

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

Our Ref. 21080

6 May 2022

**RE: PLANNING APPLICATION FOR THE PROVISION OF 423 NO. DWELLINGS (C. 38,768.21M<sup>2</sup> GFA) IN A MIXTURE OF HOUSING AND APARTMENTS IN PHASE 1 OF DEVELOPMENT AREA 10 – ADAMSTOWN BOULEVARD**

Dear Sir/Madam,

We are instructed by our client, Adamstown Station and Boulevard Ltd., 6<sup>th</sup> 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 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. Application Cover Letter, prepared by Stephen Little & Associates.
2. Completed Application Form
3. Newspaper Notice published in the Irish Daily Star on 6 May 2022 (1 no. copy of the original newspaper notice)
4. Site Notice erected at 8no. locations on 5 May 2022 (1 no. copy enclosed)
5. Receipt for total Planning Fee of €25,773.50 paid by Electronic Fund Transfers to South Dublin County Council
6. Part V Validation Letter dated 6 April 2022 issued by South Dublin County Council
7. Part V Proposal Letter
8. Letters of Consent from AIDAC and CREH, both  
6 no. copies of the following documents and drawings:
  9. Planning Application Report, prepared by Stephen Little & Associates.
  10. Arboricultural Assessment, prepared by Noel Lane Tree Care Services.
  11. Tree Condition Drawing, prepared by Noel Lane Tree Care Services.
  12. Tree Constraints Drawing, prepared by Noel Lane Tree Care Services.
  13. Mobility Management Plan, prepared by Atkins Consulting Engineers.
  14. Roads Safety Audit, prepared by Atkins Consulting Engineers.
  15. Transport Statement, prepared by Atkins Consulting Engineers.
  16. Roads Design Report, prepared by Atkins Consulting Engineers.

17. Traffic Management Plan, prepared by Atkins Consulting Engineers.
18. Mobility Management Plan, prepared by Atkins Consulting Engineers.
19. Roads Drawings, prepared by Atkins Consulting Engineers.
20. Operational Waste Management Plan, prepared by AWN Consulting.
21. Appropriate Assessment Screening Report, prepared by Brady Shipman Martin.
22. Ecological Appraisal, prepared by Brady Shipman Martin.
23. Irish Water Confirmation of Feasibility, dated 25 November 2021.
24. Design Statement, prepared by MDO Architects.
25. Schedule of Accommodation, prepared by MDO Architects.
26. Outline Apartment Drawings, prepared by MDO Architects.
27. Housing Drawings, prepared by MDO Architects.
28. Housing Quality Assessment, prepared by MDO Architects.
29. Site Plans, prepared by MDO Architects.
30. Landscape Design Statement, prepared by NMP Landscape Architects.
31. Hedgerow Mitigation Drawing, prepared by NMP Landscape Architects.
32. Landscape Masterplan drawings, prepared by NMP Landscape Architects.
33. Boundary Treatment Drawings, prepared by NMP Landscape Architects.
34. Construction & Environmental Management Plan, prepared by Quintain Developments Ireland Ltd.
35. Surface Water Drainage Engineering Assessment Report, prepared by WatermanMoylan Consulting Engineers.
36. Construction & Demolition Waste Management Plan, prepared by WatermanMoylan Consulting Engineers.
37. Engineering Assessment Report, prepared by WatermanMoylan Consulting Engineers.
38. Flood Risk Assessment, prepared by WatermanMoylan Consulting Engineers.
39. Construction Management Plan, prepared by WatermanMoylan Consulting Engineers.
40. Energy Statement, prepared by WatermanMoylan Consulting Engineers.
41. Engineering Drawings, prepared by WatermanMoylan Consulting Engineers.
42. Public Lighting Drawings and Report, prepared by Sabre.

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  
Managing Director  
STEPHEN LITTLE & ASSOCIATES