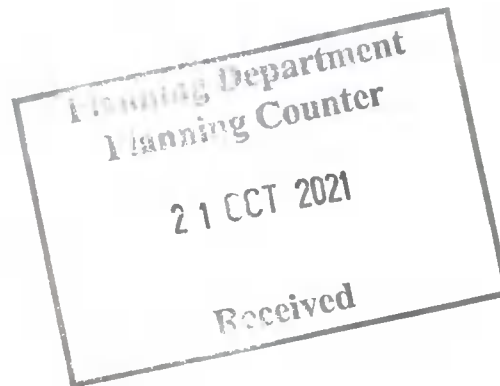


Senior Administrative Officer,
Planning Department,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.
D24 YNN5



Our Ref. 21097

21 October 2021

RE: PLANNING APPLICATION FOR AMENDMENTS TO BLOCK G AS PREVIOUSLY PERMITTED UNDER SDCC REG. REF. SDZ21A/0007 AT A SITE MEASURING C. 1.05 HA IN DEVELOPMENT AREA 11 – ADAMSTOWN STATION, CO. DUBLIN

Dear Sir/Madam,

We are instructed by our client, Quintain Developments Ireland Limited, 6th Floor, Fitzwilliam Court, Leeson Close, Dublin 2 to lodge this planning application for the development outlined above and described in the plans and particulars that accompany this planning application.

This application is being made in accordance with the Adamstown Planning Scheme 2014 as amended and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.

Enclosed herewith are the following documents:

1. Completed Application Form, signed and dated.
2. Proof of payment for planning application fee of €3,582.50
3. Newspaper Notice published in The Irish Daily Star on the 21 October 2021 (1 no. original copy of the relevant page).
4. Site Notice erected at 3no. locations on 21 October 2021 (1 no. copy enclosed).
5. Letter of Consent from Adamstown Infrastructure Designated Activity Company
6. Letter of Consent from Adamstown Station 1 Limited
7. Letter of Consent from Adamstown Station & Boulevard Limited.
8. Copy of Part V Proposals as submitted under Reg. Ref. SDZ21A/0007.

6no. copies of the following documents and drawings:

1. Planning Application Report, prepared by Stephen Little & Associates.
2. Planning Drawings, prepared by Henry J Lyons Architects (Please refer to enclosed drawing schedule)



QUINTAIN

Quintain Developments Ireland Ltd,
Fitzwilliam Court,
6th Floor,
Leeson Cl,
Dublin,
D02 YW24

South Dublin County Council
Planning Department
County Hall
Town Centre
Tallaght
Dublin 24

21 April 2021

Subject to Agreement/Without Prejudice

RE: SECTION 96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED AND THE STATUTORY REGULATIONS MADE THEREUNDER. APPLICATION BY QUINTAIN DEVELOPMENTS IRELAND LIMITED FOR PERMISSION FOR RESIDENTIAL DEVELOPMENT AT ADAMSTOWN STATION, LUCAN, CO. DUBLIN.

Dear Sir/Madam,

We write to the Planning Authority regarding the above matter and refer to the above-mentioned proposed planning application and set out herewith, pursuant to SI No. 387 of 2015, details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

Please note that the content of this letter is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. Please also note that the information set out herewith is purely for the purposes of facilitating the making of a valid planning application and will ultimately be subject to possible amendment and formal agreement with South Dublin County Council prior to submission of the Commencement Notice in relation to the development of the site. The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015 and should be read as being indicative as a result.

We note under the Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be available at this time.

Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide the equivalent value of 10% of the site in the form of units on site in order to comply with Part V. The proposals for Block G comprise 185 units @ 10% equates to 18 units.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority currently is €5,112,837 on the basis of the Council acquiring 18 no. units.

Identification of Units

In the context of the Block G development at Adamstown Station as shown in this planning application it is therefore proposed to provide up to 18 units on site in total to comply with Part V of the Act. It is proposed to provide the accommodation in the form of:

QUINTAIN DEVELOPMENTS IRELAND LTD | FITZWILLIAM COURT | LEESON CLOSE | DUBLIN 2 | D02YW24 | IRELAND
TELEPHONE +353 (01) 5260352 | WEBSITE WWW.QUINTAIN.IE
QUINTAIN IRELAND BOARD | TIMOTHY BEAULAC (USA) | EDDIE BYRNE | JOHN HENNESSY | MICHAEL HYNES
MICHAEL JENKINS (AUS) | JEFF JOHNSON | JAMES RIDDELL (UK)
COMPANY REGISTRATION NUMBER 656280



QUINTAIN

- 7 no. 1 bedroom apartments @ 49 sqm
- 6 no. 2 bedroom 3 person apartments @ 64 sqm
- 5 no. 2 bedroom 4 person apartments @ 77 sqm

with an estimated cost per unit to the Local Authority as follows:-

- 7 no. 1 bedroom apartment – €1,585,288
- 6 no. 2 bedroom 3 person apartment – €1,764,359
- 5 no. 2 bedroom 4 person apartment – €1,763,190

The above is subject to change depending upon the nature of any final grant of permission, including Conditions and the assessment by the Housing Authority of the ultimate proposal.

Methodology of Calculation of Costs

We confirm that the methodology for estimating the costs set out above follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of costs are set out below: -

House Type	1 bed Apt (49 sqm)	2 bed Apt (64 sqm)	2 bed Apt (77 sqm)
Size (m ²)	49	64	77
Construction Cost	163,236	213,207	256,514
Builders Profit	12,243	15,990	19,239
Development Costs	19,054	24,887	29,942
Land Cost	5,000	5,000	5,000
VAT @ 13.5%	26,937	34,976	41,944
Total Estimated Costs	226,470	294,060	352,638
Total Number of Units	7	6	5
Subtotal	1,585,288	1,764,359	1,763,190
TOTAL			5,112,837

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

We trust the above is in order.

Yours faithfully,

Amy Lee
QUINTAIN DEVELOPMENTS IRELAND LTD

Adamstown Station & Boulevard Limited

Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24, Ireland

Tel. No: + 353-1-6181800; Fax No: + 353-1-6181801

Senior Administrative Officer
Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24Y NN5

08 March 2021

**Re: Planning Application in respect to lands east of Adamstown Station,
Adamstown, Lucan, Co. Dublin.**

To whom it may concern,

We refer to the above and confirm that Quintain Developments Ireland Ltd have an agreement to develop the lands at Adamstown Station and are authorised to engage with South Dublin County Council on matters in relation to the site, to include lodging planning permission and any associated pre-planning meetings.

Please contact Amy Lee, on 083 460 0446, if you have any queries.

Yours faithfully,



Thomas Bather
Director
Adamstown Station & Boulevard Ltd

Director: Thomas Bather (UK)

Company Registered Office: Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24, Ireland
Registered in Dublin, Ireland with Company Registration No: 672597

Adamstown Station 1 Limited

Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24, Ireland

Tel. No: + 353-1-6181800; Fax No: + 353-1-6181801

Senior Administrative Officer
Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24YNN5

09 December 2020

**Re: Planning Amendment Application to Block F in respect of Planning Application
ref: SDZ20A/0008 at Adamstown Station, Adamstown, Lucan, Co. Dublin.**

To whom it may concern,

We refer to the above and confirm that Quintain Developments Ireland Ltd have an agreement to develop the lands at Adamstown Station and are authorised to engage with South Dublin County Council on matters in relation to the site, to include lodging planning permission and any associated pre-planning meetings.

Please contact Amy Lee, on 083 460 0446, if you have any queries.

Yours faithfully,



Director: John Hennessy

Company Registered Office: Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24, Ireland

Registered in Dublin, Ireland with Company Registration No: 668489

Adamstown Station 1 Limited

Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24, Ireland
Tel. No: + 353-1-6181800; Fax No: + 353-1-6181801

Senior Administrative Officer
Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24Y NN5

08 March 2021

**Re: Planning Application in respect to lands east of Adamstown Station,
Adamstown, Lucan, Co. Dublin.**

To whom it may concern,

We refer to the above and confirm that Quintain Developments Ireland Ltd have an agreement to develop the lands at Adamstown Station and are authorised to engage with South Dublin County Council on matters in relation to the site, to include lodging planning permission and any associated pre-planning meetings.

Please contact Amy Lee, on 083 460 0446, if you have any queries.

Yours faithfully,



John Hennessey
Director
Adamstown Station 1 Ltd

**Adamstown Infrastructure
Designated Activity Company**

Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24, Ireland
Tel. No: + 353-1-6181800; Fax No: + 353-1-6181801

Senior Administrative Officer
Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24Y NN5

08 March 2021

**Re: Planning Application in respect to lands east of Adamstown Station,
Adamstown, Lucan, Co. Dublin.**

To whom it may concern,

We refer to the above and confirm that Quintain Developments Ireland Ltd have an agreement to develop the lands at Adamstown Station and are authorised to engage with South Dublin County Council on matters in relation to the site, to include lodging planning permission and any associated pre-planning meetings.

Please contact Amy Lee, on 083 460 0446, if you have any queries.

Yours faithfully,



John Hennessey
Director
Adamstown Infrastructure DAC

11th March 2021

Ms Amy Lee
Senior Development Manager
Quintain Developments Ireland Ltd
Fitzwilliam Court, Leeson Close,
Dublin 2

Dear Ms Lee,

It is noted that **Quintain Developments Ireland Ltd** intend to lodge a planning application to develop a site within "Block G" Adamstown Station, Lucan, Co Dublin.

In respect of lodging the proposed Planning application I can confirm that Quintain Developments Ireland Ltd has engaged with the Housing Department, South Dublin County Council regarding a Part V proposal to satisfy Part V. It is noted that the proposed Part V units include 7 x one bed apartments and 11 x two bed apartments.

South Dublin County Council's preference in respect of Part V is to acquire units on site and is bound by the planning permissions granted. In the event of the granting of planning permission the unit nos., types, location and costings in respect of Part V requirement are to be agreed with Housing Department subject to approval of the Department of Housing, Local Government and Heritage.

Should you have any queries regarding this letter please do not hesitate to contact me.

Yours sincerely,



Rachel Jackson
Administrative Officer
Housing Department

DRAWING / DOCUMENT ISSUE TRACKER
(ADC-HJL-G-XX-RG-A-P0003)

Henry J Lyons

QUINTAIN IRELAND LTD.		JOB NO	950749		
Project Name		DAY	13	13	13
ADAMSTOWN STATION - BLOCK G		MONTH	06	06	10
		YEAR	2021	2021	2021

Issue	Drawn	Checked	By	Type	Scale	Size	Issue No	Issue Date	Issue Description	Issue Status				
0000 SITE														
ADC	HJL	G	00	DR	A	000	P01	PERMITTED	SITE LOCATION MAP	1:5000	A1	P01		
ADC	HJL	G	00	DR	A	000	P02	PERMITTED	SITE LOCATION MAP	1:5000	A1	P01	P02	
ADC	HJL	G	00	DR	A	000	P01	PERMITTED	PLANNING APPLICATION SITE BOUNDARY	1:500	A1	P01	P02	
ADC	HJL	G	00	DR	A	000	P02	PERMITTED	PLANNING APPLICATION SITE BOUNDARY	1:500	A1	P01	P02	
ADC	HJL	G	00	DR	A	0010	P02	PERMITTED	SITELAYOUT PLAN	1:500	A1	P01	P02	
ADC	HJL	G	00	DR	A	0010	P03	PERMITTED	SITELAYOUT PLAN	1:500	A1	P01	P02	P03
1000 GENERAL ARRANGEMENTS														
ADC	HJL	G	00	DR	A	1010	P02	PERMITTED	GENERAL ARRANGEMENT - LEVEL 00 - GROUND FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	00	DR	A	1010	P03	PERMITTED	GENERAL ARRANGEMENT - LEVEL 00 - GROUND FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	01	DR	A	1011	P02	PERMITTED	GENERAL ARRANGEMENT - LEVEL 01 - FIRST FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	01	DR	A	1011	P03	PERMITTED	GENERAL ARRANGEMENT - LEVEL 01 - FIRST FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	02	DR	A	1012	P02	PERMITTED	GENERAL ARRANGEMENT - LEVEL 02 - SECOND FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	02	DR	A	1012	P03	PERMITTED	GENERAL ARRANGEMENT - LEVEL 02 - SECOND FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	03	DR	A	1013	P02	PERMITTED	GENERAL ARRANGEMENT - LEVEL 03 - THIRD FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	03	DR	A	1013	P03	PERMITTED	GENERAL ARRANGEMENT - LEVEL 03 - THIRD FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	04	DR	A	1014	P02	PERMITTED	GENERAL ARRANGEMENT - LEVEL 04 - FOURTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	04	DR	A	1014	P03	PERMITTED	GENERAL ARRANGEMENT - LEVEL 04 - FOURTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	05	DR	A	1015	P02	PERMITTED	GENERAL ARRANGEMENT - LEVEL 05 - FIFTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	05	DR	A	1015	P03	PERMITTED	GENERAL ARRANGEMENT - LEVEL 05 - FIFTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	06	DR	A	1016	P02	PERMITTED	GENERAL ARRANGEMENT - LEVEL 06 - SIXTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	06	DR	A	1016	P03	PERMITTED	GENERAL ARRANGEMENT - LEVEL 06 - SIXTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	07	DR	A	1017	P02	PERMITTED	GENERAL ARRANGEMENT - LEVEL 07 - SEVENTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	07	DR	A	1017	P03	PERMITTED	GENERAL ARRANGEMENT - LEVEL 07 - SEVENTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	08	DR	A	1018	P02	PERMITTED	GENERAL ARRANGEMENT - LEVEL 08 - EIGHTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	08	DR	A	1018	P03	PERMITTED	GENERAL ARRANGEMENT - LEVEL 08 - EIGHTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	09	DR	A	1019	P02	PERMITTED	GENERAL ARRANGEMENT - LEVEL 09 - NINTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	09	DR	A	1019	P03	PERMITTED	GENERAL ARRANGEMENT - LEVEL 09 - NINTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	09	DR	A	1019	P01	PERMITTED	GENERAL ARRANGEMENT - LEVEL 09 - NINTH FLOOR PLAN	1:200	A1	P01	P02	P03
ADC	HJL	G	09	DR	A	1019	P02	PERMITTED	GENERAL ARRANGEMENT - LEVEL 09 - NINTH FLOOR PLAN	1:200	A1	P01	P02	P03
2000 ELEVATIONS														
ADC	HJL	G	22	DR	A	2010	P02	PERMITTED	BLOCK G - GENERAL ARRANGEMENT - EAST & WEST ELEVATIONS	1:200	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	2010	P03	PERMITTED	BLOCK G - GENERAL ARRANGEMENT - EAST & WEST ELEVATIONS	1:200	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	2011	P02	PERMITTED	BLOCK G - GENERAL ARRANGEMENT - NORTH & SOUTH ELEVATIONS	1:200	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	2011	P03	PERMITTED	BLOCK G - GENERAL ARRANGEMENT - NORTH & SOUTH ELEVATIONS	1:200	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	2012	P02	PERMITTED	BLOCK G - GENERAL ARRANGEMENT - EAST & WEST ELEVATIONS	1:200	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	2012	P03	PERMITTED	BLOCK G - GENERAL ARRANGEMENT - EAST & WEST ELEVATIONS	1:200	A1	P01	P02	P03
3000 SECTIONS														
ADC	HJL	G	22	DR	A	3001	P02	PERMITTED	BLOCK G - GENERAL ARRANGEMENT - SECTIONS	1:200	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	3001	P03	PERMITTED	BLOCK G - GENERAL ARRANGEMENT - SECTIONS	1:200	A1	P01	P02	P03
4000 EXTERNAL WORKS														
ADC	HJL	G	22	DR	A	4001	P02	PERMITTED	BLOCK G - BICYCLE PARKING ENCLOSURES	1:200	A1			P03
5000 UNIT TYPE KEY PLANS														
ADC	HJL	G	22	DR	A	5001	P02	PERMITTED	APARTMENT TYPE KEY PLANS	1:500	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	5001	P03	PERMITTED	APARTMENT TYPE KEY PLANS	1:500	A1	P01	P02	P03
6000 UNIT TYPE PLANS														
ADC	HJL	G	22	DR	A	6001	P02	PERMITTED	1 BED APARTMENT TYPES SHEET 1	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6001	P03	PERMITTED	1 BED APARTMENT TYPES SHEET 1	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6002	P02	PERMITTED	1 BED APARTMENT TYPES SHEET 2	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6002	P03	PERMITTED	1 BED APARTMENT TYPES SHEET 2	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6003	P01	PERMITTED	1 BED APARTMENT TYPES SHEET 3	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6003	P02	PERMITTED	1 BED APARTMENT TYPES SHEET 3	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6003	P03	PERMITTED	1 BED APARTMENT TYPES SHEET 3	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6004	P01	PERMITTED	1 BED APARTMENT TYPES SHEET 4	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6004	P02	PERMITTED	1 BED APARTMENT TYPES SHEET 4	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6004	P03	PERMITTED	1 BED APARTMENT TYPES SHEET 4	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6005	P01	PERMITTED	2 & 3 BED APARTMENT TYPES SHEET 5	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6005	P02	PERMITTED	2 & 3 BED APARTMENT TYPES SHEET 5	1:50	A1	P01	P02	P03
ADC	HJL	G	22	DR	A	6005	P03	PERMITTED	2 & 3 BED APARTMENT TYPES SHEET 5	1:50	A1	P01	P02	P03
7000 DIAGRAMS														
ADC	HJL	G	22	DR	A	7001	P01	PERMITTED	SETBACK ANALYSIS	1:500	A1			P03
8000 PROPOSED 3D VISUALISATIONS														
ADC	HJL	G	XX	DR	A	8001	P01	PERMITTED	3D VIEW @ 0°	1:500	A1			P03
ADC	HJL	G	XX	DR	A	8001	P02	PERMITTED	3D VIEW @ 0°	1:500	A1			P03
ADC	HJL	G	XX	DR	A	8001	P03	PERMITTED	3D VIEW @ 0°	1:500	A1			P03
ADC	HJL	G	XX	DR	A	8002	P01	PERMITTED	3D VIEW @ 15°	1:500	A1			P03
ADC	HJL	G	XX	DR	A	8002	P02	PERMITTED	3D VIEW @ 15°	1:500	A1			P03
ADC	HJL	G	XX	DR	A	8002	P03	PERMITTED	3D VIEW @ 15°	1:500	A1			P03
ARCHITECTURAL DESIGN STATEMENT														
ADC	HJL	G	XX	DR	A	000	P01	PERMITTED	ARCHITECTURAL DESIGN STATEMENT	1:500	A1			P03
REPORTS AND SCHEDULES														
ADC	HJL	G	22	DR	A	1801	P01	PERMITTED	SCHEDULE OF AREAS (SOA)	1:500	A1			P03
ADC	HJL	G	22	DR	A	1801	P02	PERMITTED	SCHEDULE OF AREAS (SOA)	1:500	A1			P03
ADC	HJL	G	22	DR	A	1801	P03	PERMITTED	SCHEDULE OF AREAS (SOA)	1:500	A1			P03
ADC	HJL	G	XX	DR	A	1802	P01	PERMITTED	BLOCK G SCHEDULES AND HQM	1:500	A1			P03
ADC	HJL	G	XX	DR	A	1802	P02	PERMITTED	BLOCK G SCHEDULES AND HQM	1:500	A1			P03
ADC	HJL	G	XX	DR	A	1802	P03	PERMITTED	BLOCK G SCHEDULES AND HQM	1:500	A1			P03
ADC	HJL	G	22	DR	A	1803	P01	PERMITTED	OFFICE SPACE SCHEDULE	1:500	A1			P03
ADC	HJL	G	22	DR	A	1803	P02	PERMITTED	OFFICE SPACE SCHEDULE	1:500	A1			P03
ADC	HJL	G	22	DR	A	1803	P03	PERMITTED	OFFICE SPACE SCHEDULE	1:500	A1			P03

CIRCULATION		Issued by	SEN	SH	SH
Client	Quintain Ireland	(M) (A) (J) (S) (P) (E) (M) (S) (M)			
Designer	Henry J Lyons & Associates		X	X	X
Consulting Engineers	Corbis Sutton Consulting Engineers		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer	Corbis Sutton Consulting Engineers		X	X	X
Architectural Designer	Henry J Lyons & Associates		X	X	X
Structural Engineer	Corbis Sutton Consulting Engineers		X	X	X
MEP Engineer					

3. Urban Design Statement (including Schedule of Accommodation), prepared by Henry J Lyons Architects
4. Housing Quality Assessment prepared by Henry J Lyons Architects.
5. Engineering Drawings, prepared by CS Consulting Engineers (Please refer to enclosed drawing schedule).
6. Engineering Service Report, prepared by CS Consulting Engineers.
7. Specific Flood Risk Assessment, prepared by CS Consulting Engineers.
8. Roads Engineering Drawings, prepared by Atkins Consulting Engineers (please refer to enclosed drawing schedule).
9. Roads Engineering Report, prepared by Atkins Consulting Engineers
10. Design Stage Traffic Management Plan, prepared by Atkins Consulting Engineers
11. Transport Statement, prepared by Atkins Consulting Engineers
12. Mobility Management Plan, prepared by Atkins Consulting Engineers
13. Road Safety Audit, prepared by Atkins Consulting Engineers
14. Landscape Design Statement, prepared by Camlins Landscape Architects
15. Landscape, Boundary treatment and Planting Schedule Drawings, prepared by Camlins Landscape Architects (please refer to enclosed drawing schedule)
16. Lighting Layout Drawing No: H618-OCSC-XX-XX-SK-E-001, prepared by OCSC Consulting Engineers
17. Public Lighting Report, prepared by OCSC Consulting Engineers
18. Daylight Sunlight Report, prepared by OCSC Consulting Engineers
19. Energy & Sustainability Report, prepared by OCSC Consulting Engineers
20. Construction & Demolition Waste Management Plan, prepared by AWN Consultants
21. Operational Waste Management Plan, prepared by AWN Consultants
22. Construction Environmental Management Plan, prepared by AWN Consultants
23. CGI's, prepared by Red Vertex (also included in Henry J Lyons Design Statement)

We trust that everything is in order, and we look forward to receiving a favourable decision from the Planning Authority in due course.

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