

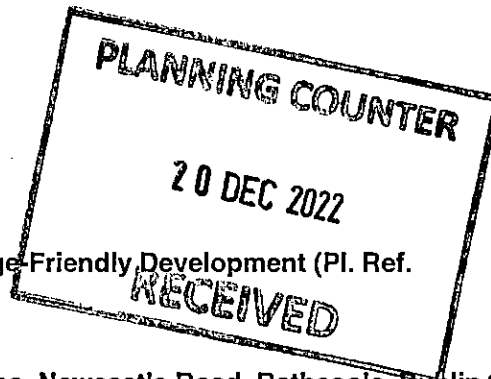


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Section within KPMG: KPMG Future Analytics, Chartered Planning and Development Consultants

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



20 December 2022

Re: RFI Response for Tay Lane, Rathcoole Age-Friendly Development (Pl. Ref. SD22A/0342)

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 this RFI Response in respect of the planning application (Pl. Ref. SD22A/0342) for an age-friendly housing development with associated shared amenity facilities, high quality open space and parking at the above-referenced site address.

In support of this RFI Response, please find the following plans and particulars enclosed:

Requirement	Author	Copies
PLANNING PARTICULARS		
Cover Letter	KPMG FA	6
Site Notice	KPMG FA	6
Newspaper Notice	KPMG FA	6
Schedule of Accommodation (see Architectural Design Statement Addendum)	PAC Studio	6
Letter of Consent	SDCC	6
DRAWINGS		
Site Location Plan (@1:1,000)	PAC Studio	6
Site Layout Plan (@1:500)	PAC Studio	6
Architectural Drawings	PAC Studio	6
Architectural Drawings Schedule	PAC Studio	6
Landscape Drawings	Gannon & Associates	6
Landscape Document Issue Sheet	Gannon & Associates	6
Engineering Drawings	CORA	6
Engineering Drawings Schedule	CORA	6

Requirement	Author	Copies
REPORTS		
RFI Response Report	KPMG FA	6
CORA RFI Response Letter (20/12/2022)	CORA	6
Architectural Design Statement Addendum (Incl. Housing Quality Assessment)	PAC Studio	6
Age Friendly Design Consideration Document	Studio 4 Design	6
Landscape Design Rationale	Gannon & Associates	6
Green Space Factor Worksheet	Gannon & Associates	6
Supplementary Daylight and Sunlight Analysis Report	PAC Studio	6
SuDS Management Plan	CORA	6
Traffic and Transport Assessment	Martin Rogers	6
Road Safety Audit	Norman Bruton	6
External Lighting Strategy (Incl. Proposed Site Lighting Layout Plan)	JV Tierney	6

The Applicant has published the required notices indicating that the response is considered to represent 'significant further information'. The newspaper notice was published on 20th December 2022 and the site notices were erected on 20th December 2022.

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

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

Yours faithfully,



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