

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

Our Ref. 24009

11 June 2025

RE: LARGE SCALE RESIDENTIAL DEVELOPMENT - PLANNING APPLICATION FOR 302NO. DWELLINGS AND ASSOICATED SITE WORKS IN THE TOWNLAND OF PORTERSTOWN, DUBLIN 15.

Dear Sir / Madam,

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2 D02 X361 have been instructed by our client (the Applicant), Castlethorn Developments Luttrellstown Limited, Overend House, Dundrum Town Centre, Sandyford Road, Dundrum, D16 A4W6, to lodge this planning application for the proposed development outlined above and described in the plans and particulars that accompany this planning application.

The following items are enclosed as part of this planning application: -

1. Cover Letter, prepared by Stephen Little & Associates.
2. LRD Planning Application Form 19.
3. Newspaper Notice.
4. Site Notice.
5. Applicant Consent to Agent Letter.
6. Fingal County Council Letter of Consent.
7. Part V Costings Letter
8. Part V Proposals.
9. Proof of Payment Enclosed.
10. Planning Application Report (including Appendix A) prepared by Stephen Little & Associates.
11. Community and Social Infrastructure Audit prepared by Stephen Little & Associates.
12. Environmental Impact Assessment Report coordinated by Stephen Little & Associates.
13. EIA Portal Confirmation.
14. Architectural drawings prepared by O'Mahony Pike Architects (refer to enclosed schedule).
15. Architectural Design Statement prepared by O'Mahony Pike Architects.

16. Landscape Drawings, prepared by Doyle & O'Troithigh Landscape Architects.
17. Landscape Design Report prepared by Doyle & O'Troithigh Landscape Architects.
18. Engineering Drawings prepared by Waterman Moylan Consulting Engineers (refer to enclosed schedule).
19. Engineering Assessment Report prepared by Waterman Moylan Consulting Engineers.
20. Flood Risk Assessment prepared by Waterman Moylan Consulting Engineers.
21. Travel Plan prepared by Waterman Moylan Consulting Engineers.
22. Energy Statement prepared by Waterman Moylan Consulting Engineers.
23. Construction Demolition and Waste Management Plan prepared by Waterman Moylan Consulting Engineers.
24. LRD Opinion Report prepared by Waterman Moylan Consulting Engineers.
25. DMURS Statement of Consistency prepared by Waterman Moylan Consulting Engineers.
26. Appropriate Assessment Screening Report prepared by Enviroguide.
27. Construction Environmental Management Plan prepared by Enviroguide.
28. Daylight, Sunlight and Overshadowing Study prepared by Modelworks.
29. CGIs prepared by Modelworks.
30. Outdoor Lighting Report prepared by Sabre Electrical Services Ltd.
31. Public Lighting Layout Drawing prepared by Sabre Electrical Services Ltd.
32. Arboricultural Report prepared by The Tree File Consulting Arborists.
33. Tree Constraints Plan prepared by The Tree File Consulting Arborists.
34. Tree Impacts Plan prepared by The Tree File Consulting Arborists.
35. Tree Protection Plan prepared by The Tree File Consulting Arborists.

We trust that everything is in order and we look forward to receiving a favourable decision from the Planning Authority in due course.

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 faithfully,



Conor Owens
STEPHEN LITTLE & ASSOCIATES
June 2025