

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

Monday, 9th February 2026

Dear Sir / Madam,

RE: PREPARED IN RESPECT OF A PLANNING APPLICATION FOR PERMISSION FOR A LARGE-SCALE RESIDENTIAL DEVELOPMENT COMPRISING 219 NO. RESIDENTIAL UNITS AND A CRECHE 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 Carrickmines Developments Limited² to prepare a Planning Application for a Large-Scale Residential Development comprising 219 No. residential units and a creche 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 **€32,581.20** (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 219 units	€28,470
Class 14	€7.20 x 571 sq m creche	€4,111.2
Total		€32,581.20

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 6th February 2026 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 6th February 2026 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
COWLDN-MCORM-AR-XX-DR-P4-XX-1000	Existing Site Plan	1:1000	A1
COWLDN-MCORM-AR-XX-DR-P4-XX-1001	Existing Site Plan (1)	1:500	A1
COWLDN-MCORM-AR-XX-DR-P4-XX-1002	Existing Site Plan (2)	1:500	A1
COWLDN-MCORM-AR-XX-DR-P4-XX-1003	Existing Site Plan (3)	1:500	A1
COWLDN-MCORM-AR-XX-DR-P4-XX-1004	Existing Site Plan (4)	1:500	A1
COWLDN-MCORM-AR-XX-DR-P4-XX-1005	Site Location Map	1:1000	A1
COWLDS-MCORM-AR-XX-DR-P4-XX-1006	Site Layout – Northern Site	1:500	A0
COWLDN-MCORM-AR-XX-DR-P4-XX-1007	Taking In Charge	1:500	A1
COWLDN-MCORM-AR-XX-DR-P4-XX-1008	Car Parking Plan	1:500	A1
COWLDN-MCORM-AR-XX-DR-P4-XX-1009	Site Layout – Open Space	1:500	A1
COWLDN-MCORM-AR-XX-DR-P4-XX-1010	Site Layout - Part V Plan	1:500	A1
COWLDN-MCORM-AR-XX-DR-P4-1500	Site Section - AA	1:200 & 1:500	A0
COWLDN-MCORM-AR-XX-DR-P4-1501	Site Section – BB_CC_DD	1:200	A0
COWLDN-MCORM-AR-ZZ-DR-P4-XX-1126	External Storage Buildings Plans, Sections & Elevations	1:200	A1
Apartment Blocks			
COWLDN-MCORM-AR-ZZ-DR-P4-BA-1200	Apartment Block A - Ground & First Floor Plans	As indicated	A1
COWLDN-MCORM-AR-ZZ-DR-P4-BA-1201	Apartment Block A - Second & Third Floor Plans	As indicated	A1
COWLDN-MCORM-AR-RF-DR-P4-BA-1202	Apartment Block A - Roof Plan	As indicated	A1
COWLDN-MCORM-AR-XX-DR-P4-BA-1203	Apartment Block A - Elevations & Sections	As indicated	A1
COWLDN-MCORM-AR-ZZ-DR-P4-BB-1210	Apartment Block B - Plans	As indicated	A1
COWLDN-MCORM-AR-XX-AR-P4-BB-1211	Apartment Block B - Elevations & Sections	As indicated	A1

COWLDN-MCORM-AR-ZZ-DR-P4-BC-1220	Apartment Block C - Plans	As indicated	A1
COWLDN-MCORM-AR-XX-DR-P4-BC-1221	Apartment Block C - Elevations & Sections	As indicated	A1
Duplexes			
COWLDN-MCORM-AR-ZZ-DR-P4-DA-1100	Duplex Block A - Ground & First Floor Plan	As indicated	A1
COWLDN-MCORM-AR-ZZ-DR-P4-DA-1101	Duplex Block A - Second & Third Floor Plans	As indicated	A1
COWLDN-MCORM-AR-RF-DR-P4-DA-1102	Duplex Block A - Roof Level Plan	As indicated	A1
COWLDN-MCORM-AR-XX-DR-P4-DA-1103	Duplex Block A - Elevations	As indicated	A1
COWLDN-MCORM-AR-XX-DR-P4-DA-1104	Duplex Block A - Sections	As indicated	A1
COWLDN-MCORM-AR-ZZ-DR-P4-DB-1110	Duplex Block B - Ground and First Floor Plans	As indicated	A1
COWLDN-MCORM-AR-ZZ-DR-P4-DB-1111	Duplex Block B - Second and Third Floor Plans	As indicated	A1
COWLDN-MCORM-AR-RF-DR-P4-DB-1112	Duplex Block B - Roof Level Plan	As indicated	A1
COWLDN-MCORM-AR-XX-DR-P4-DC-1113	Duplex Block B - Elevations	As indicated	A1
COWLDN-MCORM-AR-XX-DR-P4-DC-1114	Duplex Block B - Sections	As indicated	A1
COWLDN-MCORM-AR-ZZ-DR-P4-DD-1120	Duplex Block C - Ground and First Floor Plans	As indicated	A1
COWLDN-MCORM-AR-ZZ-DR-P4-DC-1121	Duplex Block C - Second and Third Floor Plans	As indicated	A1
COWLDN-MCORM-AR-ZZ-DR-P4-DC-1122	Duplex Block C - Roof Level Plan	As indicated	A1
COWLDN-MCORM-AR-XX-DR-P4-DC-1123	Duplex Block C - Elevations	As indicated	A1
COWLDN-MCORM-AR-XX-DR-P4-DC-1124	Duplex Block C - Sections	As indicated	A1
COWLDN-MCORM-AR-ZZ-DR-P4-ZZ-1125	Duplex Unit Types	As indicated	A1
Houses			
COWLDN-MCORM-AR-ZZ-DR-P4-C-1300	House Type C ₁ , C ₂ & C _{2S}	1:100	A1
COWLDN-MCORM-AR-ZZ-DR-P4-C-1301	House Type C ₃	1:100	A1
COWLDN-MCORM-AR-ZZ-DR-P4-E-1302	House Types E ₁ & E ₂	1:100	A1
COWLDN-MCORM-AR-ZZ-DR-P4-E-1303	House Type E ₁ & E _{1S}	1:100	A1
COWLDN-MCORM-AR-ZZ-DR-P4-E-1304	House Type E ₁ & E _{2S}	1:100	A1
COWLDN-MCORM-AR-ZZ-DR-P4-F-1305	House Type F ₁ & F ₂	1:100	A1
COWLDN-MCORM-AR-ZZ-DR-P4-F-1306	House Type F ₂ & F ₃	1:100	A1

Creche			
COWLDN- MCORM- AR- oo- DR- P4- CR-1400	Creche Building - Ground Floor Plan	As indicated	A1
COWLDN- MCORM- AR- o1- DR- P4- CR-1401	Creche Building - First Floor Plan	As indicated	A1
COWLDN- MCORM- AR- RF- DR- P4- CR-1402	Creche Building – Roof Plan	As indicated	A1
COWLDN- MCORM- AR- XX- DR- P4- CR-1403	Creche Building - Elevations & Section	As indicated	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 4	1:250	A1
L1_100_4	General Arrangement Plan – Sheet 2 of 4	1:250	A1
L1_100_5	General Arrangement Plan – Sheet 3 of 4	1:250	A1
L1_100_6	General Arrangement Plan – Sheet 4 of 4	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 4	1:100	A1
L1_701_2	Section – Sheet 2 of 4	1:100	A1
L1_701_3	Section – Sheet 3 of 4	1:100	A1
L1_701_4	Section – Sheet 4 of 4	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 4	Indicated	A1
L1-803_2	Hard Landscape - Details Boundary - Sheet 2 of 4	Indicated	A1
L1-803_3	Hard Landscape - Details Boundary - Sheet 3 of 4	Indicated	A1
L1-803_4	Hard Landscape - Details Boundary - Sheet 4 of 4	Indicated	A1
L1-804_1	Hard Landscape Details – Elements & Furniture – Sheet 1 of 5	Indicated	A1
L1-804_2	Hard Landscape Details – Elements & Furniture – Sheet 2 of 5	Indicated	A1
L1-804_3	Hard Landscape Details – Elements & Furniture Sheet 3 of 5	Indicated	A1
L1-804_4	Hard Landscape Details – Elements & Furniture Sheet 4 of 5	Indicated	A1
L1-804_5	Hard Landscape Details – Elements & Furniture Sheet 5 of 5	Indicated	A1
L1-807	Soft Landscape Details – Tree Planting	Indicated	A1
L1-808	Soft Landscape Details – SUD Tree Pit	Indicated	A1

Engineering

- The following documents and drawings prepared by Roger Mularkey & Associates:
 - *Engineering Infrastructure Report & Stormwater Impact Assessment*
 - *Site Specific Flood Risk Assessment*

Drawing No.	Drawing Title	Scale	Size
2411/200	Road & Block Levels	1:500	A1
2411/201	S/W Drainage	1:500	A1
2411/202	Foul Drainage GA	1:500	A1
2411/203	Watermain GA	1:500	A1
2411/204	DLRCC Borehole Monitors	1:500	A1
2411/205	SuDS Details – Sheet 1	As shown	A1
2411/206	Drainage Catchments & Exceedance Flow	As shown	A1
2411/207	Hydrant 46m Circles	1:1250	A3
2411/208	Attenuation Storage Details	As shown	A1
2411/209	S/W Longitudinal Sections – Sheet 1	As shown	A1
2411/210	S/W Longitudinal Sections – Sheet 2	As shown	A1
2411/211	S/W Longitudinal Sections – Sheet 3	As shown	A1
2411/212	Foul Longitudinal Sections – Sheet 1	As shown	A1
2411/213	Foul Longitudinal Sections – Sheet 2	As shown	A1
2411/214	Foul Longitudinal Sections – Sheet 3	As shown	A1
2411/215	Manhole Details	As shown	A1
2411/216	Road Details – Sheet 1	As shown	A1
2411/217	Road Details – Sheet 2	As shown	A1
2411/218	Stream Crossing Details	As shown	A1

Traffic and Transport

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

Drawing No.	Drawing Title	Scale	Size
4428-MHT-XX-ZZ-DR-C-0100-S2	General Arrangement	1:500	A1
4428-MHT-XX-ZZ-DR-C-0550-S2	Tactile Paving & Kerb Details	As shown	A1
4428-MHT-XX-ZZ-DR-C-0551-S2	Raised Table, Pavement Build-Ups & Typical Road Sections	As shown	A1
4428-MHT-XX-ZZ-DR-C-0552-S2	Toucan Signalised Crossing	1:80	A1
4428-MHT-XX-ZZ-DR-C-0553-S2	Bus Stops	As shown	A1
4428-MHT-XX-ZZ-DR-T-0002-S2	Swept Path Analysis, Refuse Vehicle	As shown	A1
4428-MHT-XX-ZZ-DR-T-0003-S2	Swept Path Analysis, Large Car	As shown	A1
4428-MHT-XX-ZZ-DR-T-0011-S2	Visibility Splay	As shown	A1

Lighting

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

Drawing No.	Drawing Title	Scale	Size
E451-OCSC-XX-XX-SK-E-0002	Electrical Site Lighting Layout	1:500	Ao

Arboriculture

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

Drawing No.	Drawing Title	Scale	Size
GNLN001	Tree Constraints Plan	1:500	Ao
GNLN002	Tree Retention & Removal Plan (Arboricultural Impact Assessment Plan)	1:500	Ao
GNLN003	Tree Protection Plan	1:500	Ao

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 *Construction Management Plan* prepared by Meinhardt
- 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

- 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 of Consent / Authorisation

- Letters of Consent have been provided by the following:
 - Sally Ann Cowley;
 - Dún Laoghaire-Rathdown County Council;
- 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