



**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:** Malkey 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, Thornton O'Connor Town Planning

Correspondence Address:

No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

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

Name:

Harry Browne

Company:

RKD Architects



**(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: 28<sup>th</sup> February 2023**

## 2. Details of Large-scale Residential Development

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

The former Leydens Wholesalers & Distributors, No. 158A Richmond Road, Dublin 3, D03 YK12



### 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:	LRD6006/22-S1
Meeting date(s):	28 <sup>th</sup> April 2022

#### (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:	LRD6006/22-S2
Meeting date(s):	15 <sup>th</sup> November 2022

#### (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:

Consultation with Irish Water by way of Pre-Connection Enquiry and Statement of Design Acceptance process.

We note that DBFL Consulting Engineers have also had discussions with the Dublin City Council Transportation Department and Drainage Department to discuss the scheme.



#### 4. Application Requirements

		Yes	No
<b><u>Newspaper</u></b>			
(a) Is a copy of the page from the newspaper containing the newspaper notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b>	✓	
(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: 27 <sup>th</sup> February 2023			
(iii) Date of erection of site notice(s): 27 <sup>th</sup> February 2023			
		Yes	No
<b><u>(c) Site Notice</u></b>			
(iv) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b>	✓	
If the answer to above is “Yes”, state date on which the site notice(s) was erected:			
<input type="text" value="27&lt;sup&gt;th&lt;/sup&gt; February 2023"/>			
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.			



	<b>Please tick appropriate box</b>	<b>Yes</b>	<b>No</b>
<b><u>EIAR</u></b>			✓
<b>(c)</b> 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?	<b>Enclosed:</b>	N/A	
If the answer to above is “Yes”, the newspaper and site must indicate this fact.	<b>Included:</b>	N/A	
<b><u>EIAR Confirmation Notice</u></b>		N/A	
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b>		
<b>(d)</b> Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?			✓
<b><u>Natura Impact Statement</u></b>		✓	
<b>(e)</b> 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?	<b>Enclosed:</b>	✓	
If the answer to above is “Yes”, the newspaper and site must indicate this fact.	<b>Included:</b>	✓	
<b>(f)</b> 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?			✓



<b>5. Zoning</b>			
(a) Site zoning in current Development Plan or Local Area Plan for the area:	Z10 – Inner Suburban and Inner City Sustainable Mixed-Uses		
(b) Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Warehouse Building/Wholesalers Proposed: 133 No. residential units, artist studios, retail, gym, creche, and public and communal open spaces		
<b>6. Supporting documents</b>			
<b>Please tick appropriate box to indicate whether document is enclosed</b>	<b>Yes</b>	<b>No</b>	
<b><u>Site Local Map</u></b> (a) Site location map sufficient to identify the land, at appropriate scale.	✓		
<b><u>Layout Plan</u></b> (b) Layout plan of the proposed development, at appropriate scale.	✓		
<b><u>Statement of Consistency</u></b> (c) Statement of consistency with the Development Plan	✓		
<b>Please tick appropriate box below to indicate answer</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>
<b><u>Statement of Response</u></b> (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.	✓ Please refer to the Response to DCC Opinion document prepared by Thornton O'Connor Town Planning enclosed separately.		



Please tick appropriate box below to indicate answer	Yes	No	N/A
<p><b><u>Statement of Specified Additional Information</u></b></p> <p>(e) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>✓ Please refer to the Response to DCC Opinion document prepared by Thornton O’Connor Town Planning enclosed separately.</p>		

7. Water Services:	Please tick the appropriate box	Yes	No
<p><b><u>Evidence of Engagement with Irish Water</u></b></p> <p>(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)</p>	Included:		No public water supply source impacted
<p><b><u>Confirmation of Feasibility Statement</u></b></p> <p>(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)</p>	Included:	✓ See Appendix to the Infrastructure Design Report by DBFL Consulting Engineers	
<p><b><u>Statement of Compliance with Irish Water’s Standard Details &amp; Codes of Practice</u></b></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:	✓ See Statement of Design Acceptance received from Irish Water included as an Appendix to the Infrastructure Design Report by DBFL Consulting Engineers. We have been	





An Roinn Pleanála & Forbairt Maoine, Oifigí na Cathrach,  
Bloc 4, Urlár 3, An Ché Adhmaid, Baile Átha Cliath 8.

Planning & Property Development Department, Dublin City Council,  
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8  
E: [planning@dublincity.ie](mailto:planning@dublincity.ie)

		advised that this issued by Irish Water when they are satisfied the proposals comply with Standard Details and Codes of Practice for water and wastewater.	
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<b>8. Traffic and Transport:</b>	<b>Please tick the appropriate box</b>	<b>Yes</b>	<b>No</b>
<b><u>Traffic/Transportation Impact Assessment</u></b>  (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)?	Included:	✓	
<b><u>Travel Plan</u></b>  (b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Included:	✓	
<b>9. Taking in Charge:</b>	<b>Please tick the appropriate box</b>	<b>Yes</b>	<b>No</b>
<b><u>Take in Charge – Site Plan</u></b>  Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.	Included:	✓ Please refer to RKD Dwg No. 22001- RKD-ZZ-00- DR-A-1003.	
<b>10. Maps, Plans and Drawings</b>			
<b><u>Schedule of Drawings</u></b> List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Included:	✓ Please see Appendix A.  Appendix B provides a list of reports/ documents.	



## 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
<b><u>Design Statement</u></b>  (a) A design statement that addresses the sites location and context and the proposed design strategy.	✓	
<b><u>Schedule of Accommodation/Housing Quality Assessment</u></b>  (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 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?	✓	
(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?	✓	
(e) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	



Please tick appropriate box:	Yes	No
(f) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	✓  A telecoms supply will be provided to the development. Ducting will be brought into the building and coordinated with local service provider. The final supplier and connection point will be developed during design stage.  In relation to phasing, this proposal is Phase 2 and the adjacent Phase 1 site is pending a decision from An Bord Pleanála. It is intended that both schemes would be delivered in one build but in the event that one is refused permission, the other can be constructed and operated separately.	
<b>Demolition of a Protected Structure</b> (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.		✓
<b>Statutory Notices</b> (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 m <sup>2</sup>
Studio		
1-bed	65 No.	3,271 sq m
2-bed	68 No. – see breakdown below:	5,357 sq m
2-bed (3 person)*	9 No.	611 sq m
2-bed (4 person)*	59 no.	4,746 sq m
3-bed		
4-bed		
4+ bed		
<b>Total</b>	133	8,628 sq m

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

Houses N/A		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
<b>Total</b>		

Student Accommodation N/A			
Unit Types	No. of Units	No. of Bedspaces	Gross Floor Space in m <sup>2</sup>



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Planning & Property Development Department, Dublin City Council,  
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8  
E: [planning@dublincity.ie](mailto:planning@dublincity.ie)

Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

<b>State total number of residential units in proposed development</b>	<b>133 No.</b>
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<b>13. LRD Floor Space (All Sections Must Be Completed)</b>	<b>Gross Floor Space in m<sup>2</sup></b>
(a) State the cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	12,886 sq m
(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:	
(i) e.g Parking	N/A – External open car parking.
(ii) e.g. Creche	156 sq m
(iii) Gym	262 sq m
(Creche and gym available for residents and public use)	
(c) State the cumulative gross floor space of the non-residential development proposed in m <sup>2</sup> 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:	
<b>Class of Development</b>	<b>Gross Floor Space in m<sup>2</sup></b>
(i) Retail	335 sq m
(iii) Artist Studios	749 sq m
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	13,970 sq m
	<b>Percentage</b>
(e) Express (a) as a percentage of (d):	92%
(f) Express (c) as a percentage of (d):	8%
(e) plus (f)	100%



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<b>Planning Authority Official Use only:</b>	
<b>Planning Reference:</b>	
<b>Planning Authority Stamp:</b>	





## Part 2

### Contact Details- (Not to be Published)

#### Applicant(s):

<b>First Name:</b>	Malkey Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	No. 28 The Drive
<b>Address Line 2:</b>	Graigavern Lodge
<b>Address Line 3:</b>	Ballybrittas
<b>Town / City:</b>	
<b>County:</b>	Laois
<b>Country:</b>	Ireland
<b>Eircode:</b>	R32 FR92
<b>E-mail address (if any):</b>	<a href="mailto:JObeirne@hollybrookhomes.co.uk">JObeirne@hollybrookhomes.co.uk</a>
<b>Primary Telephone Number:</b>	+442072324550
<b>Other / Mobile Number (if any):</b>	

#### Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	Joseph Cox, David Cox and Kenneth Birrane
<b>Company Registration Number (CRO):</b>	559572
<b>Contact Name:</b>	Jack O'Beirne
<b>Primary Telephone Number:</b>	+442072324550
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	<a href="mailto:JObeirne@hollybrookhomes.co.uk">JObeirne@hollybrookhomes.co.uk</a>



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

<b>First Name:</b>	Patricia
<b>Surname:</b>	Thornton
<b>Address Line 1:</b>	Thornton O'Connor Town Planning
<b>Address Line 2:</b>	No. 1 Kilmacud Road Upper
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dundrum
<b>County:</b>	Dublin 14
<b>Country:</b>	Ireland
<b>Eircode:</b>	D14 EA89
<b>E-mail address (if any):</b>	<a href="mailto:info@toctownplanning.ie">info@toctownplanning.ie</a>
<b>Primary Telephone Number:</b>	01 2051490
<b>Other / Mobile Number (if any):</b>	086 1004652

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Harry Browne (RKD Architects)
<b>Surname:</b>	
<b>Address Line 1:</b>	No. 59 Northumberland Road
<b>Address Line 2:</b>	Ballsbridge
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 4
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D04 WP89
<b>E-mail address (if any):</b>	<a href="mailto:mail@rkd.ie">mail@rkd.ie</a>
<b>Primary Telephone Number:</b>	01 6681055
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Patricia Thornton / Elaine Hudson
<b>Mobile Number:</b>	01 2051490
<b>E-mail address:</b>	<a href="mailto:patricia@toctownplanning.ie">patricia@toctownplanning.ie</a> / <a href="mailto:elaine@toctownplanning.ie">elaine@toctownplanning.ie</a>

## Appendix A

### Drawings

Architectural Drawings by RKD Architects			
DRAWING NUMBER	TITLE	SIZE	SCALE
22001-RKD-ZZ-00-DR-A-1000	SITE LOCATION MAP	A2	1:1000
22001-RKD-ZZ-00-DR-A-1001	EXISTING SITE AND DEMOLITION PLAN	A1	1:500
22001-RKD-ZZ-00-DR-A-1002A	PROPOSED SITE PLAN - SCENARIO A (WITH PH 1)	A1	1:500
22001-RKD-ZZ-00-DR-A-1002B	PROPOSED SITE PLAN - SCENARIO A (WITHOUT PH 1)	A1	1:500
22001-RKD-ZZ-00-DR-A-1003	TAKEN IN CHARGE PLAN	A1	1:500
22001-RKD-ZZ-00-DR-A-1004	EXISTING SITE PLAN – LAND OWNERSHIP	A1	1:500
22001-RKD-ZZ-ZZ-DR-A-1030	EXISTING SITE AND DEMOLITION ELEVATIONS	A1	1:200
22001-RKD-ZZ-00-DR-A-1100A	GROUND FLOOR PLAN -GA- SCENARIO A (WITH PH 1)	A1	1:200
22001-RKD-ZZ-00-DR-A-1100B	GROUND FLOOR PLAN -GA- SCENARIO B (WITHOUT PH 1)	A1	1:200
22001-RKD-ZZ-01-DR-A-1101	FIRST FLOOR PLAN – GENERAL ARRANGEMENT	A1	1:200
22001-RKD-ZZ-02-DR-A-1102	SECOND FLOOR PLAN – GENERAL ARRANGEMENT	A1	1:200
22001-RKD-ZZ-03-DR-A-1103	THIRD FLOOR PLAN – GENERAL ARRANGEMENT	A1	1:200
22001-RKD-ZZ-04-DR-A-1104	FOURTH FLOOR PLAN - GENERAL ARRANGEMENT	A1	1:200
22001-RKD-ZZ-05-DR-A-1105	FIFTH FLOOR PLAN - GENERAL ARRANGEMENT	A1	1:200
22001-RKD-ZZ-06-DR-A-1106	SIXTH FLOOR PLAN - GENERAL ARRANGEMENT	A1	1:200
22001-RKD-ZZ-07-DR-A-1107	SEVENTH FLOOR PLAN - GENERAL ARRANGEMENT	A1	1:200
22001-RKD-ZZ-08-DR-A-1108	EIGHTH FLOOR PLAN - GENERAL ARRANGEMENT	A1	1:200
22001-RKD-ZZ-09-DR-A-1109	NINTH FLOOR PLAN - GENERAL ARRANGEMENT	A1	1:200
22001-RKD-ZZ-10-DR-A-1110A	ROOF PLAN – GA – SCENARIO A (WITH PH 1)	A1	1:200
22001-RKD-ZZ-10-DR-A-1110B	ROOF PLAN – GA – SCENARIO B (WITHOUT PH 1)	A1	1:200
22001-RKD-ZZ-ZZ-DR-A-1200	GA SECTIONS – SHEET 1 OF 2	A1	1:200
22001-RKD-ZZ-ZZ-DR-A-1201	GA SECTIONS – SHEET 2 OF 2	A1	1:200
22001-RKD-ZZ-ZZ-DR-A-1300	GA ELEVATIONS – SHEET 1 OF 4	A1	1:200
22001-RKD-ZZ-ZZ-DR-A-1301	GA ELEVATIONS – SHEET 2 OF 4	A1	1:200
22001-RKD-ZZ-ZZ-DR-A-1302	GA ELEVATIONS – SHEET 3 OF 4	A1	1:200
22001-RKD-ZZ-ZZ-DR-A-1303	GA ELEVATIONS – SHEET 4 OF 4	A1	1:200
22001-RKD-ZZ-ZZ-DR-A-1304A	CONTEXTUAL ELEVATIONS SHEET 1 OF 4	A1	1:200
22001-RKD-ZZ-ZZ-DR-A-1304B	CONTEXTUAL ELEVATIONS SHEET 2 OF 4	A1	1:200

DRAWING NUMBER	TITLE	SIZE	SCALE
22001-RKD-ZZ-ZZ-DR-A-1305A	CONTEXTUAL ELEVATIONS SHEET 3 OF 4	A1	1:200
22001-RKD-ZZ-ZZ-DR-A-1305B	CONTEXTUAL ELEVATIONS SHEET 4 OF 4	A1	1:200
22001-RKD-ZZ-ZZ-DR-A-1500	APARTMENT TYPES – SHEET 1 OF 3	A1	1:50
22001-RKD-ZZ-ZZ-DR-A-1501	APARTMENT TYPES – SHEET 2 OF 3	A1	1:50
22001-RKD-ZZ-ZZ-DR-A-1502	APARTMENT TYPES – SHEET 3 OF 3	A1	1:50
22001-RKD-ZZ-01-DR-A-1511	PART V HOUSING PLANS – SHEET 1 OF 3	A1	1:200
22001-RKD-ZZ-02-DR-A-1512	PART V HOUSING PLANS – SHEET 2 OF 3	A1	1:200
22001-RKD-ZZ-03-DR-A-1513	PART V HOUSING PLANS – SHEET 3 OF 3	A1	1:200
22001-RKD-ZZ-ZZ-SH-A-2000	HOUSING QUALITY ASSESSMENT – BLOCK A	A1	N/A
22001-RKD-ZZ-ZZ-SH-A-2001	HOUSING QUALITY ASSESSMENT – BLOCK B	A1	N/A
22001-RKD-ZZ-ZZ-SH-A-2002	HOUSING QUALITY ASSESSMENT – BLOCK C	A1	N/A
22001-RKD-ZZ-ZZ-SH-A-2003	HOUSING QUALITY ASSESSMENT – PART V	A1	N/A
22001-RKD-ZZ-ZZ-SH-A-2010	AREA SCHEDULES	A1	N/A

Landscape Drawings by Mitchell + Associates Landscape Architecture			
DRAWING NUMBER	TITLE	SIZE	SCALE
RIC0001-MA-XX-XX-DR-L-100	LANDSCAPE MASTERPLAN - Scenario A - Phase 1 accepted	A1	1:200
RIC0001-MA-XX-XX-DR-L-101	COMMUNAL LANDSCAPED PODIUMS	A1	1:200
RIC0001-MA-XX-XX-DR-L-102	ROOF GARDENS FLOOR 05	A1	1:200
RIC0001-MA-XX-XX-DR-L-103	LANDSCAPE MASTERPLAN - SCENARIO B WITH FLOOD WALL	A1	1:200
RIC0001-MA-XX-XX-DR-L-200	Sections AA', BB'	A1	1:50
RIC0001-MA-XX-XX-DR-L-201	SECTIONS CC', DD', EE'	A1	1:40
LRIC-MA-XX-XX-DR-L-300	TREE PLANTING	A1	1:25
LRIC-MA-XX-XX-DR-L-301	TREE PLANTING DETAILS IN PLANTERS	A1	1:20
LRIC-MA-XX-XX-DR-L-302	SHRUB GRASS AND HEDGE PLANTING	A1	1:20
LRIC-MA-XX-XX-DR-L-303	PLANTING ON ROOF GARDENS DETAILS	A1	1:15
LRIC-MA-XX-XX-DR-L-304	TREE PROTECTION DETAIL	A1	N/A
LRIC-MA-XX-XX-DR-L-400	PAVING DETAILS	A1	1:20
LRIC-MA-XX-XX-DR-L-401	BOUNDARY WALL AND FENCING	A1	1:20
LRIC-MA-XX-XX-DR-L-402	PEDESTRIAN GATES	A1	1:20
LRIC-MA-XX-XX-DR-L-403	PEDESTRIAN GATE AND PARKING ENTRANCE	A1	1:20
LRIC-MA-XX-XX-DR-L-404	INTERFACES BETWEEN MATERIALS AND BOUNDARIES	A1	1:20
LRIC-MA-XX-XX-DR-L-500	FURNITURE DETAILS	A1	1:20
LRIC-MA-XX-XX-DR-L-501	FURNITURE DETAILS - PERGOLA	A1	1:25

<b>Engineering Drawings by DBFL Consulting Engineers</b>			
<b>Drawing No.</b>	<b>Drawing Title</b>	<b>Scale</b>	<b>Size</b>
210178-DBFL-CS-SP-DR-C-1300	Site Services Layout	1:250	A1
210178-DBFL-CS-SP-DR-C-5301	Typical Drainage Layout – Sheet 1	As Shown	A1
210178-DBFL-CS-SP-DR-C-5302	Typical Drainage Layout – Sheet 2	As Shown	A1
210178-DBFL-CS-SP-DR-C-5303	Typical Drainage Layout – Sheet 3	As Shown	A1
210178-DBFL-FW-SP-DR-C-3311	Longitudinal Sections Through Foul Water Sewers - Sheet 1	As Shown	A1
210178-DBFL-RD-SP-DR-C-1200	Roads Layout	1:275	A1
210178-DBFL-RD-SP-DR-C-3201	Richmond Road Layout & Longitudinal Section - Sheet 1	As Shown	A1
210178-DBFL-RD-SP-DR-C-3202	Richmond Road Layout & Longitudinal Section - Sheet 2	As Shown	A1
210178-DBFL-RD-SP-DR-C-3203	Richmond Road Layout & Longitudinal Section - Sheet 3	As Shown	A1
210178-DBFL-RD-SP-DR-C-5201	Typical Construction Details - Sheet 1	As Shown	A1
210178-DBFL-RD-SP-DR-C-5202	Typical Construction Details - Sheet 2	1:25	A1
210178-DBFL-RD-SP-DR-C-5203	Typical Construction Details - Sheet 3	As Shown	A1
210178-DBFL-RD-SP-DR-C-5211	Flood Wall Elevation	As Shown	A1
210178-DBFL-SW-SP-DR-C-1310	Surface Water Catchment Plan	1:250	A1
210178-DBFL-SW-SP-DR-C-3301	Longitudinal Sections Through Storm Water Sewers - Sheet 1	As Shown	A1
210178-DBFL-TR-SP-DR-C-1102	Site Access Arrangements	NTS	A1
210178-DBFL-TR-SP-DR-C-1103	Swept Path Analysis, LGV, Fire Tender, Refuse Vehicle	1:250	A1

<b>Lighting Layout by AxisEng Consulting Engineers</b>			
<b>Drawing No.</b>	<b>Drawing Title</b>	<b>Scale</b>	<b>Size</b>
RRL-X-ZZZ-DR-AXE-EE-60101	Site Layout External Lighting Services	1:200	A0

<b>Arboricultural Drawings by The Tree File</b>			
<b>Drawing No.</b>	<b>Drawing Title</b>	<b>Scale</b>	<b>Size</b>
-	Richmond Road Tree Impacts Plan 1/1	1:250	A1
-	Richmond Road Tree Constraints Plan 1/1	1:250	A1

# Appendix B

## Reports

<b>Thornton O'Connor Town Planning</b>
Planning Report and Statement of Consistency
Response to DCC Opinion
Application Form + Supplementary to accompany the Standard Dublin City Council Planning Application Form for permission for a Large-scale Residential Development (LRD)
Site Notice and Newspaper Notice
Social Infrastructure Audit
Childcare Demand Assessment
Schools Demand Assessment
<b>RKD Architects</b>
Architectural + Urban Design Statement
<b>Mitchell + Associates Landscape Architecture</b>
Landscape Planning Report
Outline Landscape Specification
Planting Schedules
Landscape and Visual Impact Assessment
<b>Turley</b>
Cultural Infrastructure (Impact) Assessment
<b>AxisEng Consulting Engineers</b>
Climate Action and Energy Statement incorporating Part L for Planning Compliance
<b>O'Herlihy Access Consultancy</b>
Universal Access Statement
<b>AWN Consulting</b>
Operational Waste Management Plan
Resource and Waste Management Plan
Outline Servicing and Operations Management Plan
Microclimate Assessment
Noise Assessment
<b>Historic Building Consultants</b>
Architectural Heritage Impact Assessment
<b>Rubicon Heritage</b>
An Archaeological, Architectural and Cultural Heritage Impact Assessment
<b>Independent Site Management (ISM)</b>
Telecommunications Impact Assessment Report
<b>Aramark</b>
Property Management Strategy Report
Building Lifecycle Report
<b>Enviroguide Consulting</b>
Ecological Impact Assessment Report (including Bat Survey by Brian Keely Wildlife Surveys Ireland)
Natura Impact Statement
Appropriate Assessment Screening Report
EIA Screening Report

Statement in accordance with Article 103(1A)a of the Planning and Development Regulations 2001, (as amended)
Biodiversity Enhancement Plan
<b>DBFL Consulting Engineers</b>
Traffic and Transport Assessment
Mobility Management Plan
Infrastructure Design Report
Site Specific Flood Risk Assessment
DMURS Compliance Statement
Preliminary Construction & Environmental Management Plan
<b>Bruton Consulting Engineers</b>
Preliminary Design Stage Quality Audit
<b>3D Design Bureau</b>
Daylight and Sunlight Assessment Report
Response to DCC Opinion Item 2II - Impact on Existing Windows
Aerial, Verified Views and CGI
<b>The Tree File</b>
Arboricultural Report