



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

8<sup>th</sup> May 2024

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 and for amendments to the Creche layout (€7.20 per sq.m).

As per the Schedule of Accommodation enclosed a total of 3 residential units, the creche and facade works to the developments are being altered via this LRD application. On this basis we enclose fee of €1068.50 calculated as follows:

- 3 Residential Units (3 x €32.50 per unit) = €97.50
- Creche layout 495sq.m (495 x €1.80 per sq.m) = €891.00
- Facade amendments (Class 13 €80) = €80

#### Other

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

[www.rbcentrallrd2.com](http://www.rbcentrallrd2.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.

1no. digital copy as per Article 22(3) of the Planning and Development Regulations & uploaded onto the E Portal.

### 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 O'Mahony Pike Architects
- Proposed Architectural Drawings by O'Mahony Pike Architects
- Design Statement by O'Mahony Pike Architects
- Schedule of Accommodation by O'Mahony Pike Architects

### Engineering

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