

MANAHAN PLANNERS

Town Planning Consultants

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17th January 2022

Planning Registry,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24, D24 YNN5

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 are applying to An Bord Pleanála for Permission for a Strategic Housing Development (SHD) at a site located at Mill Road, Saggart, Co. Dublin. As part of this Application we include a, Site Notice, Newspaper Notice, Irish Water Statement of Design Acceptance and 6 no. hard copies and 2 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,
- Letter of Consent from Cape Wrath Hotel ULC,
- Traffic Assessment Report including Preliminary Mobility Management Plan, DMURS Statement of Consistency and Stage 1 Road Safety Audit prepared by NRB Consultants
- Preliminary Daylight, Sunlight and Shadow Assessment undertaken by Chris Shackleton Consulting,
- Photomontages prepared by Chris Shackleton Consulting,
- AA Screening 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.

The Planning Fee of €37,607.20 has been paid to An Bord Pleanála upon lodgment of this Application.

Yours faithfully,



Tony Manahan
Manahan Planners