

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

Our Ref. 23098

26 May 2025

RE: SOUTH DUBLIN COUNTY COUNCIL PART X APPLICATION TO AN BORD PLEANALA – PROPOSED RESIDENTIAL DEVELOPMENT, AT THE KISHOGE DEVELOPMENT AREA OF CLONBURRIS STRATEGY DEVELOPMENT ZONE (SDZ), IN THE TOWNLANDS OF KISHOGE, ESKER SOUTH, GRANGE AND BALGADDY, CLONBURRIS, COUNTY DUBLIN

Dear Sir / Madam,

We, Stephen Little & Associates Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2 D02 X361, are instructed to prepare and submit a planning application, under Section 175 of the Planning and Development Act 2000, (as amended), to An Bord Pleanála.

In accordance with the requirements of An Bord Pleanála, the following plans and particulars are enclosed with this submission: -

1. Part 10 inputs: -
 - (i) Site Notice.
 - (ii) Newspaper Notice.
 - (iii) Proof of Application Fee Payment.
 - (iv) Letter of Consent- Grange Castle Homes Ltd.
 - (v) Letter of Consent- Córas Iompair Éireann.
 - (vi) EIA Portal Confirmation.
 - (vii) Clonburris Infrastructure Limited Letter dated 02 April 2025, provided by South Dublin County Council
 - (viii) Part V Letter dated 02 April 2025, provided by South Dublin County Council
 - (ix) Letter of Support dated 25 April 2025, provided by South Dublin County Council
 - (x) Notification Letters to Prescribed Bodies dated 26 May 2025
 - (xi) Planning Application Report and Statement of Consistency, prepared by Stephen Little & Associates.
 - (xii) Overall Architectural Drawing Pack, prepared by O'Mahony Pike Architects (refer to enclosed drawing register).
 - (xiii) Landscape Masterplan, prepared by Doyle O'Troithigh Landscape Architects.
 - (xiv) Environmental Impact Assessment Report, co-ordinated by Stephen Little & Associates.
 - (xv) Appropriate Assessment Screening Report, prepared by Minogue & Associates.

- (xvi) Construction Environmental Management Plan, prepared by DBFL Consulting Engineers with input from CS Consulting Engineers and RPS Consulting Engineers.
- (xvii) Arboricultural Drawings, prepared by John Morris (refer to enclosed drawing register).
- (xviii) Summary of Construction and Environmental Management Plans for Kishoge Sites 3, 4, and 5

2. Site 3 inputs: -

- (i) Architectural Design Statement, prepared by O'Mahony Pike Architects.
- (ii) Housing Quality Assessment, prepared by O'Mahony Pike Architects.
- (iii) Schedule of Areas, prepared by O'Mahony Pike Architects.
- (iv) Architectural Drawings, prepared by O'Mahony Pike Architects (refer to enclosed drawing register).
- (v) Engineering Drawings, prepared by DBFL Consulting Engineers (refer to enclosed drawing register).
- (vi) Infrastructure Design Report, prepared by DBFL Consulting Engineers.
- (vii) Flood Risk Assessment, prepared by DBFL Consulting Engineers.
- (viii) Construction Environmental Management Plan, prepared by DBFL Consulting Engineers.
- (ix) Landscape Drawings, prepared by Doyle O'Troithigh Landscape Architects (refer to enclosed drawing register).
- (x) Landscape Design Report, prepared by Doyle O'Troithigh Landscape Architects.
- (xi) M&E Drawings, prepared by MANDE Consulting Engineers (refer to enclosed drawing register).
- (xii) Public Lighting Report, prepared by MANDE Consulting Engineers.
- (xiii) Climate Action & Energy Statement, prepared by MANDE Consulting Engineers.

3. Site 4 inputs: -

- (i) Architectural Design Statement, prepared by DTA Architects.
- (ii) Housing Quality Assessment, prepared by DTA Architects.
- (iii) Schedule of Areas, prepared by DTA Architects.
- (iv) Architectural Drawings, prepared by DTA Architects (refer to enclosed drawing register).
- (v) Engineering Drawings, prepared by CS Consulting Engineers (refer to enclosed drawing register).
- (vi) Engineering Services Report, prepared by CS Consulting Engineers.
- (vii) Traffic and Transport Assessment, prepared by CS Consulting Engineers.
- (viii) Construction Environmental Management Plan, prepared by CS Consulting Engineers.
- (ix) Residential Travel Plan, prepared by CS Consulting Engineers.
- (x) DMURS Statement of Consistency, prepared by CS Consulting Engineers.
- (xi) Resource and Waste Management Plan, prepared by CS Consulting Engineers.
- (xii) Quality Audit Response, prepared by CS Consulting Engineers.
- (xiii) Flood Risk Assessment, prepared by JBA Consulting Engineers.
- (xiv) Flood Risk Assessment- Peer Review, prepared by McCloy Consulting.

- (xv) Landscape Drawings, prepared by Bernard Seymour Landscape Architects (refer to enclosed drawing register).
- (xvi) Landscape Design Report, prepared by Bernard Seymour Landscape Architects.
- (xvii) M&E Drawings, prepared by Metec Consulting Engineers (refer to enclosed drawing register).
- (xviii) Site Lighting Report, prepared by Metec Consulting Engineers
- (xix) Climate Action & Energy Statement, prepared by Metec Consulting Engineers.

4. Site 5 inputs

- (i) Architectural Design Statement, prepared by McCauley Daye O'Connell Architects.
- (ii) Housing Quality Assessment, prepared by McCauley Daye O'Connell Architects.
- (iii) Schedule of Areas, prepared by McCauley Daye O'Connell Architects.
- (iv) Architectural Drawings, prepared by McCauley Daye O'Connell Architects (refer to enclosed drawing register).
- (v) Engineering Drawings, prepared by RPS Consulting Engineers (refer to enclosed drawing register).
- (vi) Engineering Design Report, prepared by RPS Consulting Engineers.
- (vii) Flood Risk Assessment, prepared by RPS Consulting Engineers.
- (viii) Construction Environmental Management Plan, prepared by RPS Consulting Engineers.
- (ix) Stage 1 & 2 Quality Audit, prepared by RPS Consulting Engineers.
- (x) Landscape Drawings, prepared by LDA Design (refer to enclosed drawing register).
- (xi) Landscape Design Report, prepared by LDA Design.
- (xii) M&E Drawings, prepared by O'Connor Sutton Cronin Consulting Engineers (refer to enclosed drawing register).
- (xiii) Site Lighting Report, prepared by O'Connor Sutton Cronin Consulting Engineers.
- (xiv) Utility Report, prepared by O'Connor Sutton Cronin Consulting Engineers.
- (xv) Climate Action & Energy Statement, prepared by O'Connor Sutton Cronin Consulting Engineers.

Should you have any queries in relation to the above, please be in contact.

Yours sincerely,



Niamh Robinson
Executive Planner
STEPHEN LITTLE & ASSOCIATES