

Planning Department,
Dublin City Council,
Civic Offices,
Wood Quay,
Dublin 8,
D08 RF3F,
Ireland

Our Ref. 24008

04 June 2024

RE: LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) APPLICATION – PROPOSED AMENDMENTS TO PREVIOUSLY PERMITTED STRATEGIC HOUSING DEVELOPMENT ABP REG. REF. ABP-307656-20, AS AMENDED AT RATHBORNE, ASHTOWN – PELLETSTOWN, ASHTOWN, DUBLIN 15.

Dear Sir / Madam,

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, D02 X361, are instructed by Ruirside Developments Limited (“the Applicant”) with an address at Usher House, Main Street, Dundrum, Dublin 14, to lodge this Large-Scale Residential Development (LRD) for the amendments to permitted development at the site at Ashtown – Pelletstown, Dublin 15. The following plans and particulars accompany this planning application: –

1no. copy of the following items are included with this application: -

1. Completed Planning Application Form.
2. Large-Scale Residential Planning Application Form 19.
3. Proof of EFT payment for the total sum of €438.48 (Statutory LRD Planning Fee).
4. Newspaper Notice published in the Irish Daily Star on 4 June 2024 (1no. original copy of the relevant page).
5. Site Notice, erected at 6no. locations on 4 June 2024 (1no. copy enclosed).
6. Letter of Consent from Rathborne Boulevard Residential GP DAC.
7. Letter of Consent from Castlethorn Construction Unlimited Company.
8. Letter of Consent from Castlethorn Developments Rathborne ULC.
9. Copy of Letter dated 21 May 2024 from Stephen Little & Associates to Dublin City Council
10. Copy of emails from Dublin City Council dated 08 May 2024 and 27 May 2024 confirming Formal LRD Pre-Planning Consultation not required.

6no. copies of the following plans and particulars are submitted: -

11. Planning Application Report, prepared by Stephen Little & Associates.
12. Architectural Drawings - Permitted and Proposed (refer to enclosed Drawing Register), prepared by O’Mahony Pike Architects.

13. Design Statement, prepared by O'Mahony Pike Architects.
14. Schedules (Accommodation, Parking, Open Space), prepared by O'Mahony Pike Architects.
15. Landscape Drawings, prepared by Doyle + O'Troithigh Landscape Architects.
16. Landscape Design Cover Letter, prepared by Doyle + O'Troithigh Landscape Architects.
17. Engineering Statement and drawings, prepared by Waterman Moylan Consulting Engineers.
18. Uisce Éireann Water Confirmation of Feasibility (enclosed in Engineering Statement), dated 20 December 2023.
19. Uisce Éireann Statement of Design Acceptance (enclosed in Engineering Statement, dated 31 August 2023).
20. Appropriate Assessment Addendum No. 1 Statement, prepared by Scott Cawley Ltd.
21. Appropriate Assessment Screening Report, prepared by Scott Cawley Ltd.

Yours faithfully,



Conor Owens

STEPHEN LITTLE & ASSOCIATES

04 June 2024