

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

Our Ref. 24096

10 December 2024

RE: PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT 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 Supplementary Form 19.
2. Newspaper Notice.
3. Site Notice.
4. Proof of Payment.
5. Part V Schedule of Accommodation and Approximate Costs.
6. Dublin City Council Part V Validation Letter.
7. Landowner Letter of Consent (The Platform ICAV)
8. Letter of Consent, Dublin City Council Parks Department
9. Letter of Consent, Dublin City Council Environment and Transportation Department
10. Applicant Consent to Agent Letter
11. Section 247 (7) Determination Letter from Dublin City Council.
12. Uisce Eireann Correspondence, including Confirmation of Feasibility.
13. Planning Application Report & Statement of Consistency, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
14. Community and Social Infrastructure Audit, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
15. Childcare Needs Assessment, prepared by Stephen Little and Associates
16. Community Safety Strategy, prepared by Stephen Little and Associates
17. Environmental Impact Assessment Screening Report, prepared by Stephen Little and Associates
18. Architectural drawings, prepared by Reddy Architecture & Urbanism (refer to enclosed schedule)

19. Drawing No. PGATE-RAU-ZZ-ZZ-DR-A-SCH-34401 'Gate Schedule 01', prepared by Reddy Architecture & Urbanism.
20. Architectural Design Statement, including Housing Quality Assessment and Schedule of Accommodation prepared by Reddy Architecture & Urbanism
21. Demolition Justification Report and Associated Appendices, prepared by Reddy Architecture & Urbanism
22. Drainage and Watermain Planning Report, prepared by ARUP Group
23. Site Specific Flood Risk Assessment, prepared by ARUP Group
24. Transport Statement, prepared by ARUP Group
25. Construction and Environmental Management Plan, prepared by ARUP Group
26. Basement Impact Assessment, prepared by ARUP Group
27. Landscape Drawings, prepared by Mitchell + Associates (refer to enclosed schedule)
28. Landscape Design Report, prepared by Mitchell + Associates
29. Building Lifecycle Report, prepared by Aramark
30. Property Management Strategy Report, prepared by Aramark
31. Sunlight & Daylight Analysis, prepared by IN2 Engineering Design Partnership
32. Energy Analysis Report, prepared by IN2 Engineering Design Partnership
33. Micro-Climatic Wind Analysis and Pedestrian Comfort Report, prepared by IN2 Engineering Design Partnership
34. Drawing No. PGATE-ZZ-ZZ-ZZZ-DR-IN2-EE-0101, prepared by IN2 Engineering Design Partnership
35. Drawing No. PGATE-02-RF-ZZZ-DR-IN2-EE-7301, prepared by IN2 Engineering Design Partnership
36. Verified Photomontages, prepared by Modelworks
37. Operational Waste Management Plan, prepared by AWN Consulting LTD
38. Resource Waste Management Plan, prepared by AWN Consulting LTD
39. Hydrological & Hydrogeological Qualitative Risk Assessment, prepared by AWN Consulting LTD
40. Arboricultural Assessment & Impact Report, prepared by CML Hort + Arb Ltd
41. Drawing No. TPAR002 101, prepared by CML Hort + Arb Ltd
42. Drawing No. TPAR002 102, prepared by CML Hort + Arb Ltd
43. Visual Impact Assessment, prepared by ARC Architectural Consultants
44. Architectural Heritage Impact Assessment, prepared by ARC Architectural Consultants
45. Telecommunications Report, prepared by ISM.
46. Ecological Impact Assessment Report, prepared by Altemar
47. Appropriate Assessment and Natura Impact Statement, prepared by Altemar
48. Cultural Heritage Impact Assessment, prepared by Courtney Deery Archaeology & Cultural Heritage.

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,

Niamh Robinson

STEPHEN LITTLE & ASSOCIATES

10 December 2004