

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



Our Ref. 21086

10 February 2023

RE: PLANNING APPLICATION FOR 385NO. UNITS COMPRISING 139NO. HOUSES, 70NO. BUILD-TO-RENT DUPLEX APARTMENTS, 72NO. DUPLEXE / APARTMENTS AND 104NO. APARTMENTS IN 2NO. BLOCKS RANGING IN HEIGHT FROM 2 TO 6 STOREYS, A SINGLE STOREY TENANT AMENITY BUILDING, AREAS OF PUBLIC OPEN SPACE, CAR AND BICYCLE PARKING, BIN AND BICYCLE STORES, ESB SUBSTATIONS, DEMOLITION OF REMAINING WALLS AND HARDSTANDING ASSOCIATED WITH THE FORMER AGRICULTURAL BUILDING AND ALL ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURAL, HARD AND SOFT LANDSCAPING AND BOUNDARY TREATMENT WORKS. THE DEVELOPMENT PROPOSED INCLUDES MINOR REVISIONS TO AN ATTENUATION, CONNECTIONS TO WATER SERVICES (WASTEWATER, SURFACEWATER AND WATER SUPPLY) AND CONNECTIONS TO PERMITTED CYCLE / PEDESTRIAN PATHS ON A SITE (C. 8.94 HA) IN THE TOWNLAND OF ADAMSTOWN, WITHIN THE CLONBURRIS STRATEGIC DEVELOPMENT ZONE (ADAMSTOWN EXTENSION)

Dear Sir / Madam,

We, Stephen Little & Associates Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2 D02 X361 are instructed by our Client (the Applicant), Clear Real Estate Holdings Limited, 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 Clonburris Strategic Development Zone Planning Scheme 2019 and relates to a proposed development within the Adamstown Extension Development Area (AE-S1 and AE-S2).

The following items are included with this application: -

1. Planning Fee – €25,637.00. Evidence of payment via Electronic Fund Transfer enclose.
2. Completed Application Form.
3. Newspaper Notice published in The Irish Daily Star on the 3 February 2023 (1 no. original copy of the relevant page).
4. Site Notice erected at 8no. locations on 3 February 2023 (1 no. copy enclosed).
5. Part V Proposal Letter, prepared by Clear Real Estate Holdings.
6. Part V Validation Letter from South Dublin County Council, dated 26 January 2023.
7. Letter from the Irish Aviation Authority, dated 7 December 2022.
8. Irish Water Confirmation of Feasibility, dated 10 January 2023.
9. Irish Water Design Acceptance Statement, dated 18 January 2023.

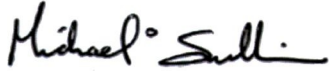
6no. copies of the following documents and drawings: -

10. Planning Application Report, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
11. Environmental Impact Assessment Screening Report, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
12. Planning Drawings, prepared by Burke Kennedy Doyle Architects (Please refer to enclosed drawing schedule).
13. Design Statement, prepared by Burke Kennedy Doyle Architects.
14. Schedule of Accommodation, prepared by Burke Kennedy Doyle Architects.
15. Housing Quality Assessment, prepared by Burke Kennedy Doyle Architects.
16. Engineering Drawings, prepared by Waterman Moylan Engineering Consultants (Please refer to enclosed drawing schedule).
17. Engineering Assessment Report, prepared by Waterman Moylan Engineering Consultants.
18. Flood Risk Assessment, prepared by Waterman Moylan Engineering Consultants.
19. Traffic & Transport Assessment, prepared by Waterman Moylan Engineering Consultants.
20. Travel Plan, prepared by Waterman Moylan Engineering Consultants.
21. Construction Traffic Management Plan, prepared by Waterman Moylan Engineering Consultants.
22. Construction Surface Water Management Plan, prepared by Waterman Moylan Engineering Consultants.
23. Energy Efficiency and Climate Change Adaptation Design Statement, prepared by Waterman Moylan Engineering Consultants.
24. Landscape Design Report, prepared by Brady Shipman Martin Built Environment Consultants.
25. Landscape Drawings, prepared by Brady Shipman Martin Built Environment Consultants (Please refer to enclosed drawing schedule).
26. Landscape and Visual Impact Assessment, prepared by Brady Shipman Martin Built Environment Consultants.
27. Photomontages, prepared by Brady Shipman Martin Built Environment Consultants.
28. Appropriate Assessment Screening Report, prepared by Brady Shipman Martin Built Environment Consultants.
29. Ecological Impact Assessment (including Habitat Management Plan), prepared by Brady Shipman Martin Built Environment Consultants.
30. Tree Survey and Planning Report, prepared by Independent Tree Surveys Limited.
31. Arborist Drawings, prepared by Independent Tree Surveys Limited (Please refer to enclosed drawing schedule).
32. Sunlight and Daylight Analysis, prepared by IN2 Design Partnership.
33. Noise Impact Assessment, prepared by RSK Ireland Limited.
34. Outdoor Lighting Report, prepared by SABRE Electrical Services Limited.
35. Public Lighting Drawings (Dwg. No. SES 17022 Sheet 1 – Public Lighting Layout and Dwg. No. SES 17022 Sheet 2 – Public Lighting Layout), SABRE Electrical Services Limited.
36. Construction Environmental Management Plan, prepared by AWN Consulting.
37. Resource Waste Management Plan, prepared by AWN Consulting.
38. Operational Waste Management Plan, prepared by AWN Consulting.
39. Building Life Cycle Report, prepared by SCD Consulting.

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,



Michael O'Sullivan,
Senior Planner

STEPHEN LITTLE & ASSOCIATES