

Senior Administrative Officer,
Planning Department,
Fingal County Council,
County Hall,
Main Street,
Swords,
Co. Dublin.

Our Ref. 19017

17 November 2020

RE: STRATEGIC HOUSING DEVELOPMENT – APPLICATION TO AN BORD PLEANÁLA

THE PROPOSED DEVELOPMENT COMPRISES 360NO. DWELLINGS, ACCOMMODATED IN 128NO. HOUSES AND 3NO. APARTMENT BUILDINGS (232NO. APARTMENT UNITS). OTHER DEVELOPMENT INCLUDES RESIDENTIAL INTERNAL AMENITY AREAS (C.380 SQ M), 1NO.CHILDCARE FACILITY (C.278 SQ M) AND 1NO. RETAIL UNIT (C.98 SQ M). BUILDING HEIGHT RANGES FROM 1 TO 8-STOREYS. ASSOCIATED SITE DEVELOPMENT WORKS INCLUDE A DEDICATED PUBLIC PARK AND AMENITY OPEN SPACE, NEW ‘KELLYSTOWN LINK ROAD’ ACCESS ROAD AND INTERNAL ROAD, PEDESTRIAN AND BICYCLE NETWORK, GREEN ROUTE, PUMP STATION AND OTHER ENVIRONMENTAL INFRASTRUCTURE AND LANDSCAPING WORKS

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, Castlethorn Construction Unlimited Company and Castlethorn Developments (Kellystown) Unlimited Company, Usher House, Main Street Dundrum, Dublin 14 (the Applicant) to make a 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, 2no. hard copies and 3no. machine readable copies of the below listed plans and particulars have been issued to An Bord Pleanála by letter dated 17 November 2020 (Letter to An Bord Pleanála attached herewith).

As per Article 297(6) of the Planning and Development Regulations 2001 – 2017, please find enclosed for the attention of the Planning Authority, **6no. hard copies** and **1no. machine-readable copies** of the following plans and particulars relating to the Planning Application to An Bord Pleanála: -

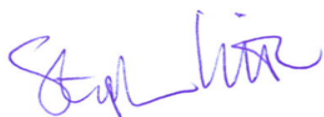
1. SHD Planning Application Form, signed and dated
2. Newspaper Notice
3. Site Notice
4. Confirmation of Feasibility Statement from Irish Water dated 9 July 2018.
5. Statement of Design Acceptance from Irish Water dated 3 September 2020.
6. Letter of Consent from Brian Lynam on behalf of all the joint registered owners (the Lynam family) dated 5 February 2020.
7. Letter of Consent from Fingal County Council dated 6 November 2020, and accompanying drawing (Drg. no. 1506A-OMP-00-SP-DR-A-1902 ‘Site Layout (FCC own land)’) prepared by O’Mahony Pike Architects.

8. Letter of Consent from Fingal County Council dated 16 November 2020, and accompanying drawing (Drg. no. 1506A-OMP-00-SP-DR-A-1900_LAND 'Fingal Residential Lands') prepared by O'Mahony Pike Architects.
9. Copies of Cover Letters sent to Prescribed Bodies with copy of SHD application.
10. Copy of Cover Letter sent to An Bord Pleanála with copy of SHD application.
11. The Applicant's Part V Proposal dated 28 October 2020, Part V Costings and accompanying Part V Schedule (Document No. 1506A-OMP-ZZ-ZZ-SA-A-0002, prepared by O'Mahony Pike Architects).
12. Planning Report and Statement of Consistency (including Statement of Response), prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
13. Environmental Impact Assessment Screening Report, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
14. Community Infrastructure Audit, 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. Planning application drawings, prepared by O'Mahony Pike Architects (see schedule of drawings enclosed with each bundle).
17. Housing Quality Assessment, prepared by O'Mahony Pike Architects.
18. Architectural Design Statement (including Schedule of Accommodation), prepared by O'Mahony Pike Architects.
19. CAD File of Red Line Boundary (only available on CD).
20. Water Supply, Drainage and Services Drawings (refer to schedule of drawings enclosed with each bundle), prepared by Waterman-Moylan Consulting Engineers.
21. Roads Drawings (refer to schedule of drawings enclosed with each bundle), prepared by Waterman-Moylan Consulting Engineers.
22. Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers.
23. Flood Risk Assessment (including Statement of Consistency with Flood Risk Guidelines), prepared by Waterman-Moylan Consulting Engineers.
24. Traffic and Transport Assessment (including Statement of Consistency with Design Manual for Urban Roads and Streets), prepared by Waterman-Moylan Consulting Engineers.
25. Travel Plan, prepared by Waterman-Moylan Consulting Engineers.
26. Preliminary Construction Management Plan, prepared by Waterman-Moylan Consulting Engineers.
27. Energy Statement, prepared by Waterman-Moylan Consulting Engineers.
28. CGI Views, prepared by Dunes Visuals.
29. Photomontage Views, prepared by Dunes Visuals.
30. Landscape Design Development Report, prepared by Doyle O'Troithigh Landscape Architects.
31. Landscape Drawings (refer to schedule of drawings enclosed with each bundle), prepared Doyle O'Troithigh Landscape Architects.
32. Landscape & Visual Impact Assessment, prepared by Doyle O'Troithigh Landscape Architects.
33. Arboricultural Report, prepared by The Tree File Consulting Arborists.
34. Arboricultural Drawings (refer to schedule of drawings enclosed with each bundle), prepared by The Tree File Consulting Arborists.
35. Appropriate Assessment Screening Report, prepared by Scott Cawley Ecological Consultants.

36. Ecological Impact Assessment, prepared by Scott Cawley Ecological Consultants.
37. Lighting Report and Drawings, prepared by Sabre Electrical Services Ltd.
38. Building Life Cycle Report, prepared by Aramark Consultants.
39. Property Management Strategy Report, prepared by Aramark Consultants.
40. Archaeological Assessment, prepared by Archaeology Plan Heritage Solutions.
41. Daylight, Sunlight and Overshadowing Study, prepared by IES Consulting Ltd.
42. Noise Impact Assessment, prepared by Irwin Carr Consulting.
43. Construction and Demolition Waste Management Plan, prepared by AWN Consulting Ltd.
44. Operational Waste Management Plan, prepared by AWN Consulting Ltd.

We trust that the enclosed is in order.

Yours faithfully,



Stephen Little
Managing Director
STEPHEN LITTLE & ASSOCIATES