

Principal Officer,
Planning Department,
Dublin City Council,
Block 4, Ground Floor,
Civic Offices,
Wood Quay,
Dublin 8.

Our Ref. 18131

5th 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 a 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, 2no. hard copies and 3no. machine readable copies of the below listed plans and particulars have been issued to An Bord Pleanála by letter dated 05 February 2020 (Letter to An Bord Pleanála attached herewith).

As per Article 297(6) of the Planning and Development Regulations 2001 – 2017, please find enclosed for the attention of the Planning Authority, **6no. hard copies** and **1no. machine-readable copies** of the following plans and particulars relating to the Planning Application to An Bord Pleanála: -

1. Planning Application Form.
2. Newspaper Notice.
3. Site Notice.
4. Letter of Consent from Dublin City Council Parks, dated 15 July 2019.
5. Letter of Consent from Dublin City Council Transport, dated 12 December 2019.
6. Letter of Consent from Landowner, dated 19 November 2019.
7. Parkgate Street Deed of Covenant.
8. Copies of Cover Letters sent to Prescribed Bodies with copy of Strategic Housing Development Planning Application.
9. Copy of Cover Letter sent to An Bord Pleanála with copy of Strategic Housing Development Planning Application.
10. GoCar letter of Intent.
11. Confirmation of Feasibility Statement from Irish Water, dated 15 October 2019.

12. Design Acceptance Statement from Irish Water, dated 13 December 2019.
13. Part V Proposal Methodology of Calculation of Costs Table.
14. Dublin City Council Part V Validation Letter, dated 5 December 2019.
15. Letter from Irish Aviation Authority, dated 22 November 2019.
16. Planning Report and Statement of Consistency (including Statement of Response), prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
17. Childcare Needs Assessment, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
18. Community and Social Infrastructure Audit, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
19. Material Contravention Statement, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
20. Planning Application Drawings, prepared by Reddy Architecture & Urbanism (see schedule of drawings attached with each bundle).
21. Architectural Housing Quality Assessment and Schedules, prepared by Reddy Architecture & Urbanism.
22. Design Statement, prepared by Reddy Architecture & Urbanism.
23. Landscape Design Report, prepared by Mitchell & Associates Landscape Architects.
24. Landscape Drawings, including Ground floor and Rooftops drawings, prepared by Mitchell & Associates Landscape Architects. (see schedule of drawings attached with each bundle).
25. Arboricultural Assessment, including Tree Protection and Tree Survey & Constraints drawings, prepared by CMK Horticulture & Arboriculture. (see schedule of drawings attached with each bundle).
26. Planning Drainage and Watermain Report, including Drainage and Watermain drawings, prepared by Arup Consulting Engineers. (see schedule of drawings attached with each bundle).
27. Flood Risk Assessment and Statement of Consistency, prepared by Arup Consulting Engineers.
28. Transportation Statement and Statement of Consistency, prepared by Arup Consulting Engineers.
29. Lighting Design Concept Report, prepared by Arup Consulting Engineers.
30. Environmental Impact Assessment Report, co-ordinated by Arup Consulting Engineers.
31. EIA Portal Confirmation, provided by Arup Consulting Engineers.
32. Basement Impact Assessment Letter, prepared by Arup Consulting Engineers.
33. Appropriate Assessment Screening Report, prepared by Moore Group.
34. Natura Impact Statement, prepared by Moore Group.
35. Architectural Heritage Impact Assessment, prepared by ARC Architectural Consultants.
36. Building Lifecycle Report, prepared by Aramark Property.
37. Estate Management Strategy Report, prepared by Aramark Property.
38. Parkgate: A Focus for Heuston Northern Quarter Expert Opinion in support of planning submission to An Bord Pleanála, prepared by John Worthington & Lora Nicolaou.
39. Economic Assessment of Parkgate Street Scheme, prepared by Ernst and Young (EY) Economic Advisory Services.
40. Energy Analysis Report, prepared by IN2 Engineering Design Partnership.
41. Engineering Drawing, (External Street Lighting Layout Plan), prepared by IN2 Engineering Design Partnership.
42. Daylight and Sunlight Analysis, prepared by IN2 Engineering Design Partnership.

43. Site Wind Analysis, prepared by IN2 Engineering Design Partnership.
44. Non-Domestic – NZEB Compliance Report, prepared by IN2 Engineering Design Partnership.
45. Telecommunications Letter Report, prepared by Independent Site Management (ISM).

We trust that the enclosed is in order.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Stephen Little".

STEPHEN LITTLE & ASSOCIATES