

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

Our Ref. 24121

10 April 2025

RE: PROPOSED AMENDMENTS TO PREVIOUSLY PERMITTED under ABP Ref. ABP-310567-21 (as amended by DCC Reg. Ref. LRD6042/23) STRATEGIC HOUSING DEVELOPMENT AT NO. 42A PARKGATE STREET, DUBLIN 8.

Dear Sir/Madam,

We Stephen Little & Associates 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. Supplementary Form 19.
2. Newspaper Notice.
3. Site Notice.
4. Proof of Payment.
5. Part V Proposal Letter.
6. Part V Schedule of Accommodation & Approximate Cost.
7. Dublin City Council Part V Validation Letter.
8. Dublin City Council Section 247(7) Determination Letter.
9. Landowner Letter of Consent.
10. Letter of Consent - Dublin City Council Parks.
11. Letter of Consent - Dublin City Council Transport.
12. Applicant Consent to Agent Letter.
13. Planning Application Report, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
14. Architectural drawings (consented and proposed), prepared by Reddy Architecture & Urbanism (refer to enclosed schedule)
15. Architectural Design Statement (including Housing Quality Assessment), prepared by Reddy Architecture & Urbanism

16. Construction Environmental Management Plan Note, prepared by ARUP Group
17. Drainage and Watermain Report, prepared by ARUP Group
18. Site Specific Flood Risk Assessment, prepared by ARUP Group
19. Transport Statement, prepared by ARUP Group
20. Telecommunications Technical Note, prepared by ISM Independent Site Management
21. Landscape Drawings, prepared by Mitchell + Associates (refer to enclosed schedule)
22. Building Lifecycle Report, prepared by Aramark
23. Property Management Strategy Report, prepared by Aramark
24. Daylight and Sunlight Report, prepared by IN2 Engineering Design Partnership
25. Energy Analysis Report, prepared by IN2 Engineering Design Partnership
26. Micro-Climatic Wind Analysis & Pedestrian Comfort Report, prepared by IN2 Engineering Design Partnership
27. Verified Photomontages, prepared by Modelworks
28. Operational Waste Management Plan, prepared by AWN Consulting Ltd
29. Resource Waste Management Plan, prepared by AWN Consulting Ltd
30. Hydrological & Hydrogeological Qualitative Risk Assessment, prepared by AWN Consulting Ltd
31. Appropriate Assessment Screening & Natura Impact Statement, prepared by Altamar
32. Cultural Heritage Impact Assessment, prepared by Courtney Deery Cultural Heritage Consultancy Ltd.
33. Landscape and Visual Impact Assessment, prepared by ARC Architectural Consultants
34. Conservation Statement, 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

10 April 2025