

Planning Department,
Dublin City Council,
Civic Offices,
Wood Quay,
Dublin 8,
D08 RF3F

Our Ref. 25106

26 March 2026

RE: PROPOSED MODIFICATIONS (REVISION 1) TO LARGE-SCALE RESIDENTIAL DEVELOPMENT CONSENTED UNDER LRD6074/24-S3, LRD6042/23-S3A & SHD ABP-310567-21 AS AMENDED BY LRD6080/25-S3A, AT NO.42A PARKGATE STREET, DUBLIN 8.

Dear Sir/Madam,

We are instructed by our client, Chartered Town Planners and Development Consultants have been instructed by our client, Ruiside Developments Ltd, Overend House, Dundrum Town Centre, Sandyford Road, Dundrum, D16 A4W6, to lodge this Largescale Residential Development (LRD) for the development outlined above and described in the plans and particulars that accompany this planning application. The following items are included with this application: -

1. Completed Supplementary Form 19.
2. Newspaper Notice.
3. Site Notice.
4. Proof of Payment.
5. Part V Proposal Letter.
6. Part V Schedule of Accommodation and Approximate Costs.
7. Dublin City Council Part V Validation Letter.
8. Landowner Letter of Consent (The Platform ICAV)
9. Letter of Consent, Dublin City Council Parks Department
10. Letter of Consent, Dublin City Council Environment and Transportation Department
11. Applicant Consent to Agent Letter
12. Section 247 (7) Determination Letter from Dublin City Council.
13. Confirmation of Feasibility fom Uisce Eireann
14. Statement of Design Acceptance from Uisce Eireann.
15. Uisce Eireann Standard Offer

16. Planning Application Report & Statement of Consistency, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
17. Architectural drawings, prepared by Reddy Architecture & Urbanism (refer to enclosed schedule)
18. Architectural Design Statement, including Housing Quality Assessment and Schedule of Accommodation prepared by Reddy Architecture & Urbanism
19. Civil, Structural & Transport Statement, prepared by ARUP Group
20. Drawing No. 200 entitled Ground Floor Plan, prepared by Mitchell + Associates
21. Internal Daylight Analysis Report, prepared by IN2 Engineering Design Partnership
22. Climate Action and Energy Statement, prepared by IN2 Engineering Design Partnership
23. Microclimatic Wind Analysis and Pedestrian Comfort – Balcony Railing Assessment, prepared by IN2 Engineering Design Partnership.
24. Operational Waste Management Plan, prepared by AWN Consulting LTD
25. Appropriate Assessment and Natura Impact Statement, prepared by Altemar
26. Addendum Architectural Heritage Impact Assessment, prepared by ARC Architectural Consultants.
27. Addendum Landscape and Visual Impact Assessment, prepared by ARC Architectural Consultants.

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 faithfully,

STEPHEN LITTLE & ASSOCIATES

26 March 2026