

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

Our Ref. 20061

18 June 2021

**RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA
PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. ‘BUILD-TO-RENT’
APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, CAFÉ/RESTAURANT,
REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE
SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE
STREET, DUBLIN 8.**

Dear Sir / Madam,

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2, have been instructed by our client, Ruiside Developments Ltd, Usher House, Main Street, Dundrum, Dublin D14 N7Y8 to make this Planning Application to An Bord Pleanála under the provision of Section 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

As per Article 297(5) of the Planning and Development Regulations 2001 – 2017, please find enclosed: -

1. Planning Fee €51,633 (EFT Proof of Payment Enclosed).
2. Planning Application Form.
3. Newspaper Notice.
4. Site Notice.
5. Letter of Consent from Dublin City Council Parks, dated 01 April 2021.
6. Letter of Consent from Dublin City Council Transport, dated 23 April 2021.
7. Letter of Consent from Landowner, dated 26 May 2021.
8. Parkgate Street Deed of Covenant.
9. Copies of Cover Letters sent to Prescribed Bodies with copy of Strategic Housing Development Planning Application.
10. Copy of Cover Letter sent to Dublin City Council with copy of Strategic Housing Development Planning Application.
11. Confirmation of Feasibility Statement from Irish Water, dated 14 October 2020.
12. Statement of Design Acceptance from Irish Water, dated 13 December 2019.
13. Applicant’s Part V Proposal (incl. Methodology of Calculation of Costs Table), as set out in the letter dated 25 November 2020, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
14. Dublin City Council Part V Validation Letter, dated 04 December 2020.
15. Letter from Irish Aviation Authority, dated 09 April 2021.

16. Planning Report and Statement of Consistency (including Statement of Response to An Bord Pleanála), prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
17. Childcare Needs Assessment, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
18. Community and Social Infrastructure Audit, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
19. Material Contravention Statement, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
20. Architectural Drawings, prepared by prepared by Reddy Architecture & Urbanism in association with Glenn Howells Architects. (see schedule enclosed with each bundle).
21. Architectural Design Statement, prepared by Reddy Architecture & Urbanism in association with Glenn Howells Architects.
22. Response to An Bord Pleanála Opinion document, prepared by Reddy Architecture & Urbanism in association with Glenn Howells Architects.
23. Housing Quality Assessment and Schedules, prepared by Reddy Architecture & Urbanism.
24. Glenn Howells Architects Company Profile booklet, prepared by Glenn Howells Architects.
25. Landscape Design Report, prepared by Mitchell & Associates Landscape Architects.
26. Landscape Drawings, including Ground floor and Roof Garden drawings, prepared by Mitchell & Associates Landscape Architects. (see schedule of drawings attached with each bundle).
27. Arboricultural and Tree Protection Report and drawings (including Tree Protection Plan and Tree Survey & Constraints Plan), prepared by CMK Horticulture & Arboriculture Ltd. (see schedule of drawings attached with each bundle).
28. Drainage and Watermain Planning Report, including Drainage and Watermain drawings, prepared by Arup Consulting Engineers. (see schedule of drawings attached with each bundle).
29. Flood Risk Assessment and Statement of Consistency, prepared by Arup Consulting Engineers.
30. Transport Statement and Statement of Consistency, prepared by Arup Consulting Engineers.
31. Environmental Impact Assessment Report, co-ordinated by Stephen Little & Associates Chartered Town Planners & Development Consultants.
32. EIA Portal Confirmation, provided by Stephen Little & Associates Chartered Town Planners & Development Consultants.
33. Construction & Demolition Waste Management Plan, prepared by AWN Consulting.
34. Operational Waste Management Plan, prepared by AWN Consulting.
35. Construction & Environmental Management Plan, prepared by ARUP Consulting Engineers.
36. Report for the purposes of Appropriate Assessment Screening, prepared by Moore Group.
37. Natura Impact Statement, prepared by Moore Group.
38. Building Lifecycle Report, prepared by Aramark Property.
39. Property Management Strategy Report, prepared by Aramark Property.
40. Parkgate Street: A Focus for Heuston Northern Quarter Expert Opinion in support of planning submission to An Bord Pleanála, prepared by John Worthington & Lora Nicolaou.
41. Energy Analysis Report, prepared by IN2 Engineering Design Partnership.
42. Public Lighting Cover Letter, dated 16 June 2021, prepared by IN2 Design Partnership
43. Daylight and Sunlight Analysis, prepared by IN2 Engineering Design Partnership.
44. Energy Analysis Report, prepared by IN2 Engineering Design Partnership.

45. Microclimatic Wind Analysis and Pedestrian Comfort, prepared by IN2 Engineering Design Partnership.
46. Specific Assessment – Section 3.2 of the Building Height Guidelines (2018), prepared by Independent Site Management (ISM).

2 no. hard copies and **3 no. machine-readable copies** of these plans and particulars are enclosed.

We can also confirm that 6 no. hard copies and 1no. machine readable copy of the above listed plans and particulars have been issued simultaneously to Dublin City Council as per Article 297(6) of the Planning and Development Regulations 2001 – 2017 (copy of Cover Letter dated 18 June 2021 issued to Dublin City Council is attached herewith).


Furthermore, a copy of the above plans and particulars have been electronically issued on 18 June 2021 to the Prescribed Bodies identified as part of the An Bord Pleanála Opinion and as per Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, including: -

1. Irish Water
2. Transport Infrastructure Ireland
3. Minister for Housing, Local Government and Heritage
4. National Transport Authority
5. Inland Fisheries Ireland
6. Irish Aviation Authority
7. An Taisce- the National Trust for Ireland
8. Heritage Council
9. Failte Ireland
10. An Comhairle Ealaíonn
11. Dublin City Childcare Committee

A copy of the letters issued to the Prescribed Bodies are enclosed with this application.

We trust that the enclosed is in order and we would ask that all future correspondence in relation to this planning file be directed to this office.

Yours faithfully,



Eleanor MacPartlin
Associate Director
STEPHEN LITTLE & ASSOCIATES