaded to website in 6no. parts).
22. Computer Generated Images (CGI's), prepared by O'Mahony Pike Architects.
23. Part V Provision (including Part V Layout), prepared by O'Mahony Pike Architects.
24. Landscape Drawings, prepared by Brady Shipman Martin Landscape and Built Environment Consultants (see schedule of drawings attached with each bundle).
25. Landscape Design Statement, prepared by Brady Shipman Martin Landscape and Built Environment Consultants (Uploaded to website in 2no. parts).
26. Agronomists Statement, prepared by Eddie Connaughton Golf Hole Designer / Agronomist.
27. Photomontages, prepared by Brady Shipman Martin Landscape and Built Environment Consultants.
28. Arboricultural Assessment Report & Tree Survey Drawing, prepared by The Tree File Consulting Arborists Ltd. (see schedule of drawings attached with each bundle).
29. Engineering Drawings (including Roads, Drainage, Utilities and Public Lighting), prepared by Atkins Consulting Engineers (see schedule of drawings attached with each bundle).
30. Engineering Report (including Roads, Drainage, Utilities and Public Lighting), prepared by Atkins Consulting Engineers.
31. Storm Water Impact Assessment, prepared by Atkins Consulting Engineers (including Stage 1 Surface Water Audit prepared by Punch Consulting Engineers).
32. Flood Risk Assessment, prepared by Atkins Consulting Engineers.
33. Foul Pumping and Rising Main Report, prepared by Atkins Consulting Engineers.
34. Traffic & Transport Assessment, prepared by Atkins Consulting Engineers.
35. Mobility Management Plan, prepared by Atkins Consulting Engineers.
36. Quality Audit, prepared by Atkins Consulting Engineers.
37. Design Process Traffic Management Plan, prepared by Atkins Consulting Engineers.
38. Environmental Impact Assessment Report, co-ordinated by Stephen Little & Associates Chartered Town Planners & Development Consultants.
39. Information for Screening for Appropriate Assessment, prepared by Brady Shipman Martin Landscape and Built Environment Consultants.
40. Assessment of Sunlight & Daylight Access within the Development, prepared by ARC Architectural Consultants Ltd.
41. Shadow Diagrams, prepared by ARC Architectural Consultants Ltd.
42. Outline Construction & Environmental Management Plan, prepared by Consulting.
43. Construction & Demolition Waste Management Plan, prepared by AWN Consulting.
44. Operational Waste Management Plan, prepared by AWN Consulting.
45. Energy Statement Report, prepared by Atkins Consulting Engineers.

46. Building Lifecycle Report, prepared by Aeval Unlimited Company.
47. Copy of Cover Letter sent to Prescribed Bodies with copy of the SHD Planning Application.

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

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

Furthermore, a copy of the above listed plans and particulars have been issued to the Prescribed Bodies identified as part of the An Bord Pleanála Opinion issued on 14 January 2019 and as per Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, including: -

1. Irish Water.
2. National Transport Authority.
3. Coras Iompair Eireann.
4. Commission for Railway Regulation.
5. The Minister for Culture, Heritage and the Gaeltacht.
6. The Heritage Council.
7. An Taisce – the National Trust for Ireland.
8. Transport Infrastructure Ireland.
9. Dun Laoghaire Rathdown Childcare Committee.

Copies 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,

*pp Michael = Sell*  
Stephen Little,  
Managing Director,  
**STEPHEN LITTLE & ASSOCIATES**

