



**Supplementary Form to accompany the
Standard Dublin City Council Planning Application Form
for permission for a Large-scale Residential Development (LRD)**

Form 19

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.



Form No. 19



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Part 1

1. Supplementary information to accompany an application for a Large-scale Residential Development

(a) Prospective Applicant's Name: Malclose Limited

(b) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)

Name: Patricia Thornton

Correspondence Address: Thornton O'Connor Town Planning
No. 1 Kilmacud Road Upper
Dundrum
Dublin 14

(c) Person Responsible for Preparation of Drawings and Plans:

Name: Joao Ornelas

Company: HKR Architects
57 Great Suffolk Street
London
SE1 0BB
United Kingdom



(d) Declaration:

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder

Signature of person authorised to operate on behalf of the Prospective Applicant:

Patricia Thornton

Date: 24th November 2023

2. Details of Large-scale Residential Development

(a) Address of the proposed Large-scale Residential Development:

A 0.962 Ha site at Gowan House, Carriglea Business Park, Naas Road, Dublin 12, D12 RCC4.

Works to upgrade of the access road to the west of the site on an area measuring c. 0.081 Ha are also proposed comprising new surfacing to the carriageway, the provision of inbound and outbound bicycle lanes from the development entrance to the Naas Road, the provision of a controlled pedestrian crossing on the access road at the Naas Road junction, and the provision of a further uncontrolled pedestrian and bicycle crossing linking the subject site with the approved Concorde SHD development (ABP Ref: TA29S.312218) to the west.

On the Naas Road, works are proposed on an area measuring c. 0.086 Ha comprising the realignment and widening of the existing pedestrian footpath along the westbound carriageway of the Naas Road and the provision of linkages from the realigned footpath to the development site, and the provision of new controlled pedestrian crossings across the eastbound and westbound carriages of the Naas Road and the provision of a new uncontrolled crossing of the Luas tracks.

The development site area and roadworks areas will provide a total application site area of c. 1.13 Ha.

3. Pre-Application Consultations

(a) Section 247 Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	LRD6034/22-S1
Meeting date(s):	24 th November 2022 and 26 th January 2023
(b) LRD Meeting with Planning Authority:	
State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:	
Planning Authority reference number:	LRD6034/23-S2
Meeting date(s):	20 th June 2023
(c) Any Consultation with Prescribed Authorities or the Public:	
Provide details of any other consultations the applicant had with prescribed authorities or with the public:	
N/A	



4. Application Requirements

		Yes	No
<u>Newspaper</u>			
(a) Is a copy of the page from the newspaper containing the newspaper notice relating to the proposed development enclosed with this application?	Enclosed:	✓	
(b) If the answer to above is "Yes", please complete the following details:			
(i) Approved newspaper in which notice was published: Irish Daily Star			
(ii) Date of publication: 24 th November 2023			
(iii) Date of erection of site notice(s): 24 th November 2023 (Yellow site notice as a valid application was made within 6 months of the date of the application of the previous application – WEB1624/23)			
		Yes	No
<u>(c) Site Notice</u>			
(iv) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed:	✓	
If the answer to above is "Yes", state date on which the site notice(s) was erected:			
<div>24th November 2023</div>			
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.			



	Please tick appropriate box	Yes	No
<u>EIAR</u>			
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?			✓
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed:		N/A
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included:		N/A
<u>EIAR Confirmation Notice</u>			
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed:		N/A
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?			✓
<u>Natura Impact Statement</u>			
(e) Is a Natura Impact Statement (NIS) required for the proposed development?			✓
If the answer to above is "Yes", is an NIS enclosed with this application?	Enclosed:		N/A
If the answer to above is "Yes", the newspaper and site must indicate this fact.	Included:		N/A
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?			✓



5. Zoning			
(a) Site zoning in current Development Plan or Local Area Plan for the area:	Z14 – Strategic Development and Regeneration Areas (SDRAs)		
(b) Existing use(s) of the site and proposed use(s) of the site:	Previous/existing use: warehousing/ancillary office Proposed use: Student Accommodation, Retail, Digital Hub, Co-Working Area, Café		
6. Supporting documents			
Please tick appropriate box to indicate whether document is enclosed	Yes	No	
<u>Site Local Map</u>			
(a) Site location map sufficient to identify the land, at appropriate scale.	✓		
<u>Layout Plan</u>			
(b) Layout plan of the proposed development, at appropriate scale.	✓		
<u>Statement of Consistency</u>			
(c) Statement of consistency with the Development Plan	✓		
Please tick appropriate box below to indicate answer	Yes	No	N/A
<u>Statement of Response</u>			
(d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	✓ A Statement of Response to LRD Opinion has been prepared.		



Please tick appropriate box below to indicate answer	Yes	No	N/A
<u>Statement of Specified Additional Information</u> (e) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	✓ Please refer to the Statement of Response to LRD Opinion.		

7. Water Services:	Please tick the appropriate box	Yes	No
<u>Evidence of Engagement with Irish Water</u> (a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome. (Include Letter)	Included:	✓ Refer to the Civil Infrastructure & Surface Water Management Plan prepared by Barret Mahony Consulting Engineers	
<u>Confirmation of Feasibility Statement</u> (b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development. (Include Statement)	Included:	✓ Refer to the Civil Infrastructure & Surface Water Management Plan prepared by Barret Mahony Consulting Engineers	



<p><u>Statement of Compliance with Irish Water's Standard Details & Codes of Practice</u></p> <p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.). (Include Statement)</p>	Included:	<p>✓</p> <p>Refer to the Civil Infrastructure & Surface Water Management Plan prepared by Barret Mahony Consulting Engineers</p>	
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8. Traffic and Transport:	Please tick the appropriate box	Yes	No
<p><u>Traffic/Transportation Impact Assessment</u></p> <p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?</p>	Included:	<p>✓</p> <p>A Traffic Assessment Report has been prepared by Barret Mahony Consulting Engineers</p>	
<p><u>Travel Plan</u></p> <p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	Included:	<p>✓</p> <p>A Residential Travel Plan has been prepared by Barret Mahony Consulting Engineers</p>	
9. Taking in Charge:	Please tick the appropriate box	Yes	No
<p><u>Take in Charge – Site Plan</u></p> <p>Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is</p>	Included:	<p>✓</p>	



"Yes", please attach site plan clearly showing area(s) intended for taking in charge.			
10. Maps, Plans and Drawings			
<u>Schedule of Drawings</u> List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Included:	✓ Please refer to Appendix A&B attached to the Application Form for a Schedule of Drawings and Reports.	

11. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application. – **A Design Statement is required that captures the following requirements:**

Please tick appropriate box:	Yes	No
<u>Design Statement</u> (a) A design statement that addresses the sites location and context and the proposed design strategy.	✓ Please refer to the Design Statement prepared by HKR Architects	
<u>Schedule of Accommodation/Housing Quality Assessment</u> (b) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of	✓ Please refer to the Design Statement prepared by HKR Architects	



apartments the aggregate floor area of each room and whether the unit is dual or single aspect.		
(c) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓ Please refer to the Design Statement and drawings prepared by HKR Architects and the Planning Report and Statement of Consistency prepared by Thornton O'Connor Town Planning.	
(d) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓ Please refer to the Design Statement and drawings prepared by HKR Architects, the Planning Report and Statement of Consistency prepared by Thornton O'Connor Town Planning, the Landscape Design Report and drawings prepared by Stephen Diamond Landscape Architects and the drawings and reports prepared by Barrett Mahony Consulting Engineers.	
(e) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓ Please refer to the full Planning Application pack, but most pertinently: the Design Statement and drawings prepared by HKR Architects, the Planning Report and Statement of Consistency prepared by Thornton O'Connor Town Planning, the Landscape Design Report and drawings prepared by Stephen Diamond Landscape Architects and the drawings and reports prepared by Barrett Mahony Consulting Engineers.	
(f) Are details of any proposals to provide for services infrastructure other than water, such as cabling	✓ Please refer to the Planning Application pack as required.	

(including broadband provision) and any phasing proposals enclosed with the application?		
<u>Demolition of a Protected Structure</u> (g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		✓
<u>Statutory Notices</u> (h) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If “Yes”, enclose details with this application.		✓

12. Breakdown of Housing units:

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	N/A	
1-bed		
2-bed		
2-bed (3 person)*		
2-bed (4 person)*		
3-bed		
4-bed		
4+ bed		
Total		

*** see Sustainable Urban Housing: Design Standards for New Apartment Guidelines for Planning Authorities (as amended)**

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	N/A	
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross Floor Space in m²
Studio	70	70	1,869 sq m
1-bed			
2-bed			
3-bed	1	3	68 sq m
4-bed	1	4	95 sq m
4+ bed	121	864	19,135 sq m
Total	193	941	21,168 sq m

State total number of residential units in proposed development	193
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13. LRD Floor Space (All Sections Must Be Completed)	Gross Floor Space in m ²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	31,468 m ²
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	10,300 m ²
(i) Communal Amenity Space	4,027 m ²
(ii) Plant	369 m ²
(iii) Bike Store	876 m ²
(iv) Electrical Room	21 m ²
(v) Bin Store	210 m ²
(vi) Cores	4,797 m ²
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	1,672 m ² (May not match combined total of individual non-residential classes due to rounding.)
Class of Development	Gross Floor Space in m ²
(i) Retail Unit	250 m ²
(ii) Community	472 m ²
(iii) Cultural	729 m ²
(iv) Community & Cultural	221 m ²
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	33,140 m ²
	Percentage
(e) Express (a) as a percentage of (d):	95%
(f) Express (c) as a percentage of (d):	5%
(e) plus (f)	100%



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Planning Authority Official Use only:	
Planning Reference:	
Planning Authority Stamp:	



Part 2

Contact Details- (Not to be Published)

Applicant(s):

First Name:	Malclose Limited
Surname:	
Address Line 1:	No. 28 The Drive
Address Line 2:	Graigavern Lodge
Address Line 3:	
Town / City:	Ballybrittas
County:	Co. Laois
Country:	Ireland
Post code:	R32 FR92
E-mail address (if any):	JObeirne@hollybrookhomes.co.uk
Primary Telephone Number:	+44 (0)20 7232 4550
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Kenneth Birrane Joseph Cox David Cox
Company Registration Number (CRO):	573707
Contact Name:	Jack O'Beirne
Primary Telephone Number:	+44 (0)20 7232 4550
Other / Mobile Number (if any):	
E-mail address:	JObeirne@hollybrookhomes.co.uk



Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Patricia
Surname:	Thornton
Address Line 1:	Thornton O'Connor Town Planning
Address Line 2:	No. 1 Kilmacud Road Upper
Address Line 3:	
Town / City:	Dundrum
County:	Dublin 14
Country:	Ireland
Eircode:	D14 EA89
E-mail address (if any):	info@toctownplanning.ie
Primary Telephone Number:	01 205 1490
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Joao
Surname:	Ornelas
Address Line 1:	HKR Architects
Address Line 2:	No. 57 Great Suffolk Street
Address Line 3:	
Town / City:	
County:	London
Country:	United Kingdom
Eircode:	SE1 0BB
E-mail address (if any):	jornelas@hkrarchitects.com
Primary Telephone Number:	+44 (0)7 946 263 315
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Patricia Thornton
Mobile Number:	01 205 1490
E-mail address:	info@toctownplanning.ie

APPENDIX A – List of Drawings

Architectural Drawings by HKR Architects			
Drawing No.	Drawing Title	Scale	Size
GWH-HKR-XX-00-DR-A-0100	Location Plan	1:1000	A3
GWH-HKR-XX-00-DR-A-0101	Site Layout Plan	1:500	A0
GWH-HKR-XX-00-DR-A-0102	Site Layout Plan – Existing	1:500	A3
GWH-HKR-XX-00-DR-A-0103	Site Demolition Plan	1:500	A3
GWH-HKR-XX-ZZ-DR-A-0460	Demolition Elevations	1:200	A1
GWH-HKR-XX-00-DR-A-0200	Ground Floor Plan	1:200	A1
GWH-HKR-XX-01-DR-A-0201	First Floor Plan	1:200	A1
GWH-HKR-XX-02-DR-A-0202	Second Floor Plan	1:200	A1
GWH-HKR-XX-03-DR-A-0203	Third Floor Plan – Typical Lo3 to Lo8	1:200	A1
GWH-HKR-XX-09-DR-A-0209	Nineth Floor Plan	1:200	A1
GWH-HKR-XX-10-DR-A-02010	Tenth Floor Plan	1:200	A1
GWH-HKR-XX-11-DR-A-0211	Eleventh Floor Plan	1:200	A1
GWH-HKR-XX-12-DR-A-0212	Twelfth Floor Plan – Typical L12 to L14	1:200	A1
GWH-HKR-XX-B1-DR-A-0221	Lower Ground Floor (Cycle Store)	1:200	A1
GWH-HKR-XX-B2-DR-A-0222	Basement Floor Plan	1:200	A1
GWH-HKR-XX-RF-DR-A-0223	Roof Plant Enclosure	1:200	A1
GWH-HKR-XX-RF-DR-A-0224	Roof Plant	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0400	East Elevation 1	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0401	East Elevation 2	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0402	West Elevation 3	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0403	West Elevation 4	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0404	North Elevation 5	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0405	North Elevation 6	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0406	South Elevation 7	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0407	South Elevation 8	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0450	Contiguous North Elevations	As Indicated	A0
GWH-HKR-XX-ZZ-DR-A-0451	Contiguous West Elevations	As Indicated	A0
GWH-HKR-XX-ZZ-DR-A-0500	Site Section A-A	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0501	Site Section B-B	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0502	Site Section C-C	1:200	A1
GWH-HKR-XX-ZZ-DR-A-0503	Site Section D-D	1:200	A1

Engineering Drawing by Barrett Mahony Consulting Engineers			
Drawing No.	Drawing Title	Scale	Size
GWH-BMD-ZZ-B1-DR-C-1001	Basement Drainage Layout	1:200	A1
GWH-BMD-ZZ-00-DR-C-1000	Site Drainage Layout	1:200	A1
GWH-BMD-ZZ-00-DR-C-1003	Proposed SuDS Layout – Ground Level	1:200	A1
GWH-BMD-ZZ-00-DR-C-1002	Proposed SuDS Layout – Roof Level	1:200	A1
GWH-BMD-ZZ-00-DR-C-1004	Proposed Sightlines Layout	1:200	A1
GWH-BMD-ZZ-00-DR-C-1005	Camac Culvert Daylighting Details	As Shown	A1
GWH-BMD-ZZ-00-DR-C-1006	Topographical Survey	1:250	A1
GWH-BMD-ZZ-00-DR-C-1013	Camac Culvert Daylighting Structural Details Sheet 1 of 2	As Shown	A1
GWH-BMD-ZZ-00-DR-C-1014	Camac Culvert Daylighting Structural Details Sheet 2 of 2	As Shown	A1
GWH-BMD-ZZ-00-DR-C-1040	Autoroute Tracking – Refuse Vehicle & Fire Tender	1:200	A0

GWH-BMD-ZZ-00-DR-C-1041	Autoroute Tracking – Private Car	1:100	A0
GWH-BMD-ZZ-XX-DR-C-1007	Taking in Charge Layout	1:250	A1
GWH-BMD-ZZ-XX-DR-C-1010	Road Layout	1:200	A1
GWH-BMD-ZZ-XX-DR-C-1011	Access Road Upgrade Works	As Shown	A1
GWH-BMD-ZZ-XX-DR-C-1012	Naas Road Footpath Realignment & Crossing & Access Road Junction Layout	1:200	A1
GWH-BMD-ZZ-XX-DR-C-1070	Land Proposed For Development	1:500	A1
GWH-BMD-ZZ-XX-DR-C-1121	Surface Water Long Sections	H=1:250 V=1:125	A1
GWH-BMD-ZZ-XX-DR-C-1122	Foul Water Long Sections	H=1:250 V=1:125	A1
GWH-BMD-XX-ZZ-DR-C-1150	Manhole S3.0 Connection to Culvert	1:25	A1
GWH-BMD-ZZ-00-DR-C-12100	Road Standard Details – Sheet 1	As Shown	A0
GWH-BMD-ZZ-00-DR-C-12101	Road Standard Details – Sheet 2	As Shown	A0
GWH-BMD-ZZ-00-DR-C-12110	Footpath Standard Details – Sheet 1	As Shown	A0
GWH-BMD-ZZ-00-DR-C-12111	Footpath Standard Details – Sheet 2	As Shown	A0
GWH-BMD-ZZ-00-DR-C-12300	Permeable Paving Standard Details	1:10	A0
GWH-BMD-ZZ-00-DR-C-12310	Soft and Hard Landscaping on Podium / Roof Areas – Standard Details	1:10	A0
GWH-BMD-ZZ-00-DR-C-12320	SuDS Details Bio Retention & Tree Pits	1:25	A0

Landscape Drawings by Stephen Diamond Associates			
Drawing No.	Drawing Title	Scale	Size
22-579-SDA-PD-DR-GF-001	Ground Floor Masterplan	1:200	A1
22-579-SDA-PD-DR-LGF-001	Lower Ground Floor Masterplan	1:125	A1
22-579-SDA-PD-DR-XX-201	Section 01	1:25 / 1:50	A1
22-579-SDA-PD-DR-XX-202	Section 02	1:50	A1
22-579-SDA-PD-DR-XX-203	Section 03	1:200 / 1:100	A1
22-579-SDA-PD-DR-XX-204	Section 03, Details 01, 02, 03 and 04	1:25 / 1:50	A1
22-579-SDA-PD-DR-XX-205	Section 04	1:200 / 1:100	A1
22-579-SDA-PD-DR-XX-206	Section 05	1:25	A1
22-579-SDA-PD-DR-XX-207	Section 06	1:25	A1
22-579-SDA-PD-DR-XX-208	Sections 07-09 & 11	1:50 / 1:100	A1
22-579-SDA-PD-DR-XX-209	Section 10	1:50	A1
22-579-SDA-PD-DR-XX-210	Section 12		
22-579-SDA-PD-DR-ZZ-001	Student Amenity Roof Gardens Lo2 & Lo9	1:20 / 1:100	A1
22-579-SDA-PD-DR-ZZ-002	Roof Gardens and Green Roofs	1:20 / 1:25 / 1:200	A1
22-579-SDA-PD-DR-XX-301	Planting Schedule and Details	1:25	A1
22-579-SDA-PD-DR-XX-302	Relationship: Riparian Zone and Open Space	NTS	A1

Mechanical & Electrical Drawings by Delap & Waller			
Drawing No.	Drawing Title	Scale	Size
22135-L00-DR-DLW-E-602	Proposed Site Lighting Layout Ground Floor	1:200	A1
22135-L00-DR-DLW-E-603	Proposed Site Lighting Layout First Floor	1:500	A3
22135-L00-DR-DLW-E-604	Proposed Site Lighting Layout Second Floor	1:400	A3
22135-L00-DR-DLW-E-605	Proposed Site Lighting Layout Ninth Floor	1:400	A3
22135-L00-DR-DLW-E-606	Proposed Site Lighting Layout Tenth Floor	1:400	A3
22135-L00-DR-DLW-E-607	Proposed Site Lighting Layout Roof Floor	1:400	A3
22135-L00-DR-DLW-E-608	Proposed Site Lighting Layout Eleventh Floor	1:400	A3

Arboricultural Drawings by The Tree File		
Drawing Title	Scale	Size
Tree Impacts Plan	1:250	A1
Tree Constraints Plan	1:250	A1

APPENDIX B – List of Reports & Documents

Thornton O'Connor Town Planning
Planning Report and Statement of Consistency
Response to Dublin City Council LRD Opinion
Community & Social Infrastructure Audit
DCC Application Form
LRD Supplementary Form
HKR Architects
Design Statement (including Community Safety Strategy)
Stephen Diamond Associates
Landscape Design Report
Barrett Mahony Consulting Engineers
Civil Engineering Infrastructure & Surface Water Management Report
Residential Travel Plan
Car & Bicycle Parking Management Plan
Traffic Assessment Report
DMURS Compliance Report
Basement Impact Assessment
Flood Risk Assessment Report
Derry O'Leary
Public Transport Capacity Report
PMCE Consulting
Stage 1 Road Safety Audit
Walking Audit
Cycle Audit
Enviroguide Consulting
Appropriate Assessment Screening Report
Environmental Impact Assessment Screening Report
Statement in accordance with Article 103(1A)a of the Planning and Development Regulations 2001, as amended
Bat Activity Survey Report
Ecological Impact Assessment
Biodiversity Enhancement Plan
The Tree File
Arboricultural Report
3D Design Bureau
Preliminary Daylight and Sunlight Analysis
Verified Views and CGI
Delap & Waller
Climate Action, Energy & Sustainability Statement
Outdoor Lighting Report
AWN Consulting
Hydrological Risk Assessment
Hydromorphological Study
Inward Noise Impact Report
Water Framework Directive (WFD) Screening Assessment
Operational Waste Management Plan
Outline Delivery and Servicing Management Plan
Construction Environmental Management Plan
Resource and Waste Management Plan

Turley
Cultural Impact Assessment
Rubicon Heritage
Archaeological, Architectural and Cultural Heritage Impact Assessment
Historic Building Consultants
Architectural Heritage Impact Assessment
Model Works
Townscape and Visual Impact Assessment
IN2 Engineering
Microclimatic Wind Analysis and Pedestrian Comfort
iSM (Independent Site Management)
Telecommunications Report
Malclose Limited
Student Accommodation Management Plan