

NO. 1 KILMACUD ROAD UPPER, DUNDRUM, DUBLIN 14, D14 EA89
+353.1.205.1490 INFO@TOCTOWNPLANNING.IE
WWW.TOCTOWNPLANNING.IE



Dún Laoghaire-Rathdown County Council
County Hall,
Marine Road,
Dún Laoghaire,
A96 K6C9

Thursday, 18th December , 2025

Dear Sir / Madam,

RE: PREPARED IN RESPECT OF A PLANNING APPLICATION FOR PERMISSION FOR A LARGE-SCALE RESIDENTIAL DEVELOPMENT COMPRISING 135 NO. RESIDENTIAL UNITS AT LANDS IN GLENAMUCK NORTH, KILTERNAN, DUBLIN 18.

1.0 INTRODUCTION

Thornton O'Connor Town Planning¹, in association with the consultants listed in Section 1.3 of the *Planning Report & Statement of Consistency* have been retained by Durkan Glenamuck Developments Limited² to prepare a Planning Application for a Large-Scale Residential Development comprising 135 No. Residential Units at lands in Glenamuck North, Kilternan, Dublin 18.

¹ No. 1 Kilmacud Road Upper, Dundrum, Dublin 14, D14 EA89

² 1st Floor, Maple House, Lower Kilmacud Road, Stillorgan, Co. Dublin

2.0 PLANNING ADMINISTRATION

The following plans and particulars are enclosed as part of this application:

Planning Fee

- EFT made payable to *Dún Laoghaire-Rathdown County Council* in the sum of **€17,550** (representing the planning application fee payable in accordance with Schedule 9 of the *Planning and Development Regulations 2001* (as amended)).

The Planning Fee is calculated as follows:

Class	Calculation	Amount
Class 14	€130 x 135 units	€17,550
Total		€17,500

Planning

- The following documents prepared by Thornton O'Connor Town Planning:
 - Cover Letter
 - Planning Report & Statement of Consistency
 - Statement of Response to LRD Opinion
 - DLRCC LRD Application Form 19
- The main Planning Application Form is auto-generated as part of the online planning process.

Notices

- A copy of the page from the *Irish Daily Star* dated Monday 15th December 2025 in which notice of the application has been published pursuant to article 17(1)(a) of the *Planning and Development Regulations 2001* (as amended).
- A copy of the Site Notice dated 15th December 2025 and erected or fixed on the land or structure pursuant to article 17(1)(b) of the *Planning and Development Regulations 2001* (as amended).

Part V

- The Part V Costings Letter and DLRCC Part V Validation Letter.

Architecture

- The following documents and drawings prepared by MCORM Architecture and Urban Design:
 - *Architectural Urban Design Statement*
 - *Lifecycle and Management Report*
 - *Schedule of Accommodation & Housing Quality Assessment*

Drawing No.	Drawing Title	Scale	Size
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1005	Site Location Map	1:1000	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1006	Site Location Map (1) For Information-Ownership	1:1000	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1000	Existing Site Plan	1:1000	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1001	Existing Site Plan (01)	1:500	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1002	Existing Site Plan (02)	1:500	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1003	Existing Site Plan (03)	1:500	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1004	Existing Site Plan (04)	1:500	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1005	Existing Site Plan (05)	1:1250	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1006	Existing Site Plan (06)	1:1000	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1007	Site Layout – Southern Site	1:500	A0
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1008	Taking_In_Charge	1:500	A0
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1009	Car Parking Plan	1:500	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1010	Site Layout – Open Space	1:500	A0
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1011	Site Layout Plan Part V	1:500	A1
Duplex A			
COWLDS-MCORM-AR-ZZ-DR-P ₄ -DA-CA1-1100	Duplex Block A – Ground & First Floor Plan	As indicated	A1
COWLDS-MCORM-AR-ZZ-DR-P ₄ -DA-CA1-1101	Duplex Block A – Second & Third Floor Plans	As indicated	A1
COWLDS-MCORM-AR-RL-DR-P ₄ -DA-CA1-1102	Duplex Block A – Roof Level Plan	As indicated	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -DA-CA1-1103	Duplex Block A – Sections	As indicated	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -DA-CA1-1104	Duplex Block A – Elevations	As indicated	A1
Duplex B			
COWLDS-MCORM-AR-ZZ-DR-P ₄ -DB-CA1-1110	Duplex Block B – Ground & First Floor Plan	As indicated	A1
COWLDS-MCORM-AR-ZZ-DR-P ₄ -DB-CA1-1111	Duplex Block B – Second & Third Floor Plans	As indicated	A1
COWLDS-MCORM-AR-RF-DR-P ₄ -DB-CA1-1112	Duplex Block B – Roof Level Plan	As indicated	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -DB-CA1-1113	Duplex Block B – Sections	As indicated	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -DB-CA1-1114	Duplex Block B – Elevations	As indicated	A1

Duplex C			
COWLDS-MCORM-AR-ZZ-DR-P ₄ -DC-CA1-1120	Duplex Block C – Ground and First Floor Plans	As indicated	A1
COWLDS-MCORM-AR-ZZ-DR-P ₄ -DC-CA1-1121	Duplex Block C – Second Floor and Roof Level Plans	As indicated	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -DC-CA1-1122	Duplex Block C – Sections	As indicated	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -DC-CA1-1123	Duplex Block C – Elevations	As indicated	A1
Duplex D			
COWLDS-MCORM-AR-00-DR-P ₄ -DD-CA1-1130	Duplex Block D – Ground Floor Plan	As indicated	A1
COWLDS-MCORM-AR-01-DR-P ₄ -DD-CA1-1131	Duplex Block D – First Floor Plan	As indicated	A1
COWLDS-MCORM-AR-02-DR-P ₄ -DD-CA1-1132	Duplex Block D – Second Floor Plan	As indicated	A1
COWLDS-MCORM-AR-RF-DR-P ₄ -DD-CA1-1133	Duplex Block D – Roof Level Plan	As indicated	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -DD-CA1-1134	Duplex Block D – Sections	As indicated	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -DB-CA1-1135	Duplex Block D – Elevations	As indicated	A1
COWLDS-MCORM-AR-ZZ-DR-P ₄ -DA-CA1-1140	Duplex Unit Types	As Indicated	A0
Houses			
COWLDS-MCORM-AR-ZZ-DR-P ₄ -H-1200	House_Type_H3 & H4	1:100	A1
COWLDS-MCORM-AR-ZZ-DR-P ₄ -C-1201	House_Types_C1, C2 & C2S	1:100	A1
COWLDS-MCORM-AR-ZZ-DR-P ₄ -C-1202	House_Types_C3	1:100	A1
COWLDS-MCORM-AR-ZZ-DR-P ₄ -E-1203	House_Type_E1 & E2	1:100	A1
COWLDS-MCORM-AR-ZZ-DR-P ₄ -E1-1204	House_Type_E1 & E1S Semi-Detached_House	1:100	A1
Elevations			
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1300	Site Context Elevations – A & B	As Shown	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1301	Site Context Elevations – C, D & E	1:200	A1
Bin and Bike Store			
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1302	Bin and Bikes Storage (I)	1:50	A1
COWLDS-MCORM-AR-XX-DR-P ₄ -XX-1303	Bin and Bikes Storage (II)	As Shown	A1

Landscape

- The *Landscape Design Statement* and the following Drawings prepared by Niall Montgomery & Partners (NMP) Landscape Architects:

Drawing No.	Drawing Title	Scale	Size
L1_002	Planting Schedule	N/A	
L1_100_1	General Arrangement Plan	1:500	A1
L1_100_2	General Arrangement Plan – Sheet Layout	1:500	A1
L1_100_3	General Arrangement Plan – Sheet 1 of 3	1:250	A1
L1_100_4	General Arrangement Plan – Sheet 2 of 3	1:250	A1
L1_100_5	General Arrangement Plan – Sheet 3 of 3	1:250	A1
L1_101	Boundary Treatment Plan	1:500	A1
L1_102	Open Space Plan	1:500	A1
L1_700	Section Location Plan	1:500	A1
L1_701_1	Section – Sheet 1 of 3	1:100	A1
L1_701_2	Sections – Sheet 2 of 3	1:100	A1
L1_701_3	Section – Sheet 3 of 3	1:100	A1
L1-800	Hard Landscape Details – Paving	Indicated	A1
L1-801	Hard Landscape Details – Kerb & Edging	Indicated	A1
L1-802_1	Hard Landscape - Details Steps	Indicated	A1
L1-802_2	Hard Landscape – Crossing Detail	Indicated	A1
L1-803_1	Hard Landscape– Details Boundary – Sheet 1 of 2	Indicated	A1
L1-803_2	Hard Landscape - Details Boundary - Sheet 2 of 2	Indicated	A1
L1-804_1	Hard Landscape Details – Elements & Furniture – Sheet 1 of 3	Indicated	A1
L1-804_2	Hard Landscape Details – Elements & Furniture – Sheet 2 of 3	Indicated	A1
L1-804_3	Hard Landscape Details – Elements & Furniture Sheet 3 of 3	Indicated	A1
L1-805	Soft Landscape Details – Soil Profile & Planting	Indicated	A1
L1-806	Soft Landscape Details – Tree Planting	Indicated	A1
L1-807	Soft Landscape Details – SuD Tree Pit	Indicated	A1

Engineering

- The following documents and drawings prepared by Roger Mullarkey & Associates:
 - *Engineering Infrastructure Report & Stormwater Impact Assessment*
 - *Site Specific Flood Risk Assessment*
 - *Site A Stage 2 Opinion Response*

Drawing No.	Drawing Title	Scale	Size
2411/100	Road & Block Levels	1:500	A1
2411/101	S/W & SuDS Drainage GA	1:500	A1
2411/102	Foul Drainage GA	1:500	A1
2411/103	Watermain GA	1:500	A1
2411/104	Exceedance Flow Routing	1:1000	A3
2411/105	SuDS Details	As shown	A1
2411/106	Drainage Catchments	1:1000	A1
2411/107	Hydrant 46m Circles	1:1000	A3

2411/108	Attenuation Tank Details	As shown	A1
2411/109	S/W Longitudinal Sections – Sheet 1	As shown	A1
2411/110	S/W Longitudinal Sections – Sheet 2	As shown	A1
2411/111	S/W Longitudinal Sections – Sheet 3	As shown	A1
2411/112	Foul Longitudinal Sections – Sheet 1	As shown	A1
2411/113	Foul Longitudinal Sections – Sheet 2	As shown	A1
2411/115	Manhole Details	As shown	A1
2411/116	Roads Details – Sheet 1	As shown	A1
2411/117	Roads Details – Sheet 2	As shown	A1

Traffic and Transport

- The *Quality Audit* prepared by PMCE.
- The following documents and drawings prepared by Meinhardt;
 - *Construction Management Plan*
 - *Mobility Management Plan*
 - *Traffic & Transport Assessment*

Drawing No.	Drawing Title	Scale	Size
4426-MHT-XX-ZZ-DR-C-0550-S2	Tactile Paving, Kerb & Pavement Details	As shown	A1
4426-MHT-XX-ZZ-DR-C-0551-S2	Raised Table & Typical Road Sections	1:500	A1
4426-MHT-XX-ZZ-DR-C-0100-S2	General Arrangement	1:500	A1
4426-MHT-XX-ZZ-DR-T-0001-S2	Swept Path Analysis, Fire Tender.	As shown	A1
4426-MHT-XX-ZZ-DR-T-0002-S2	Swept Path Analysis, Refuse Vehicle	As shown	A1
4426-MHT-XX-ZZ-DR-T-0003-S2	Swept Path Analysis, Large Car	As shown	A1
4426-MHT-XX-ZZ-DR-T-0011-S2	Visibility Splay	As shown	A1

Lighting

- The *Site Lighting Report* which includes the following Drawing prepared by O'Connor Sutton Cronin & Associates (OCSC):

Drawing No.	Drawing Title	Scale	Size
E451-OCSC-XX-XX-SK-E-0001	Site Lighting Layout	1:500	A0

Arboriculture

- The *Arboriculture Assessment* and following drawings prepared by Arborists Associates Limited:

Drawing No.	Drawing Title	Scale	Size
CLG001	Tree Constraints Plan	1:500	A0
CLG002	Tree Retention & Removal Plan	1:500	A0
CLG003	Tree Protection Plan	1:500	A0

Ecology & Environment

- The following Reports prepared by DNV:
 - *Appropriate Assessment Screening Report*
 - *Climate Change Impact Assessment Report*
 - *Ecological Impact Assessment Report*
 - *EIA Screening Report*
 - *Water Framework Directive Assessment*

Management Plans

- The following Reports prepared by DNV:
- *Outline Construction Environmental Management Plan (CEMP)*
- *Operational Waste Management Plan (OWMP)*

Daylight

- The *Daylight and Sunlight Assessment Report* prepared by 3D Design Bureau.

Visuals

- The *Verified Views and CGI* prepared by 3D Design Bureau.

Noise/Acoustics

- The *Acoustic Design Statement* prepared by Wave Dynamics Acoustic Consultants.

Social Infrastructure Audit

- The *Social Infrastructure Audit (including Schools and Creche Demand Assessment)* prepared by Thornton O'Connor Town Planning.

Energy

- The *Energy Statement* prepared by Waterman Moylan Consulting Engineers Limited.

Letters

- Letters of Consent have been provided by the following:
 - Aderrig 4 Residential Limited;
 - Sally Ann Cowley;
 - Dún Laoghaire-Rathdown County Council;
- A Letter provided by Evara detailing the Legal Easement in place between the subject lands and Glenamuck Manor.
- Authorisation Letter from Applicant to Agent to lodge the application on their behalf.

3.0 CONCLUSION

We trust you will find this application in order. Please do not hesitate to contact the undersigned should you require any further information or clarification on the proposal.

Yours sincerely

A handwritten signature in black ink that reads 'Patricia Thornton'.

Patricia Thornton
Director
Thornton O'Connor Town Planning