

Principal Officer
Planning Department
Dun Laoghaire Rathdown County Council
County Hall
Marine Road
Dun Laoghaire
Co. Dublin.

Our Ref. 25103
DLRC Ref: PAC/LRD2/002/26

1 October 2026

**RE: PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT CONSISTING OF 271 NO. RESIDENTIAL
UNITS & SITE WORKS AT LANDS NORTH OF OLD CONNAUGHT AVENUE IN THE TOWNLAND OF
OLD CONNAUGHT, COUNTY DUBLIN.**

Dear Sir / Madam,

We, Stephen Little & Associates Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, are instructed by our client, (the Applicant), Castlethorn Old Conna ULC, Overend House, Dundrum Town Centre, Sandyford Road, Dundrum, to prepare this Planning Application Report & Statement of Consistency to accompany this planning application for Large-scale Residential Development (LRD).

The following are the plans and particulars enclosed with this application: -

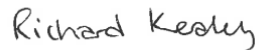
1. Cover Letter, prepared by Stephen Little & Associates.
2. LRD Planning Application Form 19.
3. Proof of Payment.
4. Newspaper Notice.
5. Site Notice.
6. Applicant Consent to Agent Letter.
7. Dun Laoghaire Rathdown County Council Letter of Consent.
8. Confirmation of Feasibility from Uisce Eireann dated 18 February 2026 (Appendix B of the Engineering Planning Report)
9. Statement of Design Acceptance from Uisce Eireann dated 21 July 2026 (Appendix E of the Engineering Planning Report)

10. Part V Costings Letter.
11. Part V Validation Letter.
12. Environmental Impact Assessment Screening Report, prepared by Stephen Little & Associates.
13. Planning Application Report and Statement of Consistency prepared by Stephen Little & Associates.
14. LRD Opinion Response prepared by Stephen Little & Associates.
15. Architectural Drawings, prepared by O'Mahony Pike Architects (refer to enclosed drawing schedule).
16. Architectural Design Statement, prepared by O'Mahony Pike Architects.
17. Part V Proposal Booklet, prepared by O'Mahony Pike Architects.
18. Housing Quality Assessment, prepared by O'Mahony Pike Architects.
19. Schedule of Accommodation, prepared by O'Mahony Pike Architects.
20. Road and Transportation Drawings, prepared by AtkinsRéalis Consulting Engineers (refer to enclosed drawing schedule).
21. Storm Water Impact Assessment Report, prepared by AtkinsRéalis Consulting Engineers.
22. Flood Risk Assessment Stage 1 & 2, prepared by AtkinsRéalis Consulting Engineers.
23. Engineering Planning Report, prepared by AtkinsRéalis Consulting Engineers.
24. Response to Stage 2 LRD Opinion Report (Transport), prepared by AtkinsRéalis Consulting Engineers.
25. Traffic and Transport Report, prepared by AtkinsRéalis Consulting Engineers.
26. Quality Audit, prepared by AtkinsRéalis Consulting Engineers.
27. Road Safety Audit Stage 1, prepared by AtkinsRéalis Consulting Engineers.
28. Mobility Management Plan, prepared by AtkinsRéalis Consulting Engineers.
29. Outline Construction Traffic Management Plan, prepared by AtkinsRéalis Consulting Engineers.
30. DMURS Statement, prepared by AtkinsRéalis Consulting Engineers.
31. Foul Pump Station and Rising Main Report, prepared by AtkinsRéalis Consulting Engineers.
32. Construction Environmental Management Plan, prepared by AWN Consulting.
33. Resource Waste Management Plan, prepared by AWN Consulting.
34. Operational Waste Management Plan, prepared by AWN Consulting.
35. Wind Microclimate Study, prepared by Integrated Environmental Solutions Limited.
36. Environmental Noise and Vibration Impact Assessment, prepared by Traynor Environmental Ltd.
37. Landscape Drawings, prepared by Brady Shipman Martin Built Environment Consultants (refer to enclosed drawing schedule).
38. Statement on Landscape and Biodiversity, prepared by Brady Shipman Martin Built Environment Consultants.
39. Outdoor Lighting Report, prepared by Sabre Electrical Services Ltd
40. SES 06526 Sheet 1 Public Lighting Layout, prepared by Sabre Electrical Services Ltd
41. SES 06526 Sheet 2 Public Lighting Layout, prepared by Sabre Electrical Services Ltd
42. Appropriate Assessment Screening Report, prepared by Brady Shipman Martin Built Environment Consultants.
43. Ecological Impact Assessment Report, prepared by Brady Shipman Martin Built Environment Consultants.
44. Archaeological and Architectural Assessment, prepared by Irish Archaeological Consultancy.

45. Daylight, Sunlight and Overshadowing Assessment Report, prepared by Model Works.
46. Landscape and Visual Impact Assessment, prepared by Model Works.
47. Verified Photomontages, prepared by Model Works.
48. CGIs, prepared by Model Works.
49. Arboricultural Report, prepared by The Tree File Ltd.
50. Arboricultural Drawings, prepared by The Tree File Ltd (refer to enclosed drawing schedule).
51. Energy & Sustainability Statement, prepared by Delap & Waller.
52. Telecommunication Report prepared by Delap and Waller
53. Building Lifecycle Report, prepared by Castlethorn Old Conna ULC
54. Public Liaison Plan, prepared by Castlethorn Old Conna ULC.

We trust that everything is in order. 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 sincerely,



Richard Kealey
Senior Planner
STEPHEN LITTLE & ASSOCIATES