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The Planning Section
South Dublin County Council
County Hall
Belgard Square North
Tallaght
Co. Dublin

23 August 2022

Re: Planning Application for Tay Lane, Rathcoole Age-Friendly Development

Applicant: Riverside Projects Limited

Address: Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24

Dear Sir/Madam,

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), have been instructed by our client, Riverside Projects Limited, 8 Herbert Place, Dublin 2, Ireland to prepare and submit a planning application for a 4-storey apartment block containing 58 no. self-contained age-friendly units with associated shared amenity facilities, high quality open space and parking at the above-referenced site address.

This application addresses the urgent need to provide additional purpose-built age-friendly housing in South Dublin to meet the increasing demand for this type of accommodation as highlighted in the Development Plan which is being driven by demographic change. The development is sought to be delivered in conjunction with AHB Clúid Housing which has considerable experience in the management of age-friendly housing schemes.

Planning permission is being sought for the following proposal (the Proposed Development) as described in the public notices as follows:

'The construction of a four-storey apartment block (4224 sq.m) consisting of 58no. age-friendly residential units comprising 20no. 1-bedroom units and 38no. 2-bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space. The proposed development will also include the provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30no. car parking spaces and 80no. cycle parking spaces to serve the development. Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre. Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.'

Seamus Hand • Marie Armstrong • Darina Barrett • Cillian Barry • James Black • Alan Boyne • Brian Brennan • Alan Brummell • Gareth Bryn
Patricia Carroll • James Casey • Neil Casey • Brian Clavin • Jim Clery • Kevin Cohen • Mark Collins • Ivor Conlon
Michele Connolly • John Corrigan • Terence Coveney • Hubert Crehan • Killian Croke • Camilla Cullinane • Michael Daughton
Cormac Deady • Eamon Dillon • Paul Doherty • Robert Dowley • David Duffy • Brian Egan • Nancy Fallon • Patrick Farrell
Jorge Fernandez Revilla • Damien Flanagan • Caroline Flynn • Andrew Gallagher • Frank Gannon • Orto Gavin • Michael Gibbons • Colm Gorman
Johnny Hanna • Ken Hardy • Michael Hayes • Sevelyn Heams • Jackie Hennessy • Rio Howley • Brian Kane • Declan Keane • Gillian Kelly
James Kelly • David Kennedy • Stephen King • Jonathan Law • Owen Lewis • Cian Liddy • Carmel Logan • Liam Lynch • Olivia Lynch
Tim Lynch • Ryan McCarthy • Shane McCarthy • Tom McEvoy • Emer McGrath • Caoimhe McLoughlin • Liam McNally
Dani Michaux • David Moran • Brian Morrissey • Philip Murphy • Niall Naughton • Ian Nelson • Emer O'Brien • Kieran O'Brien
Paul O'Brien • Berna O'Connell • Emma O'Driscoll • Sean O'Keefe • David O'Kelly • Joe O'Mara • Coim O'Neill • Garrett O'Neill • Coim O'Se
Conor O'Sullivan • John Poble • Eoghan Quigley • Jean Rea • Vincent Reilly • Cristian Hayes • Glenn Reynolds • Eamonn Richardson
Colm Rogers • Niall Savage • Anna Scally • Matthew Scott • Gavin Sheehan • Sean Sheridan • Russell Smyth • Donal Thomas
Paul Toner • Kieran Wallace • Keith Watt • David Wilkinson • Tom Woods

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Offices: Dublin, Belfast, Cork and Galway

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The planning application fee has been calculated as €4,207.48 (see Planning Application Form for details). The fee was paid via EFT on 15/08/2022 (Payment Reference No. 177215124).

In support of this planning application, please find the following plans and particulars enclosed:

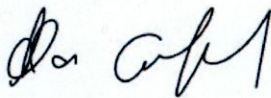
Requirement	Author	Copies
PLANNING PARTICULARS		
Cover Letter	KPMG FA	6
Planning Application Form	KPMG FA	6
Site Notice	KPMG FA	6
Newspaper Notice	KPMG FA	6
Part V Costs	Applicant	6
Schedule of Accommodation (see Architectural Design Statement, Section 9.0)	PAC Studio	6
Letter of Consent	Coalbrook Properties Limited	6
Letter of Support from Cluid Housing	Clúid Housing	6
DRAWINGS		
Site Location Plan (@1:1,000)	PAC Studio	6
Site Layout Plan (@ 1:500)	PAC Studio	6
Architectural Drawings	PAC Studio	6
Part V Compliance Drawing (dwg no. RATH A2-60)	PAC Studio	6
Architectural Drawings Schedule	PAC Studio	6
Landscape Plan	Gannon & Associates	6
Tree Survey	Gannon & Associates	6
Landscape Document Issue Sheet	Gannon & Associates	6
Engineering Drawings	CORA	6
Engineering Drawings Schedule	CORA	6
REPORTS		
Planning Assessment Report	KPMG FA	6
Architectural Design Statement (Incl. Housing Quality Assessment)	PAC Studio	6
Landscape Design Rationale (Incl. Green Space Factor Worksheet)	Gannon & Associates	6
Townscape and Visual Impact Assessment (Incl. Photomontages)	Gannon & Associates	6
Daylight Analysis and Report	PAC Studio	6
Engineering Services Report & Flood Risk Assessment	CORA	6
Traffic Assessment and Mobility Management Plan ('TAMMP')	Martin Rogers	6
Environmental Noise Assessment & Design Recommendations ('Noise Assessment')	Allegro Assessment	6
Archaeological Desk Based Assessment Report	Colm Flynn	6

Requirement	Author	Copies
Tree & Hedgerow Survey Assessment, Management, Mitigation & Protection Measures ('Tree & Hedgerow Survey report')	Gannon & Associates	6
Ecological Impact Assessment Report	Gannon & Associates	6
Report to Inform Screening for Appropriate Assessment	Gannon & Associates	6
Building Lifecycle Report	PAC Studio	6
M&E Strategy Report	JV Tierney	6
Fire Strategy Overview Report	Eammon O'Boyle Associates	6
External Lighting Strategy (Incl. Proposed Site Lighting Layout Plan)	JV Tierney	6
Energy Analysis Report	JV Tierney	6
Energy Assessment Form	JV Tierney & PAC Studio	6

We trust that the enclosed plans and particulars are in order and look forward to receiving acknowledgement of this application in due course.

Should you have any queries on the enclosed planning application, please do not hesitate to contact the undersigned.

Yours faithfully,



Alan Crawford
Associate Director
KPMG Future Analytics
Chartered Town Planning and Development Consultants

