

Planning Department,
Dublin City Council,
Civic Offices,
Wood Quay,
Dublin 8,
D08 RF3F

Our Ref. 22023

23 November 2023

RE: PROPOSED AMENDMENTS TO PREVIOUSLY PERMITTED STRATEGIC HOUSING DEVELOPMENT ABP REG. REF. ABP-306569-20 (AS AMENDED BY ABP REG. REFS. 310567-21, 311499-21 & 311507-21) AT NO. 42A PARKGATE STREET, DUBLIN 8.

Dear Sir/Madam,

We are instructed by our client, Chartered Town Planners and Development Consultants have been instructed by our client, Ruirside Developments Ltd, Usher House, Main Street, Dundrum, Dublin D14 N7Y8, to lodge this Largescale Residential Development (LRD) for the development outlined above and described in the plans and particulars that accompany this planning application. The following items are included with this application: -

1. Completed Dublin City Council Planning Application Form.
2. Completed Supplementary Form 19.
3. Newspaper Notice.
4. Site Notice.
5. Proof of Payment.
6. Part V Proposal Letter.
7. Dublin City Council Part V Validation Letter.
8. Letter of Consent from Davy Platform ICAV
9. Letter of Consent from Dublin City Council Planning & Property Development Department
10. Letter of Consent from Dublin City Council Environment and Transportation Department
11. Confirmation of Feasibility from Uisce Eireann.
12. Design Acceptance Statement from Uisce Eireann.
13. Planning Application Report & Statement of Consistency, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
14. Response to LRD Opinion, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.

15. Community and Social Infrastructure Audit, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
16. Childcare Needs Assessment, prepared by Stephen Little and Associates
17. Community Safety Strategy, prepared by Stephen Little and Associates
18. Environmental Impact Assessment Screening Report, prepared by Stephen Little and Associates
19. Architectural drawings, prepared by Reddy Architecture & Urbanism (refer to enclosed schedule)
20. Architectural Design Statement, prepared by Reddy Architecture & Urbanism
21. Housing Quality Assessment, prepared by Reddy Architecture & Urbanism
22. Drainage Technical Statement (and associated reference documents), prepared by ARUP Group
23. Transportation Technical Statement, prepared by ARUP Group
24. Drawing No. TSK0016-001, prepared by ARUP Group
25. Drawing No. TSK0017-001, prepared by ARUP Group
26. Landscape Drawings, prepared by Mitchell + Associates (refer to enclosed schedule)
27. Extent of Proposed Works- Residential Courtyard, prepared by Mitchell + Associates
28. Note on Swift and Bat Boxes, prepared by Mitchell + Associates
29. Building Lifecycle Report, prepared by Aramark
30. Property Management Strategy Report, prepared by Aramark
31. Vacancy Report, prepared by Savills
32. Sunlight & Daylight Analysis, prepared by IN2 Engineering Design Partnership
33. Energy Analysis Report, prepared by IN2 Engineering Design Partnership
34. Micro-Climatic Impact Assessment- Wind, prepared by IN2 Engineering Design Partnership
35. Street Lighting Note, prepared by IN2 Engineering Design Partnership
36. D1861-IN2-ZZ-ZZ-DR-E-0101, prepared by IN2 Engineering Design Partnership
37. Verified Photomontages, prepared by Modelworks
38. Operational Waste Management Plan, prepared by AWN Consulting LTD
39. Natura Impact Statement, prepared by Moore Group
40. Ecological technical Note, prepared by Moore Group
41. Chapter 10- Biodiversity (Flora and Fauna), prepared by Moore Group
42. Arboricultural Assessment & Impact Report, prepared by CML Hort + Arb Ltd
43. Drawing No. TPAR003 101, prepared by CMK Hort + Arb Ltd
44. Drawing No. TPAR003 102, prepared by CMK Hort + Arb Ltd
45. Addendum Landscape and Visual Impact Assessment, prepared by ARC Architectural Consultants
46. Architectural Heritage Impact Assessment, prepared by ARC Architectural Consultants

We trust that everything is in order. We confirm that we act for the Applicant in this case and would ask that all future correspondence in relation to this planning application be directed to this office.

Yours faithfully,

STEPHEN LITTLE & ASSOCIATES

23 November 2023