



**SIMON CLEAR & ASSOCIATES
PLANNING AND DEVELOPMENT
CONSULTANTS**

Planning Department,
Dun Laoghaire Rathdown County Council,
County Hall,
Marine Road,
Dun Laoghaire,
Co. Dublin.

21st March 2022

Re: - Strategic Housing Development for Lands at Kilmashogue House and Coill Avon House, Whitechurch Road, Rathfarnham, Dublin 16

Dear Secretary,

On behalf of BCDK Holdings Limited and Coill Avon Limited we wish to apply for planning permission for a residential development with a creche and neighbourhood centre on lands at Kilmashogue House and Coill Avon House, Whitechurch Road, Rathfarnham, Dublin 16.

This application falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 as it is a proposed *'development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses.'*

The applicant team has endeavoured to meet all of the requirements stipulated in the legislation.



Simon Clear B.A. Dip. T.P. MIPI
Darran Quaille B.A. MRUP MSc BLUP MIPI
Paula Shannon B.A. MRUP MIPI

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Vat No. 9803199H

The application is supported by the following plans and particulars:-

Application Form;

Copy of Newspaper Notice;

Copy of Site Notice;

Letters of Consent x 2 (DLRCC and SDCC);

Letters to Prescribed Bodies;

Application Fee – Cheque enclosed (€29,353.60)

Schedule of Reports

Title	Prepared by:
Planning Report and Statement of Consistency	Doyle Kent Planning Partnership Ltd
Statement of Consistency - DLRCDP	Simon Clear & Associates
Material Contravention Statement	Simon Clear & Associates
Social Infrastructure Audit	Simon Clear & Associates
Response to ABP Opinion	Simon Clear & Associates
Response to Local Authority Opinions	Simon Clear & Associates
EIA Screening Report	Simon Clear & Associates
Part V Booklet including letter from SDCC	JFOC Architects & Applicant
Architectural Design Statement	JFOC Architects
Spatial Framework Study	JFOC Architects
Statement on Housing Mix	JFOC Architects
Statement on Universal Design	JFOC Architects
Building Lifecycle Report	JFOC Architects
Booklet of 3D Visualisations	JFOC Architects
Quality Housing Assessment	JFOC Architects
Schedule of Accommodation	JFOC Architects
Landscape Design Statement	AIT Urbanism and Landscape
Landscape Visual Impact Assessment (LVIA)	AIT Urbanism and Landscape
Engineering Planning Report	CS Consulting Engineers
Site Specific Flood Risk Assessment	CS Consulting Engineers
Outline Construction Management Plan	CS Consulting Engineers
Outline Construction & Demolition Waste	CS Consulting Engineers

Management Plan	
Irish Water Confirmation of Feasibility	Irish Water
Irish Water Statement of Design Acceptance	Irish Water
Transportation Assessment Report incl. Preliminary Travel Plan, DMURS Statement on Consistency, Independent Stage 1 Road Safety Audit & Bus Service/Capacity Assessment	NRB Consulting Engineers
Arboricultural Assessment	CMK Horticulture & Arboriculture
Arboricultural Assessment	Arborist Associates
Daylight, Sunlight and Overshadowing Report	BPC Engineers
Archaeological Impact Assessment	Archaeological Consultancy Services Unit
Public Lighting Report	Redmond Analytical Management Services
Energy Statement	Dynamic Design Consultants
Telecommunications Letter	Independent Site Management (ISM)
AA Screening Statement	Openfield Ecology
Ecological Impact Assessment	Openfield Ecology
Acoustic Design Statement	AWN Consulting
Microclimate Assessment	AWN Consulting
Operational Waste Management Plan	AWN Consulting
Bat Survey	Faith Wilson (also includes 2 no. reports prepared by Brian Keeley)
Photomontage Views	Dunes Visuals

JFOC Architects

Drawing No.	Title	Size	Scale
18.132.PD1001	Site Location Map	A1 A3	1:2500 NTS
18.132.PD1002	Site Location Map	A1 A3	1:1000 NTS
18.132.PD1003	Site Location Map	A1+ A3	1:1000 NTS
18.132.PD2001	Site Layout Plan Sheet 1 of 5 (key)	A1 A3	NTS
18.132.PD2002	Site Layout Plan Sheet 2 of 5	A1+ A3	1:500 NTS
18.132.PD2003	Site Layout Plan Sheet 3 of 5	A1 A3	1:500 NTS
18.132.PD2004	Site Layout Plan Sheet 4 of 5	A1 A3	1:500 NTS
18.132.PD2005	Site Layout Plan Sheet 5 of 5	A1 A3	1:500 NTS
18.132.PD2006	Site Layout – Access to adjacent dwelling detail – Existing	A3	1:200
18.132.PD2007	Site Layout – Access to adjacent dwelling detail – Proposed	A3	1:200
18.132.PD2008	Site Layout – Access to adjacent dwelling detail – Proposed Elevation	A3	1:200 As shown
18.132.PD3001	House Type A – Floor Plans	A3	1:100
18.132.PD3002	House Type A – Elevations & Section	A3	1:100

18.132.PD3003	House Type A1 – Floor Plans	A3	1:100
18.132.PD3004	House Type A1 – Elevations & Section	A3	1:100
18.132.PD3005	House Type B – Floor Plans	A3	1:100
18.132.PD3006	House Type B – Elevations & Section	A3	1:100
18.132.PD3007	House Type B1 – Floor Plans	A3	1:100
18.132.PD3008	House Type B1 – Elevations & Section	A3	1:100
18.132.PD3009	House Type C – Floor Plans	A3	1:100
18.132.PD3010	House Type C – Front and Rear Elevations	A3	1:100
18.132.PD3011	House Type C – Side Elevations and Sections	A3	1:100
18.132.PD3012	House Type C1 – Floor Plans	A3	1:100
18.132.PD3013	House Type C1 – Front and Rear Elevations	A3	1:100
18.132.PD3014	House Type C1 – Side Elevations and Sections	A3	1:100
18.132.PD3015	House Type D – Floor Plans	A3	1:100
18.132.PD3016	House Type D – Elevations & Section	A3	1:100
18.132.PD3017	House Type D – Alternative Floor Plans	A3	1:100
18.132.PD3018	House Type D – Elevations & Section (Detached)	A3	1:100
18.132.PD3019	House Type E – Floor Plans	A3	1:100
18.132.PD3020	House Type E – Elevations & Section	A3	1:100
18.132.PD3021	House Type E1 – Floor Plans	A3	1:100
18.132.PD3022	House Type E1 – Elevations & Section	A3	1:100
18.132.PD3023	House Type E2 – Floor Plans	A3	1:100
18.132.PD3024	House Type E2 – Elevations & Section	A3	1:100
18.132.PD3025	House Type F – Floor Plans	A3	1:100
18.132.PD3026	House Type F – Elevations & Section	A3	1:100
18.132.PD3027	House Type G – Floor Plans	A3	1:100
18.132.PD3028	House Type G – Elevations & Section	A3	1:100
18.132.PD3029	House Type H – Floor Plans	A3	1:100
18.132.PD3030	House Type H – Elevations & Section	A3	1:100
18.132.PD3031	House Type J – Floor Plans	A3	1:100
18.132.PD3032	House Type J – Elevations & Section	A3	1:100
18.132.PD3033	House Type L – Ground Floor Plan	A3	1:100
18.132.PD3034	House Type L – First Floor Plan	A3	1:100
18.132.PD3035	House Type L – Front and Rear Elevations	A3	1:100
18.132.PD3036	House Type L – Side Elevations	A3	1:100
18.132.PD3037	House Type L – Section	A3	1:100
18.132.PD3038	House Type M – Floor Plans	A3	1:100
18.132.PD3039	House Type M – Elevations & Section	A3	1:100
18.132.PD3040	House Type N – Floor Plans	A3	1:100
18.132.PD3041	House Type N – Front and Side Elevations	A3	1:100
18.132.PD3042	House Type N – Rear Elevation and Section	A3	1:100
18.132.PD3043	House Type N1 – Floor Plans	A3	1:100
18.132.PD3044	House Type N1 – Front and Side Elevations	A3	1:100
18.132.PD3045	House Type N1 – Rear Elevation and Section	A3	1:100
18.132.PD3046	House Type P – Floor Plans	A3	1:100
18.132.PD3047	House Type P – Elevations & Section	A3	1:100
18.132.PD3048	Front Elevations of Mixed Unit Terrace House Types A, A1 and J, F & H	A3	1:100
18.132.PD3049	Front Elevations of Mixed Unit Terrace House Types B, A1 and H, F & G	A3	1:100

18.132.PD3050	Front Elevations of Semi-Detached Units House Types E2 and D, G and K & pair of Bs	A3	1:100
18.132.PD3101	Neighbourhood Centre & Apartments Basement Plan	A3 A1	1:200 1:100
18.132.PD3102	Neighbourhood Centre & Apartments - Block A & B Ground Floor, First Floor & Second Floor Plans	A3 A1	1:200 1:100
18.132.PD3103	Neighbourhood Centre & Apartments - Block A & B Third Floor, Fourth Floor & Roof Plans	A3 A1	1:200 1:100
18.132.PD3104	Neighbourhood Centre & Apartments Block C - Plans	A3 A1	1:200 1:100
18.132.PD3105	Neighbourhood Centre & Apartments - Block A & B Front & Rear Elevations	A3 A1	1:200 1:100
18.132.PD3106	Neighbourhood Centre & Apartments - Block A & B Side Elevations	A3 A1	1:200 1:100
18.132.PD3107	Neighbourhood Centre & Apartments - Block A & B Sections	A3 A1	1:200 1:100
18.132.PD3108	Neighbourhood Centre & Apartments - Block C Elevations	A3 A1	1:200 1:100
18.132.PD3109	Neighbourhood Centre & Apartments - Block C Section	A3 A1	1:200 1:100
18.132.PD3110	Neighbourhood Centre - Unit Type A1a Lower & Upper Floor Plans	A3	1:100
18.132.PD3111	Neighbourhood Centre - Unit Type A1b Lower & Upper Floor Plans	A3	1:100
18.132.PD3112	Neighbourhood Centre - Unit Type A2 Lower & Upper Floor Plans	A3	1:100
18.132.PD3113	Neighbourhood Centre - Unit Type A3 Lower & Upper Floor Plans	A3	1:100
18.132.PD3114	Neighbourhood Centre - Unit Type A4a Floor Plans	A3	1:100
18.132.PD3115	Neighbourhood Centre - Unit Type A4b Floor Plans	A3	1:100
18.132.PD3116	Neighbourhood Centre - Unit Type A4c Floor Plans	A3	1:100
18.132.PD3117	Neighbourhood Centre - Unit Type A4d Floor Plans	A3	1:100
18.132.PD3118	Neighbourhood Centre - Unit Type A5 Floor Plan	A3	1:100
18.132.PD3119	Neighbourhood Centre - Unit Type A6 Floor Plan	A3	1:100
18.132.PD3120	Neighbourhood Centre - Unit Type A7 Lower & Upper Floor Plans	A3	1:100
18.132.PD3121	Neighbourhood Centre - Unit Type A8 Lower & Upper Floor Plans	A3	1:100
18.132.PD3122	Neighbourhood Centre - Unit Type A9 Lower & Upper Floor Plans	A3	1:100
18.132.PD3123	Neighbourhood Centre - Unit Type A10 Lower & Upper Floor Plans	A3	1:100
18.132.PD3124	Neighbourhood Centre - Unit Type A11 Lower & Upper Floor Plans	A3	1:100

18.132.PD3125	Neighbourhood Centre - Unit Type A12 Lower & Upper Floor Plans	A3	1:100
18.132.PD3201	Duplex Type S - Plans	A3 A1	1:200 1:100
18.132.PD3202	Duplex Type S – Elevations and Sections	A3 A1	1:200 1:100
18.132.PD3301	Duplex Type T - Plans	A3 A1	1:200 1:100
18.132.PD3302	Duplex Type T – Unit No. 44 to 56 Elevations	A3 A1	1:200 1:100
18.132.PD3303	Duplex Type T – Unit No. 44 to 56 Sections	A3 A1	1:200 1:100
18.132.PD3304	Duplex Type T – Plans - Units No. 57 to 69	A3 A1	1:200 1:100
18.132.PD3305	Duplex Type T – Unit No. 57 to 69 Elevations	A3 A1	1:200 1:100
18.132.PD3306	Duplex Type T – Unit No. 57 to 69 Sections	A2 A3	1:100 NTS
18.132.PD3307	Duplex Type T – Plans - Units No. 70 to 82	A3 A1	1:200 1:100
18.132.PD3308	Duplex Type T – Unit No. 70 to 82 Elevations	A3 A1	1:200 1:100
18.132.PD3309	Duplex Type T – Unit No. 70 to 82 Sections	A2 A3	1:100 NTS
18.132.PD3401	Apartment Block E Basement Floor Plan	A3 A1	1:200 1:100
18.132.PD3402	Apartment Block E Ground Floor, First Floor & Second Floor Plans	A3 A1	1:200 1:100
18.132.PD3403	Apartment Block E Third Floor & Roof Plans	A3 A1	1:200 1:100
18.132.PD3404	Apartment Block E Elevations	A3 A1	1:200 1:100
18.132.PD3405	Apartment Block E - Sections	A3 A1	1:200 1:100
18.132.PD3406	Apartment Block E - Unit Type E1 Lower & Upper Floor Plans	A3	1:100
18.132.PD3407	Apartment Block E - Unit Type E2 Lower & Upper Floor Plans	A3	1:100
18.132.PD3408	Apartment Block E - Unit Type E3 Lower & Upper Floor Plans	A3	1:100
18.132.PD3409	Apartment Block E - Unit Type E4 Lower & Upper Floor Plans	A3	1:100
18.132.PD3410	Apartment Block E - Unit Type E5 Lower & Upper Floor Plans	A3	1:100
18.132.PD3411	Apartment Block E - Unit Type E6 Floor Plan	A3	1:100
18.132.PD3412	Apartment Block E - Unit Type E7 Floor Plan	A3	1:100
18.132.PD3501	Existing Dwelling For Demolition on Northern Site - Plans, Elevations & Section	A3	1:200
18.132.PD3502	Existing Dwelling For Demolition on Southern Site - Plans, Elevations & Section	A3	1:200

18.132.PD3503	Existing Building For Renovation on Southern Site - Plans, Elevations & Section	A3	1:100
18.132.PD3504	Existing Building For Renovation on Southern Site - Plans, Elevations & Section	A3	1:100
18.132.PD3505	Proposed works to existing stone buildings Southern Site - Plans, Elevations & Section A-A	A3	1:100
18.132.PD3506	Existing Building For Renovation on Southern Site - Plans, Elevations & Section A-A	A3	1:100
18.132.PD3601	Bin Store Serving Apartment Block T Plan, Elevations & Section	A3	1:50
18.132.PD3602	Bike Store Type A Serving Apartment Block T Plan, Elevations & Section	A3	1:50
18.132.PD3603	Bike Store Type B Serving Apartment Block E Plan, Elevations & Section	A3	1:50
18.132.PD3604	Individual Secure Twin Bike Store Serving apartment & duplex blocks where shown Plans, Elevations & Section	A3	1:25
18.132.PD4001	Site Layout With Basement Plans Shown Southern Site	A3 A1	1:1000 1:500
18.132.PD4002	Site Layout With Basement Plans Shown Northern Site	A3 A1	1:1000 1:500
18.132.PD4003	Site Layout With Ground Floor Plans Shown Southern Site	A3 A1	1:1000 1:500
18.132.PD4004	Site Layout With Ground Floor Plans Shown Northern Site	A3 A1	1:1000 1:500
18.132.PD4005	Site Layout With First Floor Plans Shown Southern Site	A3 A1	1:1000 1:500
18.132.PD4006	Site Layout With First Floor Plans Shown Northern Site	A3 A1	1:1000 1:500
18.132.PD4007	Site Layout With Second Floor Plans Shown Southern Site	A3 A1	1:1000 1:500
18.132.PD4008	Site Layout With Second Floor Plans Shown Northern Site	A3 A1	1:1000 1:500
18.132.PD4009	Site Layout With Third Floor Plans Shown Southern Site	A3 A1	1:1000 1:500
18.132.PD4010	Site Layout With Third Floor Plans Shown Northern Site	A3 A1	1:1000 1:500
18.132.PD4011	Site Layout With Fourth Floor Plans Shown Southern Site	A3 A1	1:1000 1:500
18.132.PD4012	Site Layout - Public Open Space Shown	A2 A3	1:1000 NTS
18.132.PD4013	Site Layout- Communal Open Space Shown	A2 A3	1:1000 NTS
18.132.PD4014	Site Layout - Private Open Space Shown Including Balconies	A2 A3	1:1000 NTS
18.132.PD4015	Site Layout - Green / planting space shown Not included in any POS calculation	A2 A3	1:1000 NTS
18.132.PD4016	Site Layout - Parking Allocation at Basement Level Sheet 1 of 2	A2 A3	1:1000 NTS

18.132.PD4017	Site Layout - Parking Allocation at Ground Level Sheet 2 of 2	A2 A3	1:1000 NTS
18.132.PD4018	Site Layout - Phasing Layout Sheet 1 of 2	A1 A3	1:2000 NTS
18.132.PD4019	Site Layout - Phasing Layout Sheet 2 of 2	A2 A3	1:1000 NTS
18.132.PD4020	Site Layout - Taking In Charge	A2 A3	1:1000 NTS
18.132.PD4021	Site Layout - Nett Site Area	A2 A3	1:1000 NTS
18.132.PD4022	Site Layout - Permeability & Connectivity	A2 A3	1:1000 NTS
18.132.PD4023	Site Layout - Street Hierarchy	A2 A3	1:1000 NTS
18.132.PD4024	Site Layout - Waste Collection Points	A2 A3	1:1000 NTS
18.132.PD4025	Site Layout - Building Heights	A1 A3	1:500 NTS
18.132.PD5001	Contiguous Elevations – View No. 1	Cus tom	1:200 & As shown
18.132.PD5002	Contiguous Elevations – View No. 2	Cus tom	1:200 & As shown
18.132.PD5003	Contiguous Elevations – View No. 3	A1	1:200 & As shown
18.132.PD5004	Contiguous Elevations – View No. 4	A1	1:200 & As shown
18.132.PD5005	Contiguous Elevations – View No. 5	A1	1:200 & As shown
18.132.PD5006	Contiguous Elevations – View No. 6	Cus tom	1:200 & As shown
18.132.PD5007	Contiguous Elevations – View No. 7	Cus tom	1:200 & As shown
18.132.PD5008	Contiguous Elevations – Site Section A-A	Cus tom	1:200 & As shown

AIT Urbanism & Landscape



Floor 3, Newmarket House, Newmarket Square, Dublin 8

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Document Issue Sheet 01

Stage: SHD Planning Stage 3

Client	BCDK Holdings Ltd. & Coill Avon Ltd.
Project	Edmondstown SHD
Project No.	20SD02
Date	10.03.22

DATE OF ISSUE

day	10																		
month	03																		
year	22																		

Document	No.	Size	Scale	Rev															
Overall Landscape Plan	200	A0	500		p														
Edmondstown North Landscape Plan	201	A0	250		p														
Edmondstown South Landscape Plan 1	202	A0	200		p														
Edmondstown South Landscape Plan 2	203	A1	200		p														
Landscape Sections 1	240	A1	100		p														
Landscape Sections 2	241	A1	100		p														
Boundary Details 1	250	A1	25		p														
Boundary Details 2	251	A1	25		p														
Boundary Details 3	252	A1	25		p														
Boundary Details 4	253	A1	25		p														
Landscape Report	203	A3			p														
Landscape & Visual Impact Assessment Report	203	A4			p														

Circulation																			
Simon Clear & Associates - PS, SC	p																		

d: draft i: information p: planning fi: further information t: tender c: construction e: email cd:disc dgt:digital

CS Consulting Engineers

DOCUMENT REGISTER		DOCUMENT NUMBER		REVISIONS																			
Document No.	Project Title	Project	Origin	Volume	Level	Type	Role	Number	Status	17.04.2020	18.04.2020	22.11.2020	24.11.2020	25.01.2021	22.10.2021	22.11.2021	16.12.2021	22.02.2022	24.02.2022	26.03.2022	29.03.2022	15.03.2022	
EDM-CSC-ZZ-RG-R-001	Edmondstown Lands	EDM	CSC	GF	XX	DR	C	0001	F														
		EDM	CSC	GF	XX	DR	C	0002	F														
		EDM	CSC	GF	XX	DR	C	0003	F														
		EDM	CSC	GF	XX	DR	C	0004	F														
		EDM	CSC	GF	XX	DR	C	0005	F														
		EDM	CSC	GF	XX	DR	C	0004	F					F1				P2					
		EDM	CSC	GF	XX	DR	C	0007	F					F1				P2					
		EDM	CSC	GF	XX	DR	C	0008	F					F1				P2					
		EDM	CSC	GF	XX	DR	C	0009	F														
		EDM	CSC	GF	XX	DR	C	0010	F														
		EDM	CSC	GF	XX	DR	C	0011	F														
		EDM	CSC	GF	XX	DR	C	0012	F														
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		EDM	CSC	GF	XX	DR	C	0020	F														
		EDM	CSC	GF	XX	DR	C	0021	F														
		EDM	CSC	GF	XX	DR	C	0022	F														
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		EDM	CSC	GF	XX	DR	C	0024	F														
		EDM	CSC	GF	XX	DR	C	0025	F														
		EDM	CSC	GF	XX	DR	C	0026	F														

DOCUMENT REGISTER		DOCUMENT NUMBER		REVISIONS																			
Document No.	Project Title	Project	Origin	Volume	Level	Type	Role	Number	Status	17.04.2020	18.04.2020	22.11.2020	24.11.2020	25.01.2021	22.10.2021	22.11.2021	16.12.2021	22.02.2022	24.02.2022	26.03.2022	29.03.2022	15.03.2022	
EDM-CSC-ZZ-RG-R-001	Edmondstown Lands	EDM	CSC	GF	XX	DR	C	0028	F														
		EDM	CSC	GF	XX	DR	C	0029	F														
		EDM	CSC	GF	XX	DR	C	0030	F														
		EDM	CSC	GF	XX	DR	C	0031	F					F1				P2					
		EDM	CSC	GF	XX	DR	C	0032	F					F1				P2					
		EDM	CSC	GF	XX	DR	C	0033	F														
		EDM	CSC	GF	XX	DR	C	0034	F														
		EDM	CSC	GF	XX	DR	C	0035	F														
		EDM	CSC	GF	XX	DR	C	0036	F					F1				P2					
		EDM	CSC	GF	XX	DR	C	0037	F														
		EDM	CSC	GF	XX	DR	C	0038	F														
REPORTS																							
	Engineering Services Report	EDM	CSC	ZZ	XX	RP	C	0101	F	F1				F2	F3	F4	F5	F6	F7	F7			
	Site-Specific Flood Risk Assessment	EDM	CSC	ZZ	XX	RP	C	0102	F		F1		F2		F3		F4		F5		F6		
	Outline Construction Management Plan	EDM	CSC	ZZ	XX	RP	C	0103	F			F1						P2		F3		F5	
	Outline Construction and Demolition Waste Management Plan	EDM	CSC	ZZ	XX	RP	C	0104	F									P1		F2		F2	

RAMS Public Lighting

Redmond Analytical Management Services

Drawing No.	Drawing Title
21092-1	Public Lighting Layout
21092-2	Public Lighting Layout
21092-3	Public Lighting Layout
21092-4	Public Lighting Layout
21092-5	Public Lighting Layout
21092-6	Public Lighting Layout
21092-7	Public Lighting Layout
21092-8	Public Lighting Layout
21092-9	Public Lighting Layout
21092-10	Public Lighting Layout
21092-11	Electrical Schematic
21092-12	Isolux Lines
21092-13	Isolux Lines
21092-14	Isolux Lines
Lighting Design Report	

CMK Horticulture & Arboriculture

CMK Horticulture and Arboriculture Limited

Drawing Number	Drawing Title
101	Tree Survey & Constraints
102	Arboricultural Impact
103	Tree Protection
Arboricultural Assessment & Impact Report	

Arborist Associates

Arborist Associates

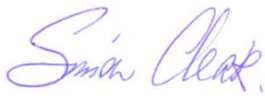
Drawing Number	Drawing Title
WCR001	Tree Constraints Plan
WCR002	Arboricultural Impact Assessment Plan
WCR003	Tree Protection Plan
Arboricultural Assessment Report	

The enclosures include 6 hard copies of the foregoing reports and forms, and 1 soft copy (USB), as copy information submitted to Dun Laoghaire Rathdown County Council, as the relevant Planning Authority.

Request

I trust the enclosed information is adequate for your purposes. Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,



Simon Clear