

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Our Ref. 21120

6 September 2022

**RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA
PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 438 NO. ‘BUILD-TO-RENT’
APARTMENT UNITS, CHILDCARE FACILITY (C. 514.9 SQ. M GFA), AND ASSOCIATED ANCILLARY SITE
DEVELOPMENT, INFRASTRUCTURE, LANDSCAPING AND BOUNDARY TREATMENT WORKS AT LANDS
AT ‘SECTOR 3’, AIKEN’S VILLAGE, STEPASIDE.**

Dear Sir/Madam,

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, have been instructed by our client, Ironborn Real Estate Limited, Rocktwist House, Block 1, Western Business Park, Shannon, Co. Clare, to make this Planning Application to An Bord Pleanála under the provision of Section 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

As per Article 297(5) of the Planning and Development Regulations 2001 – 2017, please find enclosed: -

1. Planning Application Fee (Electronic Fund Transfer – €60,647.28 – Remittance enclosed).
2. SHD Planning Application Form.
3. Newspaper Notice.
4. Site Notice.
5. Dun Laoghaire-Rathdown County Council Letter of Consent.
6. Confirmation of Feasibility from Irish Water, dated 19 July 2022.
7. Statement of Design Acceptance from Irish Water, dated 2 August 2022.
8. Part V Proposal Letter, prepared by Ironborn Real Estate Limited (Part V Layout and unit mix details included in Design Statement, prepared by Ferreira Architects).
9. Dun Laoghaire-Rathdown County Council Part V Validation Letter.
10. Letter regarding Wayleaves, dated 11 August 2022, prepared by Maples Group Law Firm.
11. Letter from Irish Aviation Authority, dated 26 July 2022.
12. Build-to-Rent Legal Covenant, prepared by the Ironborn Real Estate Limited.
13. Evidence of Engagement with Dun Laoghaire-Rathdown County Council Re: Section 247 Pre-Planning Meeting.
14. Planning Application Planning Report & Statement of Consistency (including Response to An Bord Pleanála Opinion), prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.

15. Material Contravention Statement, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
16. Architect's Drawings, prepared by Ferreira Architects (see schedule attached with each bundle).
17. Design Statement, prepared by Ferreira Architects.
18. Housing Quality Assessment, prepared by Ferreira Architects.
19. Verified Photomontages and CGIs, prepared by GNet 3D.
20. Landscape and Visual Impact Assessment, prepared by Doyle + O'Troithigh Landscape Architects.
21. Landscape Drawings, prepared by Mitchell + Associates Landscape Architecture & Urban Design (see schedule attached with each bundle).
22. Landscape Design Report, prepared by Mitchell + Associates Landscape Architecture & Urban Design.
23. Drainage Infrastructure Drawings, prepared by Kavanagh Burke Consulting Engineers (see schedule attached with each bundle).
24. Drainage Design Report, prepared by Kavanagh Burke Consulting Engineers.
25. Flood Risk Assessment (including Flood Risk Guidelines Statement of Consistency), prepared by JBA Consulting.
26. Stage 1 Stormwater Audit, prepared by JBA Consulting.
27. Road Infrastructure Drawings, prepared by Aecom Consulting Engineers (see schedule attached with each bundle).
28. Traffic & Transport Assessment, prepared by Aecom Consulting Engineers.
29. Quality Audit, prepared by Aecom Consulting Engineers.
30. Appropriate Assessment Screening Report, prepared by Scott Cawley Ltd.
31. Ecological Impact Assessment, prepared by Scott Cawley Ltd.
32. Environmental Impact Assessment Screening Report, prepared by AWN Consulting.
33. Statement in Accordance with Section 299B, prepared by AWN Consulting.
34. Hydrological & Hydrogeological Qualitative Risk Assessment, prepared by AWN Consulting.
35. Water Framework Directive (WFD) Assessment, prepared by AWN Consulting.
36. Sunlight, Daylight & Shadow Assessment, prepared by Chris Shackleton Consulting.
37. Wind Microclimate Modelling Report, prepared by B-Fluid Ltd.
38. Archaeological Desktop Assessment, prepared by Shanarc Archaeology Ltd.
39. Arboricultural Assessment ('Sector 3'), prepared by CMK Horticulture & Arboriculture Ltd.
40. Arboricultural Assessment, Arboricultural Impact and Tree Protection Strategy Report – Belarmine Park, prepared by CMK Horticulture & Arboriculture Ltd.
41. Arborist's Drawings (Belarmine Park), prepared by CMK Horticulture & Arboriculture Ltd. (see schedule attached with each bundle).
42. Site Lighting Drawings, prepared by SEHA Technical Services Ltd. (see schedule attached with each bundle).
43. Site Lighting Report, prepared by SEHA Technical Services Ltd.
44. Sustainability Report, prepared by SEHA Technical Services Ltd.
45. Building Lifecycle Report, prepared by Twinlite (a subsidiary company of the applicant Ironborn Real Estate Limited).
46. Construction Environmental Management Plan, prepared by AWN Consulting.

47. Construction & Demolition Waste Management Plan, prepared by AWN Consulting.
48. Operational Waste Management Plan, prepared by AWN Consulting.
49. Telecommunications Impact Assessment Report, prepared by Independent Site Management Limited (ISM).
50. Site Specific and Operational Management Plan Report, prepared by Ferreira Architects.
51. Social Infrastructure Audit, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
52. Copy of Cover Letter sent to Prescribed Bodies with copy of Strategic Housing Development Planning Application.
53. Copy of Cover Letter sent to Dun Laoghaire-Rathdown County Council with copy of Strategic Housing Development Planning Application.

2 no. hard copies and **3 no. machine-readable copies** of these plans and particulars are enclosed.

We can also confirm that 6no. hard copies and 1no. machine readable copy of the above listed plans and particulars have been issued simultaneously to Dun Laoghaire Rathdown County Council as per Article 297(6) of the Planning and Development Regulations 2001 – 2017 (copy of Cover Letter dated 29 March 2021 issued to Dun Laoghaire-Rathdown County Council is attached herewith).

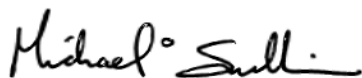
Furthermore, a copy of the above listed plans and particulars have been electronically issued to the Prescribed Bodies identified as part of the An Bord Pleanála Opinion issued on 19 May 2022 and as per Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, including: -

1. Irish Water.
2. Dun Laoghaire-Rathdown County Childcare Committee.

A copy of the letters issued to the Prescribed Bodies are enclosed with this submission.

We trust that the enclosed is in order and we would ask that all future correspondence in relation to this planning file be directed to this office.

Yours faithfully,



Michael O'Sullivan,
Senior Planner
STEPHEN LITTLE & ASSOCIATES