

Dublin City Council - Planning Department,
Civic Offices,
Wood Quay,
Dublin 8.
D08 RF3F

04 September 2024

Re: Proposed Large Scale Residential Development comprising amendments to a mixed use Strategic Housing Development permitted under ABP Ref. ABP-312268-21, as amended under DCC Ref. LRD6028/23-S3 and DCC LRD Ref. 6032/23-S3.

Site bound by Newmarket Square to the north, Ardee Street to the west and Mill Street to the south (including City House and Unit 3, Newmarket, Dublin 8), Newmarket, Dublin 8.

Dear Sir/Madam,

Please find enclosed a planning application (Large Scale Residential Development) submitted on behalf of Nrek1 Limited for amendments to a previously permitted Strategic Housing Development permitted under ABP Ref. ABP-312268-21, as amended under DCC Ref. LRD6028/23-S3 and DCC LRD Ref. 6032/23-S3.

The proposed amendments primarily consist of an increase in unit numbers from the permitted no. 132 units to 134 units (an uplift of 2 no. additional units) through the conversion of permitted communal roof terraces and extensions to the sixth and seventh floor levels to accommodate the proposed units together with the relocation of the permitted roof terraces to the upper levels.

The following documents are submitted with this application in conjunction with this cover letter:

- 1 no. copy of the completed and signed Dublin City Council Planning Application Form;
- 1 no. copy of the completed and signed supplementary Large Scale Residential Development Form – Form 19;
- 1 no. original copy of the Newspaper Notice published in the Irish Daily Star on 04 September 2024;
- 1 no. copy of the Site Notices as erected on site on 04 September 2024;
- 1 no. copy of the Part V proposal letter (including estimated cost) prepared by the applicant and associated Part V Plan, prepared by Reddy Architecture + Urbanism;
- A cheque for the planning application fee; and
- 1 no. USB Stick containing electronic copies of all the submitted Application Drawings and Documentation.

Also enclosed are 6 sets / copies of the following:

- Planning Report & Statement of Consistency prepared by Declan Brassil & Co. Ltd;

- Design Statement, including a Housing Quality Assessment Report and Schedule of Areas / Accommodation prepared by Reddy Architecture + Urbanism;
- Architectural drawings / plans prepared by Reddy Architecture + Urbanism, as listed in the schedule below;
- Building Lifecycle Report prepared by Reddy Architecture + Urbanism;
- Engineering Infrastructure Note / letter dated 30 August 2024 prepared by Barrett Mahony Consulting Engineers;
- Landscape Design Report and associated drawings (as listed below), prepared by Doyle + O'Troithigh;
- Daylight, Sunlight and Overshadowing Study prepared by IES;
- Site Lighting letter prepared by Homan O'Brien Consulting Engineers;
- Verified Photomontages Booklet prepared by Modelworks; and

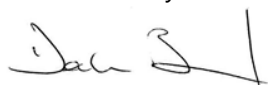
Schedule of Submitted Drawings / Plans

Drawing Title	Scale	Drawing Number
Architectural Drawings prepared by Reddy Architecture + Urbanism		
Site Location Map	1:1000	P19-149D-3.1-001_P3
Proposed Site Layout Plan	1:500	P19-149D-3.1-004_P3
Proposed Ground Floor Plan	1:200	P19-149D-3.1-100_P3
Permitted Ground Floor Plan	1:200	P19-149D-3.1-100_Pt
Permitted 1 st Floor Plan	1:200	P19-149D-3.1-101_Pt
Permitted 2 nd Floor Plan	1:200	P19-149D-3.1-102_Pt
Permitted 3 rd Floor Plan	1:200	P19-149D-3.1-103_Pt
Permitted 4th Floor Plan	1:200	P19-149D-3.1-104_Pt
Permitted 5th Floor Plan	1:200	P19-149D-3.1-105_Pt
Proposed 6th Floor Plan	1:200	P19-149D-3.1-106_P3
Permitted 6 th Floor Plan	1:200	P19-149D-3.1-106_Pt
Proposed 7 th Floor Plan	1.200	P19-149D-3.1-107_P3
Permitted 7 th Floor Plan	1.200	P19-149D-3.1-107_Pt
Proposed 8 th Floor Plan	1.200	P19-149D-3.1-108_P3

Permitted 8 th Floor Plan	1.200	P19-149D-3.1-108_Pt
Proposed 9 th Floor Plan	1.200	P19-149D-3.1-109_P3
Permitted 9 th Floor Plan	1.200	P19-149D-3.1-109_Pt
Permitted and Proposed North Elevation	1.200	P19-149D-ZZ-ZZ-3.1-200_P3
Permitted and Proposed South Elevation	1.200	P19-149D-ZZ-ZZ-3.1-201_P3
Permitted and Proposed West Elevation	1.200	P19-149D-ZZ-ZZ-3.1-202_P3
Permitted and Proposed East Elevation	1.200	P19-149D-3.1-203_P3
Permitted and Proposed Contiguous Elevation	1.200	P19-149D-3.1-204_P3
Permitted – Proposed Section A-A	1.200	P19-149D-3.1-300_P3
Proposed Apartment Types	1.50	P19-149D-3.1-400_P3
Landscaping Drawings prepared by Doyle + O'Troithigh		
Landscape Plan Sixth Floor Levels	1:200	LP-01-AA
Landscape Plan Seventh Floor Levels	1.200	LP-02-AA
Landscape Plan Eighth Floor Levels	1.200	LP-03-AA
Landscape Plan Ninth Floor Plans	1.200	LP-04-AA
Electrical Services / Lighting Drawings prepared by Homan O'Brien Consulting Engineers		
Site Plan: Site Lighting Layout c/w isolines	1:125	2102-E100
Site Plan: Site Lighting Layout	1:125	2102-E1000

The application documentation and drawings are also available to view at the following website set up by the applicant: newmarket2lrd.com. I trust that the attached application documentation is in order and I look forward to an early and favourable decision.

Yours faithfully,



Declan Brassil

Declan Brassil & Co. Ltd.