



Vimovo Doyles Limited  
7<sup>th</sup> Floor,  
College House,  
Townsend Street,  
Dublin 2.

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

28<sup>th</sup> February 2018

**Re: STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION IN RESPECT OF THE DOYLE'S NURSERIES SITE, BRENNANSTOWN ROAD, CABINTEELY TO COMPRISE 115 RESIDENTIAL UNITS.**

Dear Sir/Madam,

On behalf of Vimovo Doyles Limited, 7<sup>th</sup> Floor, College House, Townsend Street, Dublin 2, please find enclosed a planning application for a proposed Strategic Housing Development for residential development in respect of a site at the Former Doyles Nurseries and Benoni, Brennanstown Road, Cabinteely, Co. Dublin.

Note 2 hard copies have been submitted to An Bord Pleanála along with three digital in accordance with the Strategic Housing Regulations 2017 (Section 297(5)). The necessary copies have been issued to the Planning Authority (DLRCC) and prescribed bodies. Please find enclosed the following with this application:

1. Strategic Housing Development Planning Application Form (including response to Question 13: Material Contravention of Development Plan statement);
2. Pre-application meeting fee cheque €14950;
3. Copy of Newspaper Notice published on Wednesday 28<sup>th</sup> February 2018;
4. Copy of Site Notice erected on site on Wednesday 28<sup>th</sup> February 2018;
5. Letter of Consent from site owner to lodge application (from site owner Atlas Limited Partnership);
6. Part V Validation Letter; Part V Cover Letter and an Estimate of Costs;
7. Environmental Report prepared by Marlet Property Group Limited;
8. Statement of Response to An Bord Pleanála Pre-Application Consultation opinion;
9. Statement of Consistency with National and Local Planning Policy prepared by Marlet Property Group Limited;
10. Planning Report prepared by Marlet Property Group Limited;
11. Architectural Drawings prepared by Ferreira Architecture (including construction phasing drawing);
12. Architectural Design Statement prepared by Ferreira Architecture (Statement of Compliance with principles of Universal Design).



13. Housing Quality Assessment and Schedule of Areas prepared by Ferreira Architecture;
14. Photomontages and CGI's prepared by 3DDB;
15. Sunlight and Daylight Analysis prepared by 3DDB;
16. AECOM Response to ABP Opinion report;
17. Engineering Drawings prepared by AECOM (including drawing of proposed area for Taking In Charge);
18. Infrastructure Report prepared by AECOM (including Stormwater Audit, and Irish Water Pre-Connection Enquiry Form and Confirmation of Feasibility Response);
19. Flood Risk Assessment prepared by AECOM;
20. Traffic and Transport Assessment Report prepared by AECOM (including DMURS statement of compliance);
21. Quality Audit prepared by AECOM;
22. Road Safety Audit prepared by AECOM;
23. Mobility Management Plan prepared by AECOM;
24. Landscape Drawings prepared by PC Roche Associates (including proposed boundary treatment drawings);
25. Landscape Report prepared by PC Roche Associates;
26. AA Screening prepared by Altemar;
27. Ecological Impact Assessment prepared by Altemar;
28. Environmental Construction Management Plan prepared by Altemar;
29. Bat Survey prepared by Scott Cawley;
30. Public Lighting Plan and Report prepared by Sabre Lighting;
31. Tree Survey Report and Drawing, and Tree Constraints Plan prepared by Andy Worsnop of the Tree File;
32. Childcare Demand Analysis prepared by Marlet Property Group;
33. Planning stage Construction, Demolition and Operational Waste Management Plan prepared by Marlet Property Group Ltd;
34. Letter of consent from Dun Laoghaire Rathdown County Council to include County Council lands in planning application boundary.
35. Plan, Section and Detail of proposed pedestrian footbridge prepared by OCSC Consulting Engineers.
36. Brennanstown Road Conservation Assessment prepared by Rob Goodbody.
37. Copy of letters sent to prescribed bodies.

We trust the above and enclosed is in order and look forward to hearing from An Bord Pleanala in relation to this Strategic Housing planning application. Should any clarification be required, please do not hesitate to contact us.

Yours faithfully,

*Niall O'Byrne*



Marlet Property Group Limited for and on behalf of Vimovo Doyle's Limited