



Dun Laoghaire Rathdown Co Council
Planning Section
County Hall
Marine Road
Dun Laoighaire
A96 K6C9

25th August 2023

Re: Large- scale Residential Development (LRD)
Location: Rockbrook, RB Central, Sandyford

Dear Sir/Madam,

Introduction

On behalf of the applicant, Expert Eye Property Company Limited, please find enclosed a proposed LRD amendment application.

As the proposed development is for 428 residential units this proposal falls under the definition of a LRD as set out under the Planning and Development (Amendment) (Large Scale Residential Development) Act 2021.

Fee

The provisions of Article 161 of the Planning and Development Regulations apply for this LRD amendment application in that the application fee is 25% of the LRD fee payable (€130) per residential unit.

As per the Housing Quality Assessment enclosed a total of 310 residential units are being altered via this LRD application. On this basis we enclose fee of €10,075.00 calculated as follows:

- 310 Residential Units (310 x €32.50 per unit) = €10,075.00

Other

A copy of the application is also available for inspection at the following web address:

www.rbcentrallrd.com

If you require any additional information please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. Woods'.

Ronan Woods
Director

Enclosures

For reference the following enclosures are attached.

(6no. printed copies & 1no. digital copy as per Article 22(3) of the Planning and Development Regulations)

Planning

- Application Form & Project Description
- Newspaper & Site Notices
- LRD Form 19
- Planning Statement
- CGI Booklet
- Letters of consent
- Letter from Planning Authority confirming formal LRD consultation not required

Architecture

- Permitted Architectural Drawings by TOT Architects
- Proposed Architectural Drawings by O'Mahony Pike Architects
- Design Statement by O'Mahony Pike Architects
- Schedule of Accommodation by O'Mahony Pike Architects
- Housing Quality Assessment by O'Mahony Pike Architects

Engineering

- Cover Letter by Barrett Mahony (incorporating Irish Water Confirmation of Feasibility & Statement of Design Acceptance)
- Cover Letter by CST Group