

Planning Department,
Dún Laoghaire Rathdown County Council,
County Hall,
Marine Road,
Dún Laoghaire
Co. Dublin.

19th September 2025

RE: Planning Application for a Large-Scale Residential Development consisting of 120 no. units on lands at Riverside Cottage, Kilgobbin Road, Stepaside, Co. Dublin.

Applicant: Kilgobbin Apartment Limited.

Dear Sir/Madam,

DOWNEY, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02RW64, on behalf of the applicant, Kilgobbin Apartment Limited, hereby wish to lodge this planning application online to Dún Laoghaire-Rathdown County Council for permission for development on at Riverside Cottage, Kilgobbin Road, Stepaside, Co. Dublin.

The proposed development, as per the description contained within the statutory planning notices, provides for:

"Permission is sought by Kilgobbin Apartment Limited, for a Large-Scale Residential Development on lands at Riverside Cottage, Kilgobbin Road, Stepaside, Dublin 18. The proposed Large-Scale Residential Development (LRD) will provide 120 no. apartment units within 2 no. blocks ranging in height from 4- to 6-storeys. The development will consist of; Block A, consisting of 44 no. units (27 no. 1 bed (2-person), 13 no. 2 bed (3-persons), 1 no. 2 bed (4-persons) and 3 no. 3 bed (5-persons) of 4- to 5-storeys height and roof terrace; Block B, consisting of 76 no. units (40 no. 1 bed (2-persons), 12 no. 2 bed (3-persons), 16 no. 2 bed (4-persons) and 8 no. 3 bed (4-persons) and be 5- to 6-storeys height. All units will be provided with terraces/balconies.

The proposed development will provide all associated public open space and play area, 54 no. car parking spaces including accessible parking and Electric Vehicle parking, 273 no. bicycle parking spaces, 3 no. motorcycle parking spaces, bin/waste store, bulky goods stores and plant room at ground floor levels, 1 no. detached ESB substation and 1 no. detached bicycle store. The proposed development will also provide for all associated site development and infrastructural works including foul and surface water drainage, roads, footpaths, landscaping, boundary treatment, public lighting and a

*pedestrian and cycling pathway connecting Belarmine Vale and Kilgobbin Road.
Vehicular access to the development will be from Belarmine Vale.”*

To support this planning application, please find enclosed the following documents:

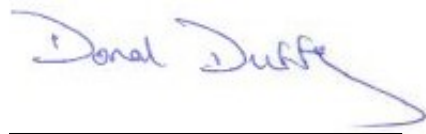
- Completed LRD Planning Application Form;
- Copy of Newspaper Notice;
- Copy of Site Notice;
- Copy of Part V Validation Letter;
- Copy of Landowner Letter of Consent;
- Copy of Applicant Letter of Consent to Agent;
- Copy of Site Location Map, prepared by DOWNEY;
- Copy of Site Layout Plan, prepared by DOWNEY;
- Copy of the relevant architectural drawings and documentation, including Design Report, Building Lifecycle Report, Housing Quality Assessment, and all other architectural drawings, prepared by DOWNEY;
- Copy of Planning Report and Statement of Consistency, Statement of Response to Dun Laoghaire-Rathdown County Council LRD Opinion, Childcare Demand Assessment and Community and Social Infrastructure Audit and List of Documents, Maps & Drawings prepared by DOWNEY;
- Copy of Arboricultural Report, Tree Constraints Plan, Tree Impact Plan and Tree Schedule prepared by John Morris Arboricultural Consultancy Ltd;
- Copy of Daylight & Sunlight Assessment Report, prepared by Digital Dimensions;
- Copy of Construction Environmental Management Plan, Operational Waste Management Plan and Resource Waste Management Plan, prepared by Synergy Environmental Ltd. t/a Enviroguide Consulting.
- Copy of documents and reports including, Drawing Register Sheet, Design Rationale, Landscape Masterplan, Boundary Treatment Plan, Roof terrace Landscape Plans, Landscape Sections One, Two and Three, prepared by Studio Glasu Landscape Architecture;
- Copy of Lighting Plan and Report prepared by RM Breen;

- Copy of documentation prepared by NRB Consulting Engineers, including Traffic and Transport Assessment Report with the following reports within the appendix: Preliminary Mobility Management Plan/Travel Plan, DMURS Design Compliance Statement Technical Note, Bus/LUAS Capacity Assessment, Car & Bicycle Parking Management Report.
- Copy of documentation and drawings prepared by Molony Millar Consulting Civil and Structural Engineers, including Flood Risk Assessment, Design Report, Preliminary Construction and Demolition Waste Management Plan, and all engineering drawings;
- Copy of Appropriate Assessment and Ecological Impact Assessment (including Bat Survey, Flora Survey and Mammal Survey), prepared by Altamar Marine & Environmental Consultants;
- Copy of Telecommunication Impact Assessment Report, prepared by Independent Site Management Limited;
- Copy of Acoustic Design Statement, prepared by Wave Dynamics;
- Copy of Cultural Heritage Impact Assessment Report, prepared by Courtney Deery Heritage Consultancy Ltd and;
- Copy of Architectural Heritage Impact Assessment Report prepared by Dr. Jason Bolton.

The application documentation may also be inspected online at the following website set up by the applicant: www.kilgobbinroadlrd.ie. The appropriate fee has been paid by EFT to the Planning Authority.

We trust that the enclosed plans and particulars pertaining to this planning application are in order and look forward to a favourable decision from Dún Laoghaire-Rathdown County Council in due course.

Yours sincerely,



Donal Duffy MIPI
Director
For and on behalf of Downey