

MANAHAN PLANNERS

Town Planning Consultants

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17th January 2022

Strategic Housing Development Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Re: Proposed Strategic Housing Development at a Site Located at Mill Road, Saggart, Co. Dublin (ABP-308982-20)


Dear Sir/Madam,

On behalf of our client, Tetrarch Residential Limited, of 2nd Floor, Europa House, Block 9 Harcourt Centre, Harcourt Street, Dublin 2, we wish to apply for Permission for a Strategic Housing Development (SHD) at a Site Located at Mill Road, Saggart, Co. Dublin. As part of this application we enclose a fully completed Application Form, Site Notice, Newspaper Notice, a cheque for the Planning Fee of €37,607.20, Irish Water Statement of Design Acceptance and 2 no. hard copies and 3 no. soft copy (CD's) of the following;

- A Statement of Consistency prepared by Manahan Planners,
- A Contravention Report and Social Infrastructure Audit prepared by Manahan Planners,
- Architect Design Statement and Drawings from Darmody Architecture,
- Housing Quality Assessment and Schedule of Accommodation prepared by Darmody Architecture,
- Landscape Design Statement and Drawings by Murray & Associates Landscape Architects,
- Tree Protection Strategy by Murray & Associates Landscape Architects,
- Noise Impact Assessment by AWN Consulting Engineers,
- Part V proposal Schedules and Drawings prepared by Darmody Architecture,
- Part V Validation Letter, dated 8th November 2021, from South Dublin County Council,
- Letter of Consent from South Dublin County Council for access point,
- Letter of Consent from Cape Wrath Hotel ULC re cycle/path on adjoining lands,
- Traffic Assessment Report including Preliminary Mobility Management Plan, DMURS Statement of Consistency and Stage 1 Road Safety Audit prepared by NRB Consultants
- Daylight, Sunlight and Shadow Assessment undertaken by Chris Shackleton Consulting,
- Photomontages prepared by Chris Shackleton Consulting,
- AA Screening and Ecological Impact Assessment prepared by Altemar,
- EIA Screening Statement & Statement in accordance with Article 299B (1)(b)(ii)(II)(C) prepared by Manahan Planners,
- Construction Management Plan, Flood Risk Assessment and Infrastructure Design Report by CS Consulting, Irish Water Pre-Connection response attached as Appendix B of the Report,
- Sustainability Report, Sight Lighting Report and Utility Briefing Note prepared by Renaissance Engineering,
- Sustainability Statement prepared by Tetrarch Capital Ltd.,
- Response to the Board's Opinion and South Dublin County Council's Opinion at pre-Application stage, prepared by Darmody Architecture.

We trust this is to your satisfaction and we look forward to hearing back from you in due course.

Yours faithfully,



Tony Manahan
Manahan Planners