

Dublin City Council,
Planning & Property Development,
Civic Offices,
Wood Quay,
Dublin 8

16 August 2024

Re: Planning Application for Large-scale Residential Development at a site known as Plots 5 and 6 to the north of Main Street and bounded by Belltree Avenue to the north; Park Street to the west and Lake Street to the east at Clongriffin, Dublin 13.

Dear Sir/Madam,

Enclosed is a planning application submitted on behalf of The Land Development Agency seeking planning permission for a Large-scale Residential Development (LRD). The following documentation is enclosed with this application:

- Application fee – EFT Payment made for €64,718.40
- One copy of the completed planning application forms (including Form No. 19) that is accompanied by:
 - Part V validation letter from DCC Housing dated 13 May 2024 and associated Part V costing schedule.
- A copy of Site Notice dated 15 August 2024.
- An original copy of the Newspaper notice – Irish Daily Star, dated 15 August 2024.
- One USB Key containing electronic copies of all the submitted planning application documentation as displayed on the applicant's website (www.clongriffinlrd.com)

Also enclosed are 6 sets / copies of the following:

- Planning Report and Statement of Consistency, prepared by Declan Brassil and Co Ltd;
- Statement of Response to DCC LRD Opinion, prepared by Declan Brassil and Co Ltd;
- Community and Social Infrastructure Assessment, prepared by Declan Brassil and Co Ltd;

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- Architectural Drawings / Plans with accompanying Drawing Register (including Taking in Charge Plan), prepared by CCK Architects;
 - Architectural Design Statement, prepared by CCK Architects;
 - Part V Housing Allocation Social Homes report, prepared by CCK Architects;
 - Schedule of Accommodation and Housing Quality Assessment, prepared by CCK Architects;
 - Building Lifecycle Report, prepared by CCK Architects;
 - Community Safety Strategy, prepared by CCK Architects;
 - Servicing, Operations and Car Parking Management Plan, prepared by CCK Architects;
 - Verified Photomontages and CGI's, prepared by Digital Dimensions;
 - Engineering Drawings, as per the submitted Drawing Schedule, prepared by CS Consulting Group;
 - Engineering Services Report (including IW Confirmation of Feasibility at Appendix B), prepared by CS Consulting Group;
 - Residential Travel Plan Framework, prepared by CS Consulting Group;
 - Traffic and Transport Assessment (including Stage 1 & 2 Quality Audit, prepared by PMCE Consultants at Appendix E), prepared by CS Consulting Group;
 - DMURS Statement of Consistency, prepared by CS Consulting Group;
 - Site Specific Flood Risk Assessment, prepared by CS Consulting Group;
 - Outline Construction Management Plan, prepared by CS Consulting Group;
 - Construction and Demolition Waste Management Plan, prepared by CS Consulting Group;
 - Landscaping Drawings / Plans as per the submitted Landscaping Drawing Register, prepared by Ronan Mac Diarmada & Associates;
 - Landscape Design Rationale, prepared by Ronan Mac Diarmada & Associates;
 - Specification of Landscape Works & Maintenance - Grant Park, prepared by Ronan Mac Diarmada & Associates;
 - Specification of Landscape Works & Maintenance – Block 5, prepared by Ronan Mac Diarmada & Associates;
 - Specification of Landscape Works & Maintenance – Block 6, prepared by Ronan Mac Diarmada & Associates;
 - Archaeological Impact Assessment, prepared by Courtney Deery;
 - Daylight and Sunlight Performance Assessment (Report 1 of 2), prepared by Delap and Waller;
 - Daylight & Sunlight Impact Assessment (Report 1 of 2) and Appendix C as a separate A3 booklet, prepared by Delap and Waller;
 - Climate Action, Energy and Sustainability Statement, prepared by Delap and Waller;

- Public Lighting Layout plan (Drawing No. 23113-L00-DR-DLW-E-1303), prepared by Delap and Waller;
- Outdoor Lighting Report, prepared by Lighting Reality;
- Noise Impact Analysis Report, prepared by DKP Environmental;
- Environmental Impact Assessment Screening Report, prepared by TMS Environment Ltd;
- Desktop Ecology Study, prepared by ALTEMAR;
- Wintering Bird Assessment, prepared by ALTEMAR;
- Screening Report for Appropriate Assessment, prepared by OPENFIELD Ecological Services; and
- Operational Waste Management Plan, prepared by Enviroguide.

Electronic copies of the above planning documentation is available at www.clongriffinlrd.com

I look forward to receiving acknowledgment of receipt and validation of the subject application in due course.

Yours faithfully,



Hennie Kallmeyer
Declan Brassil & Co. Ltd.