

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

Our Ref. 18131

5<sup>th</sup> February 2020

**RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA  
PROPOSED MIXED USE RESIDENTIAL AND COMMERCIAL SCHEME COMPRISING 481 NO. BUILD TO  
RENT APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, OFFICE SPACE,  
CAFÉ/RESTAURANT, AND RETAIL UNITS AND ASSOCIATED AND ANCILLARY SITE DEVELOPMENT,  
INFRASTRUCTURE AND LANDSCAPING WORKS AT THE FORMER HICKEYS SITE, 42A PARKGATE  
STREET, DUBLIN 8.**

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, Ruirside Developments Ltd, Usher House, Main Street, Dundrum, Dublin D14 N7Y8 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 (Maximum Fee – Cheque Enclosed).
2. Planning Application Form.
3. Newspaper Notice.
4. Site Notice.
5. Letter of Consent from Dublin City Council Parks, dated 15 July 2019.
6. Letter of Consent from Dublin City Council Transport, dated 12 December 2019.
7. Letter of Consent from Landowner, dated 19 November 2019.
8. Parkgate Street Deed of Covenant.
9. Copies of Cover Letters sent to Prescribed Bodies with copy of Strategic Housing Development Planning Application.
10. Copy of Cover Letter sent to Dublin City Council with copy of Strategic Housing Development Planning Application.
11. GoCar letter of Intent.
12. Confirmation of Feasibility Statement from Irish Water, dated 15 October 2019.
13. Design Acceptance Statement from Irish Water, dated 13 December 2019.
14. Part V Proposal Methodology of Calculation of Costs Table.
15. Dublin City Council Part V Validation Letter, dated 5 December 2019.
16. Letter from Irish Aviation Authority, dated 22 November 2019.

17. Planning Report and Statement of Consistency (including Statement of Response), prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
18. Childcare Needs Assessment, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
19. Community and Social Infrastructure Audit, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
20. Material Contravention Statement, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
21. Planning Application Drawings, prepared by Reddy Architecture & Urbanism (see schedule of drawings attached with each bundle).
22. Architectural Housing Quality Assessment and Schedules, prepared by Reddy Architecture & Urbanism.
23. Design Statement, prepared by Reddy Architecture & Urbanism.
24. Landscape Design Report, prepared by Mitchell & Associates Landscape Architects.
25. Landscape Drawings, including Ground floor and Rooftops drawings, prepared by Mitchell & Associates Landscape Architects. (see schedule of drawings attached with each bundle).
26. Arboricultural Assessment, including Tree Protection and Tree Survey & Constraints drawings, prepared by CMK Horticulture & Arboriculture. (see schedule of drawings attached with each bundle).
27. Planning Drainage and Watermain Report, including Drainage and Watermain drawings, prepared by Arup Consulting Engineers. (see schedule of drawings attached with each bundle).
28. Flood Risk Assessment and Statement of Consistency, prepared by Arup Consulting Engineers.
29. Transportation Statement and Statement of Consistency, prepared by Arup Consulting Engineers.
30. Lighting Design Concept Report, prepared by Arup Consulting Engineers.
31. Environmental Impact Assessment Report, co-ordinated by Arup Consulting Engineers.
32. EIA Portal Confirmation, provided by Arup Consulting Engineers.
33. Basement Impact Assessment Letter, prepared by Arup Consulting Engineers.
34. Appropriate Assessment Screening Report, prepared by Moore Group.
35. Natura Impact Statement, prepared by Moore Group.
36. Architectural Heritage Impact Assessment, prepared by ARC Architectural Consultants.
37. Building Lifecycle Report, prepared by Aramark Property.
38. Estate Management Strategy Report, prepared by Aramark Property.
39. Parkgate: A Focus for Heuston Northern Quarter Expert Opinion in support of planning submission to An Bord Pleanála, prepared by John Worthington & Lora Nicolaou.
40. Economic Assessment of Parkgate Street Scheme, prepared by Ernst and Young (EY) Economic Advisory Services.
41. Energy Analysis Report, prepared by IN2 Engineering Design Partnership.
42. Engineering Drawing, (External Street Lighting Layout Plan), prepared by IN2 Engineering Design Partnership.
43. Daylight and Sunlight Analysis, prepared by IN2 Engineering Design Partnership.
44. Site Wind Analysis, prepared by IN2 Engineering Design Partnership.
45. Non-Domestic – NZEB Compliance Report, prepared by IN2 Engineering Design Partnership.
46. Telecommunications Letter Report, prepared by Independent Site Management (ISM).

**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 Dublin City Council as per Article 297(6) of the Planning and Development Regulations 2001 – 2017 (copy of Cover Letter dated 5 February 2020 issued to Dublin City Council is attached herewith).

Furthermore, 1no. hard copy and 1no. machine readable copy of the above listed plans and particulars have been issued on 5 February 2020 to the Prescribed Bodies identified as part of the An Bord Pleanála Opinion and as per Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, including: -

1. Transport Infrastructure Ireland
2. National Transport Authority
3. Coras Iopmar Éireann
4. Commission for Railway Regulation
5. Irish Water
6. Irish Aviation Authority
7. Minister for Culture, Heritage and the Gaeltacht
8. Heritage Council
9. Inland Fisheries Ireland
10. An Chomhairle Ealaíon
11. Fáilte Ireland
12. An Taisce
13. Dublin City 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,



**STEPHEN LITTLE & ASSOCIATES**