

Planning Department  
South Dublin County Council  
County Hall  
Belgard Square North  
Tallaght  
Dublin 24

Tuesday, 26<sup>th</sup> May 2026

To whom it may concern,

**RE: COVER LETTER IN RESPECT OF A PLANNING APPLICATION FOR AN LRD AT  
WHITESTOWN WAY, TALLAGHT, DUBLIN 24**

## **1.0 INTRODUCTION**

Thornton O'Connor Town Planning<sup>1</sup> (TOC), in association with Reddy Architecture + Urbanism<sup>2</sup>, DBFL Consulting Engineers<sup>3</sup>, Fallon Design<sup>4</sup>, Mitchell + Associates<sup>5</sup>, CMK Urban Forestry Consultants<sup>6</sup>, O'Connor Sutton Cronin<sup>7</sup>, 3D Design Bureau<sup>8</sup>, Wave Dynamics<sup>9</sup>, AWN Consulting<sup>10</sup>, ISM<sup>11</sup>, Lawler Sustainability<sup>12</sup>, Straten CSL<sup>13</sup> and IAC<sup>14</sup>, has been retained by 'ARP 4.2 Sustainable Communities (Ireland) Fund'<sup>15</sup> (the 'Applicant', which is a sub-fund of Ardstone Partners ICAV) to submit this Planning Application for a mixed-use development that constitutes a 'Large-Scale Residential Development' (LRD) to South Dublin County Council (SDCC).

The Application relates to a development comprising 169 No. apartment units, 2 No. class 1 / class 2 commercial units and a crèche, proposed in 2 No. 6-storey blocks connected by a single-storey undercroft/podium level at Whitestown Way, Tallaght, Dublin 24.

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<sup>1</sup> No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

<sup>2</sup> Dartry Mills, Dartry Road, Dublin 6

<sup>3</sup> Ormond House, Ormond Quay Upper, Dublin 7

<sup>4</sup> Avocet House, Riverwalk, Arklow, Co. Wicklow

<sup>5</sup> No. 5 Woodpark, The Rise, Glasnevin, Dublin 9

<sup>6</sup> Drumone, Oldcastle Co. Meath

<sup>7</sup> No. 9 Prussia Street, Stoneybatter, Dublin 7

<sup>8</sup> Unit 7, George's Street Upper, Dún Laoghaire, Co. Dublin

<sup>9</sup> Unit 14, Ramstown, Gorey Business Park, Co. Wexford

<sup>10</sup> The Tecpro Building, Clonshaugh Business & Technology Park, Dublin 17

<sup>11</sup> No. 77 Camden Street, Dublin 2

<sup>12</sup> Nos. 50-56 Merrion Road, Dublin 4

<sup>13</sup> Ellerd House, Amenbury Lane, Harpenden, Hertfordshire, England, AL5 2EJ

<sup>14</sup> Unit G1, Kilcoole Road, Network Enterprise Park, Co. Wicklow

<sup>15</sup> Riverside One, Sir John Rogerson's Quay, Dublin 2

## 2.0 PLANNING APPLICATION ADMINISTRATION

In addition to this *Cover Letter*, the following are submitted with this Planning Application:

### Proof of Payment of Planning Application Fee

Proof of payment via EFT of the Planning Application Fee to the amount of €25,708.96, representing the fee payable in accordance with the provisions of the *Planning and Development Regulations, 2001* (as amended). Please see Appendix A of the *Planning Report and Statement of Consistency*.

Details of the Planning Application Fee calculation:

Class	Rate	Units/Area	Total
Class 14(b)	€130 per unit	169 No.	€21,970.00
Class 14(c)	€7.20 per sq m	519.3 sq m	€3,738.96
<b>Total</b>			<b>€25,708.96</b>

### Statutory Notices

A PDF of the page in the *Irish Daily Star* (published on Monday, 25<sup>th</sup> May 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 25<sup>th</sup> May 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).

### Planning Application Form

The Planning Application Form is auto-generated as part of the online planning submission.

The Form 19 LRD Application Form prepared by Thornton O'Connor Town Planning.

### Letters of Consent

A Letter from the Applicant authorising Thornton O'Connor to lodge the Planning Application on their behalf.

A Letter of Consent from South Dublin County Council allowing the Applicant to lodge the Planning Application for development on lands in their ownership/charge.

A Letter of Consent from Dublin City Council allowing the Applicant to lodge the Planning Application for development on lands in their ownership/charge.

### Planning

The *Planning Report and Statement of Consistency* prepared by Thornton O'Connor Town Planning.

The *Statement of Response to LRD Opinion* prepared by Thornton O'Connor Town Planning.

## Architecture

The *Design Statement* prepared by Reddy Architecture + Urbanism.

The *Accommodation Schedule* prepared by Reddy Architecture + Urbanism.

The *Accommodation Schedule Part V* prepared by Reddy Architecture + Urbanism.

The *Housing Quality Assessment Block A* prepared by Reddy Architecture + Urbanism.

The *Housing Quality Assessment Block B* prepared by Reddy Architecture + Urbanism.

The *Building Lifecycle Report* prepared by Reddy Architecture + Urbanism.

The *Universal Access Statement* prepared by Reddy Architecture + Urbanism.

The following drawings prepared by Reddy Architecture + Urbanism:

Drawing No.	Drawing Title	Scale	Size
WTW-02-SW-XXX-DR-RAU-AR-0001	Site Location Plan	1:1,000	A3
WTW-02-SW-XXX-DR-RAU-AR-0002	Proposed Site Plan	1:500	A1
WTW-02-SW-XXX-DR-RAU-AR-0003	Proposed Site Plan - Applicant - SDCC & DCC Ownership	1:500	A1
WTW-02-SW-XXX-DR-RAU-AR-0004	Existing Site Plan	1:500	A1
WTW-02-SW-L00-DR-RAU-AR-1000	Proposed Ground Floor Plan	As Indicated	A1
WTW-02-SW-L01-DR-RAU-AR-1001	Proposed First Floor Plan	As Indicated	A1
WTW-02-SW-L02-DR-RAU-AR-1002	Proposed Second Floor Plan	As Indicated	A1
WTW-02-SW-L03-DR-RAU-AR-1003	Proposed Third Floor Plan	As Indicated	A1
WTW-02-SW-L04-DR-RAU-AR-1004	Proposed Fourth Floor Plan	As Indicated	A1
WTW-02-SW-L05-DR-RAU-AR-1005	Proposed Fifth Floor Plan	As Indicated	A1
WTW-02-SW-RF-DR-RAU-AR-1006	Proposed Roof Plan	As Indicated	A1
WTW-02-SW-L00-DR-RAU-AR-1050	Proposed Ground Floor Plan Part V	As Indicated	A1
WTW-02-SW-L01-DR-RAU-AR-1051	Proposed First Floor Plan Part V	As Indicated	A1
WTW-02-SW-L02-DR-RAU-AR-1052	Proposed Second Floor Plan Part V	As Indicated	A1
WTW-02-XX-XXX-DR-RAU-AR-2000	GA Elevation 1 & 2 - Block A & B South. GA Elevation 2 - Block B West	As Indicated	A1
WTW-02-XX-XXX-DR-RAU-AR-2001	GA Elevation 3 & 4 - Block A & B North, GA Elevation 4 - Block A East	As Indicated	A1

Drawing No.	Drawing Title	Scale	Size
WTW-02-XX-XXX-DR-RAU-AR-2002	GA Elevation 5 & 6 - Block B East - Podium, GA Elevation 6 - Block A West - Podium	As Indicated	A1
WTW-02-XX-XXX-DR-RAU-AR-2003	Contiguous Elevation - Block A East	As Indicated	A0
WTW-02-XX-XXX-DR-RAU-AR-3000	GA Section AA - GA Section BB	As Indicated	A1
WTW-02-XX-XXX-DR-RAU-AR-3001	GA Section CC	As Indicated	A1
WTW-SW-ZZZ-DR-RAU-AR-4001	Apt Type 01 - 1B2P	1:50	A3
WTW-ZZZ-DR-RAU-AR-4002	Apt Type 01 UD - 1B2P	1:50	A3
WTW-SW-ZZZ-DR-RAU-AR-4003	Apt Type 02 - 2B4P	1:50	A3
WTW-SW-ZZZ-DR-RAU-AR-4004	Apt Type 02 UD - 2B4P	1:50	A3
WTW-SW-ZZZ-DR-RAU-AR-4005	Apt Type 03 - 2B4P	1:50	A3
WTW-SW-ZZZ-DR-RAU-AR-4006	Apt Type 04 - 3B4P	1:50	A3
WTW-02-XX-XXX-DR-RAU-AR-8000	Gross Internal Floor Area (GIFA) Plan Areas	1:500	A1

### Civil Engineering and Traffic

The *Infrastructure Design Report* prepared by DBFL Consulting Engineers, including the following Appendices:

- Appendix A: *Uisce Éireann Statement of Design Acceptance*
- Appendix B: *Uisce Éireann Confirmation of Feasibility*
- Appendix C: *Build Near Application Confirmation of Feasibility*
- Appendix D: *Qbar Calculations*
- Appendix E: *Drainage Network Calculations*
- Appendix F: *Road Safety Audit*
- Appendix G (part 1): *Site Investigation Report* (including Appendix 1 to 3)
- Appendix G (part 2): *Appendix 4–Soakaway Results*

The *Traffic and Transport Assessment Report* prepared by DBFL Consulting Engineers.

The *DMURS Design Statement* prepared by DBFL Consulting Engineers.

The *Mobility Management Plan* prepared by DBFL Consulting Engineers.

The *Site Specific Flood Risk Assessment* prepared by DBFL Consulting Engineers.

The following drawings prepared by DBFL Consulting Engineers:

Drawing No.	Drawing Title	Scale	Size
240192-X-05-Z00-XXX-DR-DBFL-CE-1300	Drainage Layout	1:500	A1
240192-X-05-X-XXX-DR-DBFL-CE-3301	Surface Water Longitudinal Sections	As Shown	A1
240192-X-05-X-XXX-DR-DBFL-CE-3331	Foul Sewer Longitudinal Sections	As Shown	A1
240192-X-05-Z00-XXX-DR-DBFL-CE-1350	Surface Water Drainage Strategy	1:500	A1
240192-X-93-Z00-XXX-DR-DBFL-CE-1400	Watermain Layout	1:500	A1
240192-X-05-Z00-XXX-DR-DBFL-CE-5301	Typical Drainage Details-Sheet 1	As Shown	A1
240192-X-05-Z00-XXX-DR-DBFL-CE-5302	Typical Drainage Details – Sheet 2	As Shown	A1
240192-X-05-Z00-XXX-DR-DBFL-CE-5304	Typical Drainage Details – Sheet 3	As Shown	A1
240192-X-05-Z00-XXX-DR-DBFL-CE-5311	Typical Attenuation Details	As Shown	A1
240192-X-04-Z00-DTM-DR-DBFL-CE-1001	Road Layout	1:500	A1
240192-X-04-Z00-DTM-SK-DBFL-CE-1002	Provision For Road Lap Objective	1:250	A1
240192-X-04-X-XXX-DR-DBFL-CE-3201	Road Longitudinal Sections	1:500	A1
240192-X-04-Z00-DR-XXX-DBFL-CE-5201	Typical Road Construction Details Sheet 1	1:25	A1
240192-X-04-Z00-DR-XXX-DBFL-CE-5202	Typical Road Construction Details Sheet 2	1:500	A1
240192-X-04-Z00-DR-XXX-DBFL-CE-5203	Typical Road Construction Details Sheet 3	As Shown	A1

### Mechanical and Electrical Engineering

The *LRD Opinion Response* prepared by Fallon Design M&E Engineering.

The *Public Lighting Report* prepared by Fallon Design M&E Engineering.

The *Climate Action & Energy Statement* prepared by Fallon Design M&E Engineering.

The following drawings prepared by Fallon Design M&E Engineering:

Drawing No.	Drawing Title	Scale	Size
WTW-XX-60-SW-XXX-DR-FDE-EE-1000	Site Services - Public Lighting	1:500	A1
WTW-XX-60-SW-XXX-DR-FDE-EE-1001	Site Services - Combined Services	1:500	A1

## Arboriculture

The *Arboricultural Assessment & Impact Report* prepared by CMK Urban Forestry Consultants.

The following drawings prepared by CMK Urban Forestry Consultants:

Drawing No.	Drawing Title	Scale	Size
TWH1005-XX-DR-CMK-ARB-101	Tree Survey and Constraints	1:500	A2
TWH1005-A-DR-CMK-ARB-102	Arboricultural Impact	1:500	A2

## Landscape Architecture

The *Landscape Report*, prepared by Mitchell and Associates.

The *Softworks Specification* prepared by Mitchell and Associates.

The *Green Space Factor* prepared by Mitchell and Associates.

The *Planting Schedule* prepared by Mitchell and Associates.

The following drawings prepared by Mitchell and Associates:

Drawing No.	Drawing Title	Scale	Size
WHIT-MAL-XXX-XXX-DR-L-0100	Landscape Masterplan	1:250	A1
WHIT-MAL-XXX-XXX-DR-L-0101	Landscape_Masterplan_FF	1:150	A2
WHIT-MAL-XXX-XXX-DR-L-0201	General Arrangement Plan 1	1:150	A1
WHIT-MAL-XXX-XXX-DR-L-0202	General Arrangement Plan 2	1:150	A1
WHIT-MAL-XXX-XXX-DR-L-0203	General Arrangement Plan 3	1:150	A1
WHIT-MAL-XXX-XXX-DR-L-0300	Typical_Planting_Details_Podium	1:20	A1
WHIT-MAL-XXX-XXX-DR-L-0301	Typical Planting Details	1:20	A1
WHIT-MAL-XXX-XXX-DR-L-0302	Typical_SUDS_Details	As Shown	A1

## Ecology

The *AA Screening Report* prepared by OCSC Consulting Engineers.

The *Ecological Impact Assessment Report* prepared by OCSC Consulting Engineers.

The *EIA Screening Assessment* prepared by OCSC Consulting Engineers.

The *Statement in Accordance With Article 103(1a)A of the Planning and Development Regulations 2001, as Amended* prepared by OCSC Consulting Engineers.

## Construction and Waste

The *Construction Environmental Management Plan* prepared by AWN Consulting Engineers.

The *Operational Waste Management Plan* prepared by AWN Consulting Engineers.

The *Resource & Waste Management Plan* prepared by AWN Consulting Engineers.

### **Daylight and Sunlight**

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

### **Visual Impact and Views**

The *Landscape and Visual Impact Assessment* prepared by Mitchell and Associates.

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

### **Telecommunications**

The *Telecommunications Report – Section 3.2 of the Building Heights Guidelines (2018)* prepared by Independent Site Management.

### **Glint and Glare**

The *Glint & Glare Assessment Report* prepared by Lawler Sustainability.

### **Aviation**

The *Aviation Impact Assessment* prepared by Straten CSL.

The *Aeronautical Study* prepared by Straten CSL.

### **Noise**

The *Acoustic Design Statement* prepared by Wave Dynamics.

### **Climate Action Energy**

The *Climate Risk and Vulnerability Assessment* prepared by AWN Consulting Engineers.

### **Archaeology**

The *Archaeological Assessment* prepared by IAC Archaeology.

### **Social Infrastructure**

The *Social Infrastructure Audit* prepared by Thornton O'Connor Town Planning.

### **Part V**

*Part V Costings* prepared by the Applicant.

Part V Engagement Letter prepared by South Dublin County Council.

### 3.0 CONCLUSION

We trust you will find this Planning Application in order. If you require any additional information or clarification on the proposal, please do not hesitate to contact the undersigned.

Yours faithfully,

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

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**Patricia Thornton**  
**Director**  
**Thornton O'Connor Town Planning**