

# **Applicant's Response to South Dublin County Council Additional Information Request**

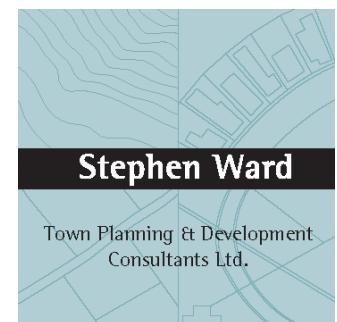
## **P.A.Ref.LRD25A/0003W**



**Woodtown, Ballycullen, Dublin 16**

Prepared on behalf of  
Lagan Homes Ballycullen Ltd

**JFOC  
ARCHITECTS**



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**1.0 INTRODUCTION**

This statement has been prepared in response to a request for additional information issued to Lagan Homes Ballycullen Ltd by South Dublin County Council on the 16<sup>th</sup> of June 2025 relating to LRD planning application Ref.LRD25A/0003W.

A request for an extension of time was requested as provided for under sub-article (3A) of Article 33 of the Planning and Development Regulations 2001 (as amended) in order to submit a fully comprehensive response including the EIAR. South Dublin County Council granted this extension by letter dated the 5<sup>th</sup> of August 2025 up to and including 15<sup>th</sup> of December 2025.

This statement should be read in conjunction with the documents and drawings provided under separate cover and listed below.

- Additional Information Response Statement by Waterman Moylan Consulting Engineers
- EIAR Addendum Report by Stephen Ward Town Planning and Development Consultants
- Updated Natura Impact Statement (NIS)
- Breeding Bird Survey
- JFOC Schedule of Accommodation & JFOC Quality Housing Assessment
- NMP Additional Information Response cover letter
- Stage 1 Quality Audit prepared by Roadplan Consulting
- Solicitors Letter by Eversheds Sutherland
- Drawings listed at Appendix A.

A separate schedule of all documents is also submitted under separate cover.

**1.1 CONSULTATION WITH THE PLANNING AUTHORITY**

The additional information request issued by South Dublin County Council required and encouraged consultation prior to submitting a response. The table below summarises the consultation held between the applicants and departments within South Dublin County Council.

<b>Date</b>	<b>Attendees</b>	
20/06/2025	Laurence Colleran	South Dublin County Council
	Hannah Jonston	South Dublin County Council
	John Montgomery	NMP
	Riva Khatiwada	NMP
	Emma Caulwell	Waterman Moylan
26/06/2025	Brian Harkin	South Dublin County Council
	Emma Caulwell	Waterman Moylan
09/07/2025	Laurence Colleran	South Dublin County Council
	Brian Harkin	South Dublin County Council
	John Montgomery	NMP
	Emma Caulwell	Waterman Moylan
	Claire McManus	JFOC Architects
16/07/2025	Eoin Burke (Director of Services)	South Dublin County Council
	Aisling Kelly (Senior Planner)	South Dublin County Council
	John Begley	Lagan Homes Ballycullen
	Fiona Shannon	Lagan Homes Ballycullen
	Claire McManus	JFOC Architects
	Judith Horgan	Stephen Ward Town Planning & Development Consultants Ltd
29/07/25	Laurence Colleran	South Dublin County Council
	Hannah Johnston	South Dublin County Council
	John Montgomery	NMP
	Riva Khatiwada	NMP
	Marina Rocha	NMP

**1.2 ALTERATIONS TO THE PROPOSED DEVELOPMENT AS A RESULT OF THE ADDITIONAL INFORMATION REQUEST**

The additional information requested by South Dublin County Council did not raise any issue with the nature and scale of the development proposed development and according to the report that accompanied the Chief Executive Order, the planning authority found the density, housing mix, building heights and residential accommodation standards were all acceptable.

As a result of additional topographical surveys along the eastern boundary, the 10m setback from watercourses on site has been adjusted and the site layout design been amended with the loss of 2no. houses along the

south eastern boundary. The amendments to the surface water drainage network agreed in consultation with South Dublin County Council have resulted in the loss of 6no. houses and the relocation of the creche building in the north west of the site (total reduction of 8no. houses). A summary of all changes to the LRD as proposed is outlined below-

- The red line boundary has been amended to exclude lands in Abbots Grove previously included to provide pedestrian connectivity.
- The number of units proposed has reduced from 502no. to 494no. in total. There has been no change to the number and mix of apartments proposed as detailed by Table 1 below.

Table 1 – Residential Mix (as amended)										
Unit Type	1-bed		2-bed		3-bed		4-bed		Total	
Houses	-	-	19	17	116	114	62	58	197	189
Apartments	108	108	151	151	46	46	-	-	305	305
<b>Total</b>	<b>108</b>	<b>108</b>	<b>170</b>	<b>168</b>	<b>162</b>	<b>160</b>	<b>62</b>	<b>58</b>	<b>502</b>	<b>494</b>
	22%	22%	34%	34%	32%	32%	12%	12%	100%	100%

- The marginal reduction in the number of units has not impacted upon the residential density which remains at 48dph.
- The position of the creche building has moved slightly west of its previous position but has not changed in size, design or capacity
- External staircases to some of the apartment blocks have been amended to address issues identified in the quality audit.
- The dwellings previously identified for the purpose of Part V have been amended following the omission of houses as outlined above. A revised Part V drawing has been prepared by JFOC Architects and is submitted under separate cover (No. PD2001).
- The quantity of public open space to be provide has increased from 17,512sqm to 25,746sq.m (16.5%).

## 2.0 APPLICANT'S RESPONSE TO FURTHER INFORMATION REQUEST

For ease of reference each item of additional information (AI) requested will be restated in full (italics) followed by the response of the applicant.

## 2.1 ITEM ONE - LANDOWNERS CONSENT

*Notwithstanding the letter submitted by the applicant from its own solicitor, it is advised that the applicant be requested to provide detailed written evidence/ a letter of consent from the owner/receiver of the adjoining Stocking Wood Estate development to confirm that it has right of way across these lands for access and services. Third-party submission is noted in this regard. In particular, written consent is required for any lands within the red line boundary that are not owned by the applicant. Furthermore outside the red line boundary clarity is required in relation to rights of ways the proposals rely on for access. The redline may be amended by way of response to this additional information item, as necessary. The applicant will ensure the avoidance of any ransom strips and that permeability is delivered by showing finished roadways/paths right up to boundaries with adjoining landholding and providing gates to those boundaries in any amended particulars. Any reduction in the number of vehicular entrances into the development should be discussed with the transportation department in advance of responding to this additional information item.*

## APPLICANT'S RESPONSE TO ITEM ONE

**Stocking Wood Development:** Please find enclosed with the AI response package a Legal Certificate from the Applicant's Solicitors, Eversheds Sutherland LLP, confirming that the Applicant holds the necessary rights of access and services over the adjoining Stocking Wood development. This legal interest enables the Applicant to carry out the proposed development and submit this application without requiring additional consents. The applicant's solicitors have also been in contact with the solicitors for Stocking Avenue Management Company CLG who stated they are beneficial owners of lands at Stocking Wood.

Please note that while the applicant has right of way over and along the routes of Stocking Wood Drive and Stocking Wood Avenue, no construction traffic will pass through the Stocking Wood Estate. The Applicant welcomes a condition requiring a Construction Phasing Plan to be agreed with the Council prior to commencement of construction. A indicative Phasing Plan has been included within the response statement prepared by Waterman Moylan Consulting Engineers (Section 4), demonstrating that access via the Stocking Wood Estate is not required for construction purposes.

**Abbots Grove Development:** The original planning application proposed to provide pedestrian/cycle connections to the Abbots Grove development at Abbots Grove Park at the western site boundary. A letter of consent was submitted from South Dublin County Council in this regard as the roads and footpaths have been taken in charge and it was believed a connection could be facilitated. Unfortunately the Abbot's Grove land owners have retained a strip of land behind the footpath and public road as illustrated by figure 1 below which prevents this connection. The applicant attempted to engage with the owner's management company for Abbots Grove in this regard but they were unwilling to enter an agreement for the proposed connections to be provided.

JFOC have prepared a drawing (extract below) to illustrate the land ownership within Abbots Grove and its relationship with the application site incorporating information from Tailte Eireann and South Dublin County Council (Certificate Ref: TIC/11436/2023).

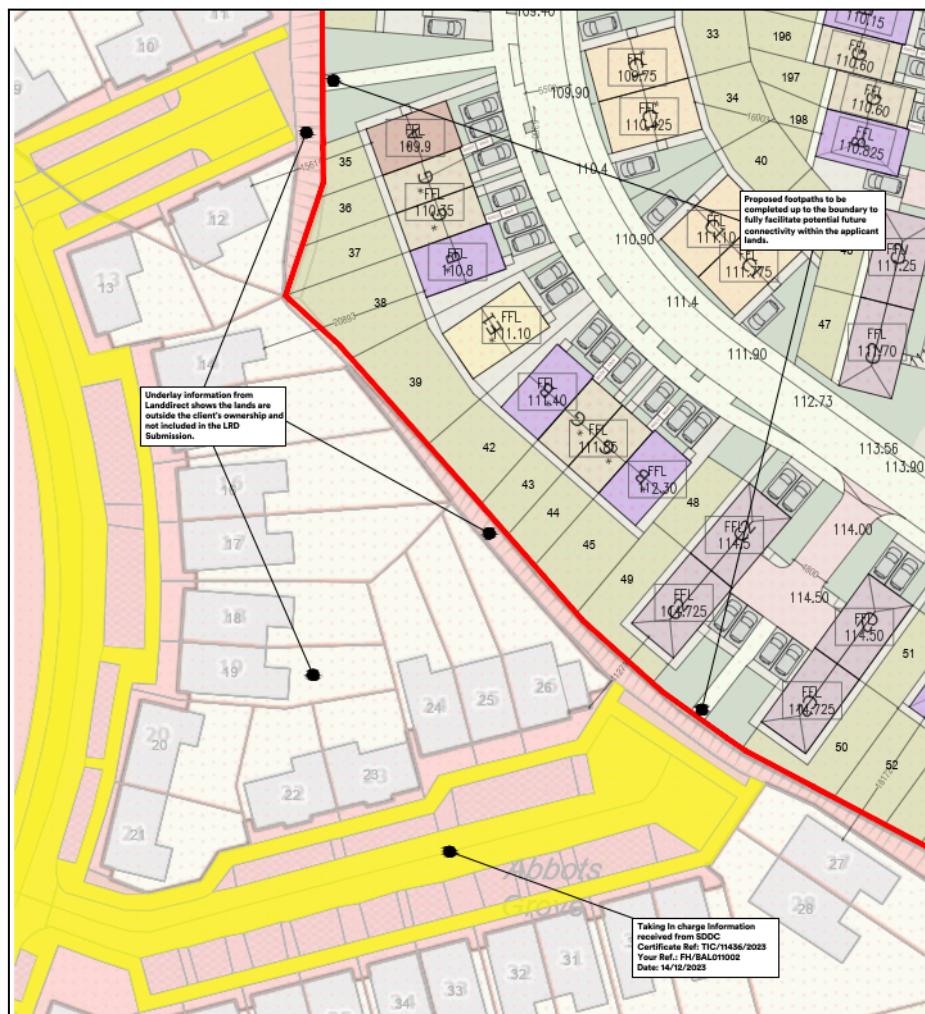


Figure 1 Extract from JFOC Drawing No.23.120.PD2008

The proposed footpaths along the eastern and western site boundaries to Abbots Grove, Stocking Wood Manor and White Pines will be all be completed up to the applicant's site boundary to facilitate potential future connection as illustrated by JFOC drawing PD1006.

## 2.2 ITEM TWO - PUBLIC OPEN SPACE

*Having regard to the new ground level information submitted as part of the final planning application (which was not provided as part of the Stage 2 process) technical concerns now exist over the design of the proposed public open spaces and the Sustainable Drainage System (SuDS) network on site. The applicant is therefore requested to provide the following updated information by way of additional information:*

- a) A revised set of landscape and drainage drawings demonstrating how the SUDs is integrated into the open spaces. The design should allow for a functioning open space network and a functioning SUDs drainage network. Landscape plans shall be prepared by a suitably qualified landscape architect following discussions with Public Realm including hard and soft landscaping, levels, sections and elevations, lighting, SUDs design, street tree provision, boundary treatments, play areas and existing green infrastructure assets on site. Plans shall include underground services, proposed lighting, or other features likely to impact on the delivery of the landscape plan as well as all drainage elements in open space areas.*

## APPLICANT'S RESPONSE TO ITEM TWO (A)

A series of drawings have been produced by NMP Landscape Architects as part of the AI response package and are submitted under separate cover to demonstrate how the proposed SUDs network is integrated into the open spaces (Drawing Nos. 100 to 104 and 600 to 606). All landscape drawings are fully coordinated with Waterman Moylan Consulting Engineers. The new general arrangement plan (NMP Drawing No. 100) takes account of underground services and public lighting to avoid potential conflicts in realising the landscape strategy. NMP Drawing 102 details boundary treatments while NMP drawing 100 general arrangement plan identifies planting, materials and play equipment as well as other landscaping details.

The introduction of ponds with permanent water levels (500mm) as part of the updated surface water design strategy allows for a greater area of the site to remain free from SuDS infrastructure, increasing the quantity of usability public open space. NMP have designed a network of pedestrian routes across the site that are fully accessible, navigating changes in levels and traversing detention areas even in high rainfall events. NMP drawing 101 clearly identifies the areas of the site that function as public open space and accessible areas in addition to the detention basins and ponds proposed as part of the SUDs drainage network.

On the eastern section of the site, water is held in basins to slow discharge and provide biodiversity. Detention basins in the west of the site are designed pocket parks. These parks exemplify how the design allows for a functioning open space network and a functioning SUDs drainage network. In low storm events water will soak into the ground or be absorbed by vegetation within the detention basin keeping it dry and usable. Rainwater management within the detention basins is illustrated within the Waterman Moylan response statement under separate cover using Detention Basin No. 11 by way of an example. These images are provided in figures 2, 3 & 4 of this Statement.



Figure 2 1 in 1 Year Rainfall Event

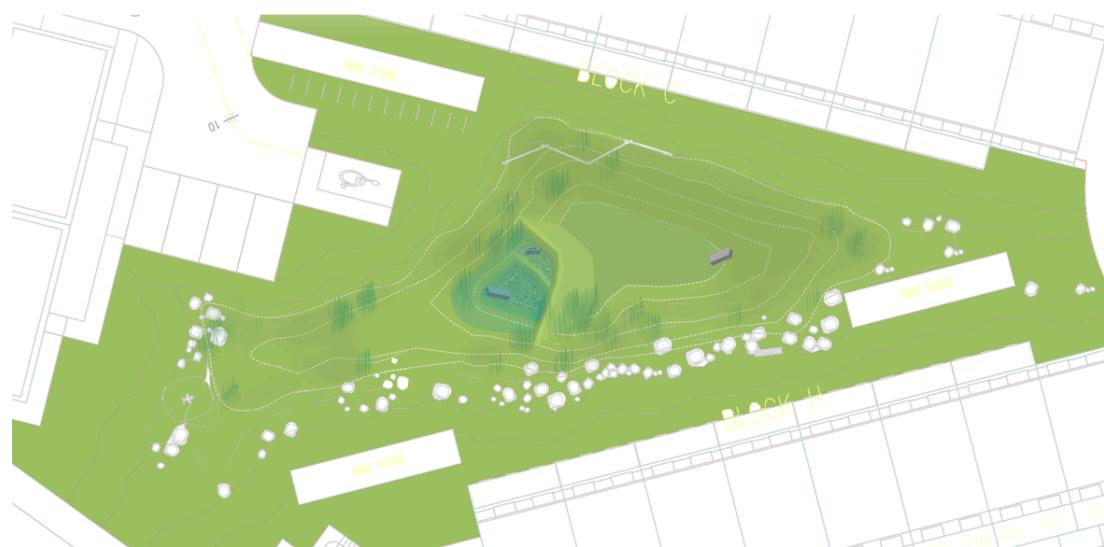


Figure 3 1 in 30 Year Rainfall Event

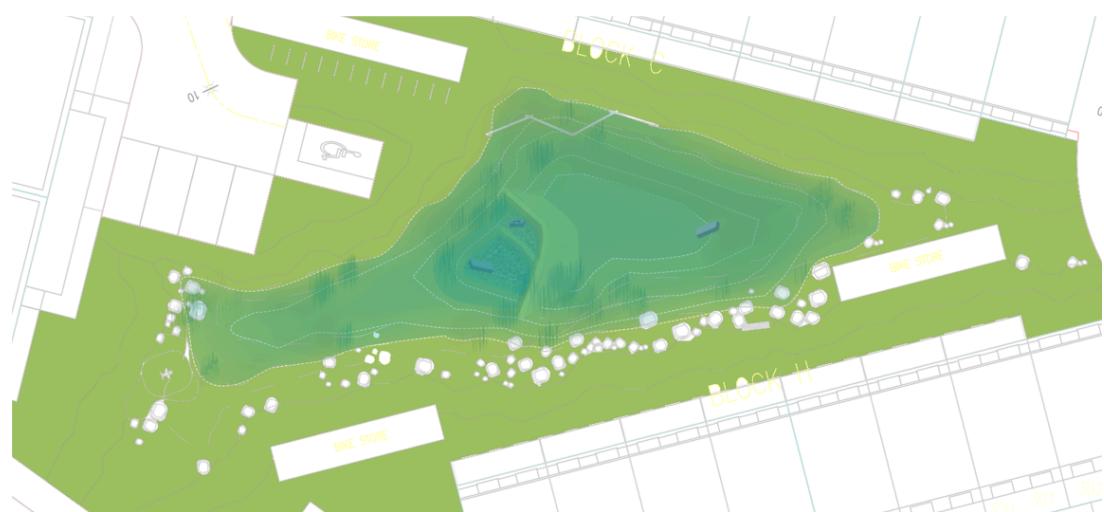


Figure 4 1 in 100 Year (plus climate change) Rainfall Event

*b) A revised set of SUDS drawings demonstrating how SuDS will work across the site and demonstrating compliance with SDCC SUDS Guidance. Applicant is advised to arrange a meeting with SDCC Public Realm/ Water and Drainage and the Landscape Architects team prior to submitting plans. Levels and cross sections to be consistent with the landscape architects' drawings to allow integration of SUDs into Public Open Space Areas.*

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APPLICANT'S RESPONSE TO ITEM TWO (B)

Waterman Moylan Consulting Engineers have prepared a detailed response to the above request submitted under separate cover. As detailed in this report, the design team met with members of South Dublin County Council Public Realm/ and Water and Drainage sections to discuss the surface water drainage strategy, landscape strategy and the overall design philosophy. The design submitted reflects the agreed principles and SDCC Suds Guidance. The drainage strategy is fully in keeping with SDCC SUDS Explanatory Design and Evaluation Guide.

*c) A revised map showing the quantum and differentiating areas of public open space and communal open spaces.*

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APPLICANT'S RESPONSE TO ITEM TWO (C)

As detailed above in response to item 2(b), NMP worked in tandem with Waterman Moylan Consulting Engineers and in consultation with SDCC Public Realm/ Water and Drainage sections to develop a surface water strategy for the site that would be fully in keeping with SDCC SUDS Guidance while also providing a functioning open space network. NMP drawing no.100 shows the general arrangement proposed while drawing no. 101 clearly identifies the breakdown of open space across the site.

Taking into consideration the topographical challenges of the site, open space within the proposed development has been considered in terms of its accessibility. As detailed in the cover letter prepared by NMP, the amended site layout plan provides 24.8% of the site as public open space with 16.5% of the open space accessible, including detention basin no.21. These areas provide significant amenity value for residents.

In accordance with the South Dublin County Development Plan, a minimum of 15% of the application site must be provided as public open space. Based on the number and mix of apartments proposed, the 305no. apartments proposed require 2,011sq.m of communal open space. This equates to 15,541.8sq.m of public open space and a total of 17,552.8sq.m when combined with communal open space. As detailed by NMP drawing 101, open space across the site measures 25,746sq.m or 24.8% of the site area.



Figure 5 Open Space - NMP drawing No.LA-101

The proposed development contains a mix of housing and apartments. Due to the steep sloping topography across the application site, the requirement for nature-based attenuation, and the desire for connectivity across public open spaces, the separation of communal open space areas from public open space areas is impractical. It is considered more advantageous to combine the public and communal open space quantities required into larger more usable areas of public open space that can be enjoyed by all residents. Due to the arrangement of the apartment blocks, each apartment adjoins a pocket park, fostering a strong sense of ownership for these spaces among residents. As illustrated by the drawings prepared by NMP, each space is designed to provide a high quality experience with play equipment, seating and planting to foster a sense of community. This localised stewardship is expected to enhance both the safety and usability of the parks for residents and visitors alike.

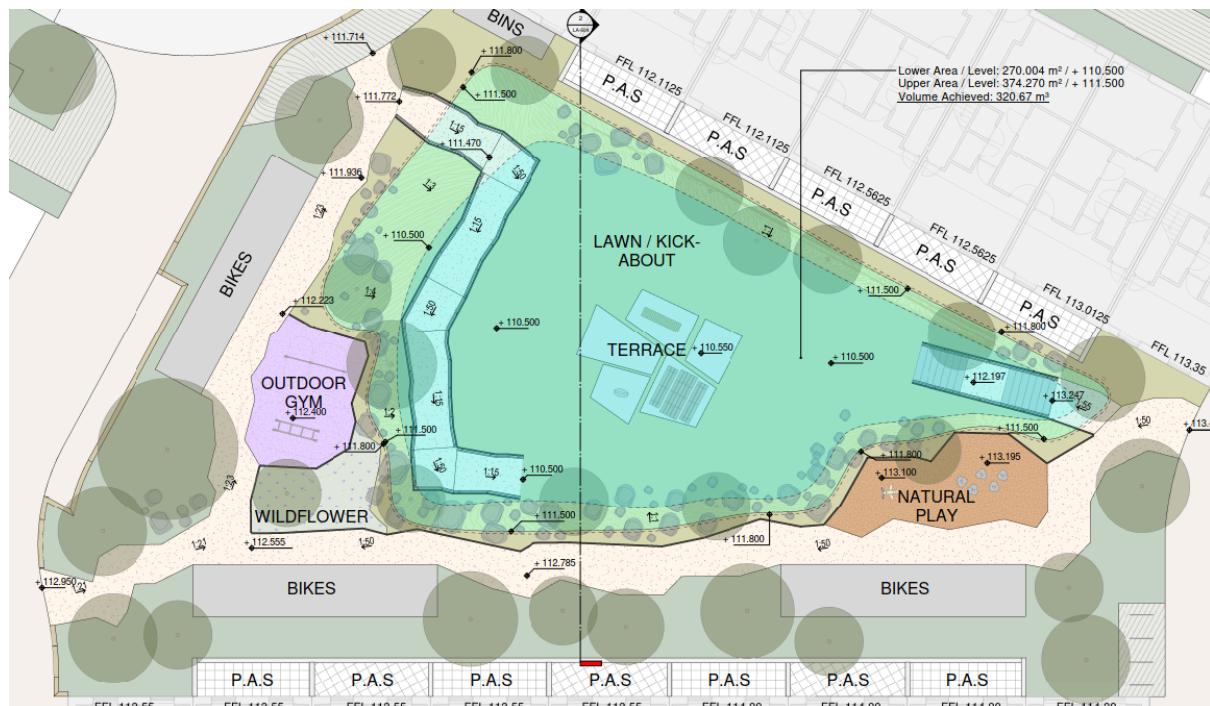


Figure 6 Detention basin 21 is fully accessible

**2.3 ITEM THREE – SURFACE WATER DRAINAGE**

*Having regard to the new ground level information submitted as part of the final planning application which was not provided as part of the Stage 2 process) technical concerns now exist over the design of the proposed Sustainable Drainage Systems (SuDS) on site. In particular, the steepness of the sides of the swales, the depth of the surface water detention basins together with their location on potentially unstable elevated ground causes significant concern and could result in a landslide/landslip. It is also not clear how surface water attenuation systems will be safely retained. The depth of surface water in SuDS is also considered excessive at 2m. The proposed steep slopes on site also do not meet SuDS standards of a 1 in 4 gradient. The applicant is therefore requested to provide the following updated information by way of additional information:*

- 1. Submit a drawing showing surface water attenuation systems in plan and cross-sectional view. The plans should ensure that all surface water systems are designed safely, they do not cause any risk of landslide/landslip and the attenuation systems are safe and will not overspill to surrounding properties. The design should be revisited in the context of the South Dublin County Council SuDS Guide (available on SDCC sustainable drainage systems). Discharge points on swales and detention basins should also be on the slope of banks of same and not at the base of swales or detention basins so as to allow water to be retained for longer periods of time.*

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**APPLICANT'S RESPONSE TO ITEM 3(1)**

Waterman Moylan Consulting Engineers have prepared a detailed response to the above request submitted under separate cover. The drainage design has been updated, limiting the depth of detention basins to 1m and introducing ponds which are up to 2m in depth with a 500mm permanent water level. The detention basins have been designed with a 1 in 4 slope on at least one side for maintenance purposes as advised by SDCC. NMP drawing submitted under separate cover indicate the boundary treatment surrounding ponds will be a 1.1m Rimini Railing, or similar.

Please refer to Waterman Moylan Drawing Nos. BYCN-WM-ZZ-XX-DR-C-P1200 and BYCN-WM-ZZ-XX-DR-C-P1201 - Proposed Drainage Layout for details of the surface water attenuation systems in plan. Cross sections are provided by WM drawing nos. BYCN-WM-ZZ-XX-DR-C-P1206 to P1210. Section details of basins and ponds provided as part of the AI response package indicate the outline structural proposals for each area where retaining walls are required to prevent any landslide or landslip. The detailed design of the retaining walls will be developed post-planning. As requested by SDCC, where possible the incoming pipe will be on the opposite side of the detention basin to the outflow allowing maximum opportunity for surface water run-off to be treated and absorbed before discharge. Discharge locations will be on the bank of all ponds.

*2. To re-examine the use of petrol interceptors with a view to replacing same with SuDS (Sustainable Drainage Systems). SuDS such as swales, low flow channels in detention basins and other such systems should be used to clean water and expose potential hydrocarbons to sunlight to breakdown same. Prior to resubmission of Surface water layout drawing contact Water Services and Public Realm in South Dublin County Council to discuss same.*

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APPLICANT'S RESPONSE TO ITEM 3(ii)

As stated by Waterman Moylan under separate cover, petrol interceptors are not proposed as part of the proposed SuDS design. all surface water from the proposed roads will pass through at least one form of SuDS prior to being discharge to the stream or public sewer.

*3. Underground attenuation should not be used. Submit a revised report and drawing showing what surface water attenuation is required and what is provided in m3. Submit drawings in plan and cross-sectional view to show how surface water is conveyed above ground on SuDS systems across the site.*

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APPLICANT'S RESPONSE TO ITEM 3(iii)

The proposed surface water drainage design does not use traditional underground attenuation features such as tanks. It is necessary to use stone layers beneath detention basins. This allows the detention basins to be used as play areas in low storm events. It is also required beneath permeable paving in car parking areas to provide attenuation storage below ground. No surface water is conveyed directly into a below ground attenuation layer without first benefiting from treatment through an upstream detention basin, swale, permeable or tree pit in agreement with SDCC. For full details please refer to the response statement by Waterman Moylan Consulting Engineers together and WM drawing nos. BYCN-WM-ZZ-XX-DR-C-P1200 and P1201 with sections detailed by BYCN-WM-ZZ-XX-DR-C-P1206 to P1210.

*4. Minimise the use of road gullies and pipes and direct surface water from hardstanding areas and roads onto the surface of tree pits Swales and grass SuDS areas as much as possible. Road gullies shall not be placed in front of tree pits because this prevents surface water from reaching same.*

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APPLICANT'S RESPONSE TO ITEM 3(iv)

This request has been reflected in the revised surface water drainage strategy designed by Waterman Moylan Consulting Engineers and submitted under separate cover. No surface water is conveyed directly into a below ground attenuation layer without first benefiting from treatment through an upstream detention basin, swale, permeable paving or tree pit in agreement with SDCC.

*5. There shall be a minimum 10m setback distance from any development to the top of bank of any watercourse. There shall be a minimum 10m riparian corridor each side of all watercourses on the site.*

## APPLICANT'S RESPONSE TO ITEM 3(v)

Following additional topographical survey work, the site layout has been adjusted to ensure a 10m setback from all development to the top of the bank of all watercourses, and to provide a 10m riparian corridor on either side of all watercourses on site. The 10m setback is indicated on JFOC drawing no. PD1006.

**6. Prior to submission of revised documents contact Water and Drainage Section and Public Realm in SDCC for discussions on same.**

## APPLICANT'S RESPONSE TO ITEM 3(vi)

As detailed by Waterman Moylan in the response statement under separate cover and section 1.1 of this Statement, SDCC was consulted throughout the preparation of the additional information response. The principles and overall approach to SUDS design and public open space provision have been agreed with SDCC.

## 2.4 ITEM FOUR – ROAD DESIGN

*In light of the new ground level information submitted with the final planning application, outstanding technical queries now exist over the design and layout of some of the pedestrian and vehicular paths across the site from an accessibility and safety point of view. Hence, the applicant is requested to provide the following additional information:*

1. *A Completed Accessibility Audit. The Audit should primarily cover issues that the steep terrain would create for pedestrians, vulnerable users, cyclists and all other relevant users along roads, paths, steps, ramps, hills, etc.*

## APPLICANT'S RESPONSE TO ITEM 4(1)

A Stage 1 Quality Audit has been prepared by independent consultants Roadplan and is submitted under separate cover. As detailed at section 2 of that report, *“Quality Audit involves various assessments of the impacts of a street scheme in terms of road safety, visual quality and the use of streets by the community. Access for disabled people, pedestrians, cyclists and drivers of motor vehicles is considered.” “In the case of this report the individual design audits comprise an RSA, an Accessibility audit, a Walking audit and a Cycle audit.”*

NMP landscape architects have provided a network of accessible public open spaces and pathways that effectively address the steep terrain (NMP Drawing No. 101).

2. *The quality audit feedback form in the RSA shall be signed and an RSA Response Report submitted, outlining how all measures listed in the RSA have been included in the current submission.*

## APPLICANT'S RESPONSE TO ITEM 4(2)

An updated Road Safety Audit was carried out by Roadplan and forms part of this Additional Information Request submission. The signed audit and completed response form are included with this submission under a separate cover.

Please note, in response to the RSA submitted with the planning application, the design was amended to ensure the public footpath is outside the external stairs accessing the proposed apartments in all cases (exampled provided below). Please refer to the apartment plans (drawing no. PD4000's) & site layout (drawing no.PD100) by JFOC Architects provided under separate cover. The RSA included with this submission was carried out on the basis of the amended design.

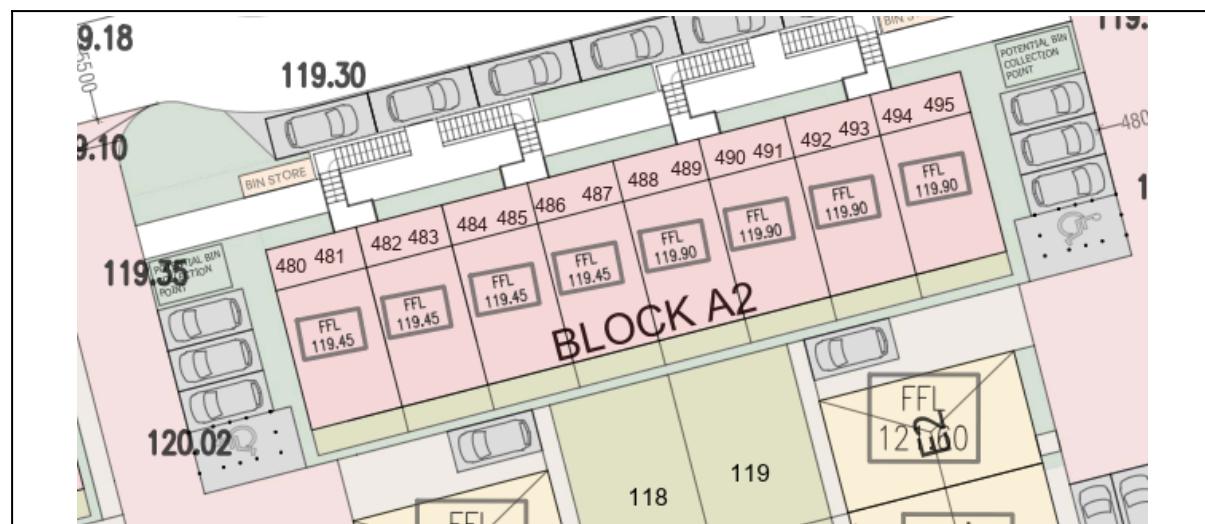


Figure 7 Extract from JFOC drawing PD1006 - As submitted

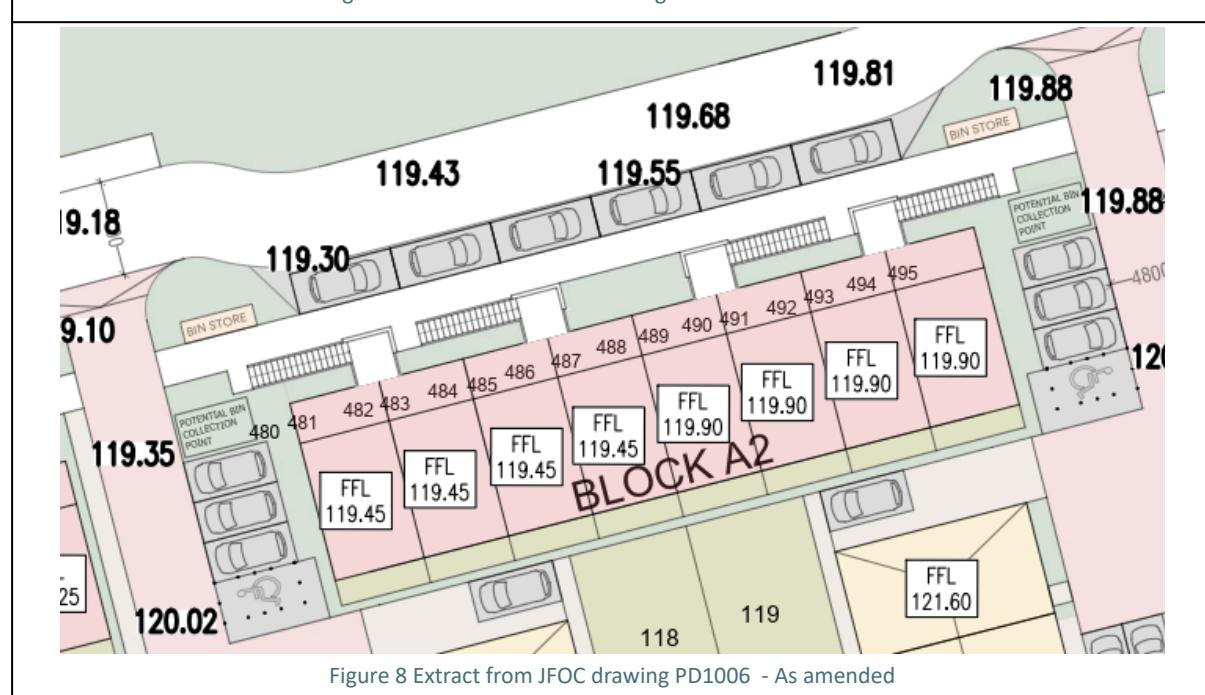


Figure 8 Extract from JFOC drawing PD1006 - As amended

## 2.5 ITEM FIVE – ENVIRONMENTAL IMPACT ASSESSMENT REPORT AND PLANS

*The applicant is requested to submit updated EIAR chapters and any relevant plans and particulars, where they are impacted by any of the above additional information amendments.*

## APPLICANT'S RESPONSE TO ITEM

Stephen Ward Town Planning and Development Consultants have reviewed the additional information response with regard to the EIAR submitted with the planning application. The following EIAR Chapters have been updated and are included in an EIAR addendum under separate cover.

- Chapter 6 Biodiversity
- Chapter 7 Land, Soils and Geology
- Chapter 8 Hydrology, Hydrogeology and Drainage

The Natura Impact Statement (NIS) has also been updated having regard to the new surface water drainage design proposed.

It is acknowledged that it is the competent authority who will carry out an examination of the EIAR, any supplementary information provided by the developer and any relevant information received through consultations and provide a reasoned conclusion on the significant effects of the project on the environment. It is submitted there have been no changes made to the project which would fundamentally alter the assessment made in the EIAR or its conclusions.

## 2.6 ITEM SIX – CONTRIBUTION TOWARDS A COMMUNITY CENTRE

*The applicant is requested to engage with the Delivery Team of SDCC Planning in relation to compliance with Policy COS 3, Objective COS3 Objective 1, Objective 2 and Objective 3 of the South Dublin County Development Plan 2022 – 2028 with a view to agreeing a quantum to be paid towards a community centre in lieu of on-site provision as per the aforementioned CDP.*

## APPLICANT'S RESPONSE TO ITEM

Lagan Homes Ballycullen Ltd have engaged with SDCC (meeting with Eoin Burke (Director of Services) and Aisling Kelly (Senior Planner) from SDCC on 16/07/2025) to explore and determine the most appropriate means for the applicant to comply with the requirements for community facilities associated with this application. The outcome of these discussions is that in lieu of providing a small community centre onsite, Lagan Homes Ireland propose to pay a financial contribution of €330,000 to SDCC, to cover circa 30% of the estimated costs for the shell and core construction of a c. 550 sqm community centre which SDCC propose to have delivered on neighbouring land, which SDCC deem to be the most appropriate location for this facility. This contribution would be payable on practical completion of the community centre.

## 2.7 PUBLIC NOTICES

*The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The*

applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

No new notices have been published or erected on site. The applicant acknowledges as per Article 35 of the Planning and Development Regulations 2001 (as amended), the question of whether the information submitted is considered 'significant' can only be determined by the Planning Authority following the submission of further information by the applicant. We await instruction of the Planning Authority in this regard.

## APPENDIX A – SCHEDULE OF DRAWINGS

Drawings by JFOC		
Drawing Number	Drawing Title	Scale
23.120.PD1001	Site Location Map	1:1000
23.120.PD1003	Site Layout Block Plan	1:1000
23.120.PD1004	Site Layout Block Plan 1 of 2	1:500
23.120.PD1005	Site Layout Block Plan 2 of 2	1:500
23.120.PD1006	Site Layout Unit Key	1:1000
23.120.PD2008	Abbots Grove Taking in Charge Overlay	1:500
23.120.PD2001	Part V & Affordable	1:1000
23.120.PD4001	Apartment Type 1a - Plans	1:100
23.120.PD4002	Apartment Type 1b - Plans	1:100
23.120.PD4003	Apartment Type 1c - Plans	1:100
23.120.PD4004	Apartment Type 1d - Plans	1:100
23.120.PD4005	Apartment Type 2a - Plans	1:100
23.120.PD4006	Apartment Type 2b - Plans	1:100
23.120.PD4007	Apartment Type 3a - Plans	1:100
23.120.PD4008	Apartment Type 3b - Plans	1:100
23.120.PD4009	Apartment Type 4a - Plans	1:100
23.120.PD4010	Apartment Type 4b - Plans	1:100
23.120.PD4011	Apartment Block A – Ground Floor Plan	1:200
23.120.PD4012	Apartment Block A – First Floor Plan	1:200
23.120.PD4013	Apartment Block A – Second Floor Plan	1:200
23.120.PD4014	Apartment Block A - Elevations	1:200
23.120.PD4015	Apartment Block A –Section	1:200
23.120.PD4016	Apartment Block B – Ground Floor Plan	1:200
23.120.PD4017	Apartment Block B – First Floor Plan	1:200
23.120.PD4018	Apartment Block B – Second Floor Plan	1:200
23.120.PD4019	Apartment Block B - Elevations	1:200
23.120.PD4020	Apartment Block B – Section	1:200
23.120.PD4021	Apartment Block C– Ground Floor Plan	1:200
23.120.PD4022	Apartment Block C – First Floor Plan	1:200
23.120.PD4023	Apartment Block C – Second Floor Plan	1:200
23.120.PD4024	Apartment Block C - Elevations	1:200
23.120.PD4025	Apartment Block C – Section	1:200
23.120.PD4026	Apartment Block D– Ground Floor Plan	1:200
23.120.PD4027	Apartment Block D – First Floor Plan	1:200
23.120.PD4028	Apartment Block D – Second Floor Plan	1:200
23.120.PD4029	Apartment Block D - Elevations	1:200
23.120.PD4030	Apartment Block D – Section	1:200
23.120.PD4031	Apartment Block E– Ground Floor Plan	1:200
23.120.PD4032	Apartment Block E – First Floor Plan	1:200
23.120.PD4033	Apartment Block E – Second Floor Plan	1:200

Drawing Number	Drawing Title	Scale
23.120.PD4034	Apartment Block E - Elevations	1:200
23.120.PD4035	Apartment Block E – Section	1:200
23.120.PD4036	Apartment Block F– Ground Floor Plan	1:200
23.120.PD4037	Apartment Block F – First Floor Plan	1:200
23.120.PD4038	Apartment Block F – Second Floor Plan	1:200
23.120.PD4039	Apartment Block F - Elevations	1:200
23.120.PD4040	Apartment Block F – Section	1:200
23.120.PD4041	Apartment Block G– Ground Floor Plan	1:200
23.120.PD4042	Apartment Block G – First Floor Plan	1:200
23.120.PD4043	Apartment Block G – Second Floor Plan	1:200
23.120.PD4044	Apartment Block G - Elevations	1:200
23.120.PD4045	Apartment Block G – Section	1:200
23.120.PD4046	Apartment Block H– Ground Floor Plan	1:200
23.120.PD4047	Apartment Block H – First Floor Plan	1:200
23.120.PD4048	Apartment Block H – Second Floor Plan	1:200
23.120.PD4049	Apartment Block H – Third Floor Plan	1:200
23.120.PD4050	Apartment Block H - Elevations	1:200
23.120.PD4051	Apartment Block H – Section	1:200
23.120.PD4052	Apartment Block I– Ground Floor Plan	1:200
23.120.PD4053	Apartment Block I – First Floor Plan	1:200
23.120.PD4054	Apartment Block I – Second Floor Plan	1:200
23.120.PD4055	Apartment Block I – Third Floor Plan	1:200
23.120.PD4056	Apartment Block I - Elevations	1:200
23.120.PD4057	Apartment Block I – Section	1:200
23.120.PD4058	Apartment Block J– Ground Floor Plan	1:200
23.120.PD4059	Apartment Block J – First Floor Plan	1:200
23.120.PD4060	Apartment Block J – Second Floor Plan	1:200
23.120.PD4061	Apartment Block J –Third Floor Plan	1:200
23.120.PD4062	Apartment Block J - Elevations	1:200
23.120.PD4063	Apartment Block J – Section	1:200
23.120.PD4064	Apartment Block K– Ground Floor Plan	1:200
23.120.PD4065	Apartment Block K – First Floor Plan	1:200
23.120.PD4066	Apartment Block K – Second Floor Plan	1:200
23.120.PD4067	Apartment Block K –Third Floor Plan	1:200
23.120.PD4068	Apartment Block K - Elevations	1:200
23.120.PD4069	Apartment Block K – Section	1:200
23.120.PD4070	Apartment Block R – Ground Floor Plan	1:200
23.120.PD4071	Apartment Block R – First Floor Plan	1:200
23.120.PD4072	Apartment Block R – Second Floor Plan	1:200
23.120.PD4073	Apartment Block R –Third Floor Plan	1:200
23.120.PD4074	Apartment Block R - Elevations	1:200
23.120.PD4075	Apartment Block R – Section	1:200

Drawing Number	Drawing Title	Scale
23.120.PD4076	Apartment Block S – Ground Floor Plan	1:200
23.120.PD4077	Apartment Block S – First Floor Plan	1:200
23.120.PD4078	Apartment Block S – Second Floor Plan	1:200
23.120.PD4079	Apartment Block S –Third Floor Plan	1:200
23.120.PD4080	Apartment Block S - Elevations	1:200
23.120.PD4081	Apartment Block S – Section	1:200
23.120.PD4082	Apartment Block X – Ground Floor Plan	1:200
23.120.PD4083	Apartment Block X – First Floor Plan	1:200
23.120.PD4084	Apartment Block X – Second Floor Plan	1:200
23.120.PD4085	Apartment Block X –Third Floor Plan	1:200
23.120.PD4086	Apartment Block X - Elevations	1:200
23.120.PD4087	Apartment Block X – Section	1:200
23.120.PD4088	Apartment Block L – Ground Floor Plan	1:200
23.120.PD4089	Apartment Block L – First Floor Plan	1:200
23.120.PD4090	Apartment Block L – Second Floor Plan	1:200
23.120.PD4091	Apartment Block L –Third Floor Plan	1:200
23.120.PD4092	Apartment Block L - Elevations	1:200
23.120.PD4093	Apartment Block L – Section	1:200
23.120.PD4094	Apartment Block M – Ground Floor Plan	1:200
23.120.PD4095	Apartment Block M – First Floor Plan	1:200
23.120.PD4096	Apartment Block M – Second Floor Plan	1:200
23.120.PD4097	Apartment Block M –Third Floor Plan	1:200
23.120.PD4098	Apartment Block M – Elevations	1:200
23.120.PD4099	Apartment Block M – Section	1:200
23.120.PD4100	Apartment Block N– Ground Floor Plan	1:200
23.120.PD4101	Apartment Block N – First Floor Plan	1:200
23.120.PD4102	Apartment Block N – Second Floor Plan	1:200
23.120.PD4103	Apartment Block N –Third Floor Plan	1:200
23.120.PD4104	Apartment Block N - Elevations	1:200
23.120.PD4105	Apartment Block N – Section	1:200
23.120.PD4106	Apartment Block O– Ground Floor Plan	1:200
23.120.PD4107	Apartment Block O – First Floor Plan	1:200
23.120.PD4108	Apartment Block O – Second Floor Plan	1:200
23.120.PD4109	Apartment Block O –Third Floor Plan	1:200
23.120.PD4110	Apartment Block O - Elevations	1:200
23.120.PD4111	Apartment Block O – Section	1:200
23.120.PD4112	Apartment Block P– Ground Floor Plan	1:200
23.120.PD4113	Apartment Block P – First Floor Plan	1:200
23.120.PD4114	Apartment Block P – Second Floor Plan	1:200
23.120.PD4115	Apartment Block P –Third Floor Plan	1:200
23.120.PD4116	Apartment Block P - Elevations	1:200
23.120.PD4117	Apartment Block P – Section	1:200

Drawing Number	Drawing Title	Scale
23.120.PD4118	Apartment Block Q– Ground Floor Plan	1:200
23.120.PD4119	Apartment Block Q – First Floor Plan	1:200
23.120.PD4120	Apartment Block Q – Second Floor Plan	1:200
23.120.PD4121	Apartment Block Q –Third Floor Plan	1:200
23.120.PD4122	Apartment Block Q - Elevations	1:200
23.120.PD4123	Apartment Block Q – Section	1:200
23.120.PD4124	Apartment Block R– Ground Floor Plan	1:200
23.120.PD4125	Apartment Block R – First Floor Plan	1:200
23.120.PD4126	Apartment Block R – Second Floor Plan	1:200
23.120.PD4127	Apartment Block R –Third Floor Plan	1:200
23.120.PD4128	Apartment Block R - Elevations	1:200
23.120.PD4129	Apartment Block R – Section	1:200
23.120.PD4130	Apartment Block S– Ground Floor Plan	1:200
23.120.PD4131	Apartment Block S – First Floor Plan	1:200
23.120.PD4132	Apartment Block S – Second Floor Plan	1:200
23.120.PD4133	Apartment Block S –Third Floor Plan	1:200
23.120.PD4134	Apartment Block S - Elevations	1:200
23.120.PD4135	Apartment Block S – Section	1:200
23.120.PD4136	Apartment Block T– Ground Floor Plan	1:200
23.120.PD4137	Apartment Block T – First Floor Plan	1:200
23.120.PD4138	Apartment Block T – Second Floor Plan	1:200
23.120.PD4139	Apartment Block T –Third Floor Plan	1:200
23.120.PD4140	Apartment Block T - Elevations	1:200
23.120.PD4141	Apartment Block T – Section	1:200
23.120.PD4142	Apartment Block U– Ground Floor Plan	1:200
23.120.PD4143	Apartment Block U – First Floor Plan	1:200
23.120.PD4144	Apartment Block U – Second Floor Plan	1:200
23.120.PD4145	Apartment Block U –Third Floor Plan	1:200
23.120.PD4146	Apartment Block U - Elevations	1:200
23.120.PD4147	Apartment Block U – Section	1:200
23.120.PD4148	Apartment Block V– Ground Floor Plan	1:200
23.120.PD4149	Apartment Block V – First Floor Plan	1:200
23.120.PD4150	Apartment Block V – Second Floor Plan	1:200
23.120.PD4151	Apartment Block V –Third Floor Plan	1:200
23.120.PD4152	Apartment Block V - Elevations	1:200
23.120.PD4153	Apartment Block V – Section	1:200
23.120.PD4154	Apartment Block W– Ground Floor Plan	1:200
23.120.PD4155	Apartment Block W – First Floor Plan	1:200
23.120.PD4156	Apartment Block W – Second Floor Plan	1:200
23.120.PD4157	Apartment Block W –Third Floor Plan	1:200
23.120.PD4158	Apartment Block W - Elevations	1:200
23.120.PD4159	Apartment Block W – Section	1:200

Drawing Number	Drawing Title	Scale
23.120.PD4160	Apartment Block X– Ground Floor Plan	1:200
23.120.PD4161	Apartment Block X – First Floor Plan	1:200
23.120.PD4162	Apartment Block X – Second Floor Plan	1:200
23.120.PD4163	Apartment Block X –Third Floor Plan	1:200
23.120.PD4164	Apartment Block X - Elevations	1:200
23.120.PD4165	Apartment Block X – Section	1:200
23.120.PD4166	Apartment Block Y– Ground Floor Plan	1:200
23.120.PD4167	Apartment Block Y– First Floor Plan	1:200
23.120.PD4168	Apartment Block Y– Second Floor Plan	1:200
23.120.PD4169	Apartment Block Y–Third Floor Plan	1:200
23.120.PD4170	Apartment Block Y - Elevations	1:200
23.120.PD4171	Apartment Block Y – Section	1:200
23.120.PD4172	Apartment Block Z– Ground Floor Plan	1:200
23.120.PD4173	Apartment Block Z– First Floor Plan	1:200
23.120.PD4174	Apartment Block Z– Second Floor Plan	1:200
23.120.PD4175	Apartment Block Z - Elevations	1:200
23.120.PD4176	Apartment Block Z – Section	1:200
23.120.PD4177	Apartment Block A2– Ground Floor Plan	1:200
23.120.PD4178	Apartment Block A2– First Floor Plan	1:200
23.120.PD4179	Apartment Block A2– Second Floor Plan	1:200
23.120.PD4180	Apartment Block A2- Elevations	1:200
23.120.PD4181	Apartment Block A2– Section	1:200
23.120.PD4182	Apartment Block B2– Ground Floor Plan	1:200
23.120.PD4183	Apartment Block B2 – First Floor Plan	1:200
23.120.PD4184	Apartment Block B2– Second Floor Plan	1:200
23.120.PD4185	Apartment Block B2 - Elevations	1:200
23.120.PD4186	Apartment Block B2 – Section	1:200

Drawings by NMP Landscape Architects		
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LA-100	GENERAL ARRANGEMENT PLAN	1/1000
LA-101	OPEN SPACE PLAN	1/1000
LA-102	BOUNDARY TREATMENT PLAN	1/1000
LA-103	WATER ATTENUATION PLAN	1/1000
LA-104	WATER ATTENUATION DETAIL CALLOUT PLAN	1/1000
LA-600	POND A	AS INDICATED
LA-601	POND B	AS INDICATED
LA-602	POND C	AS INDICATED
LA-603	POND D	AS INDICATED
LA-604	DETENTION BASIN B21	AS INDICATED
LA-605	DETENTION BASIN A & B	AS INDICATED
LA-606	DETENTION BASIN SE A1 & D	AS INDICATED

Drawings by Waterman Moylan Consulting Engineers		
Drawing Number	Drawing Title	Scale
BYCN-WM-ZZ-XX-DR-C-P1010	Site Location Plan	1:2000
BYCN-WM-ZZ-XX-DR-C-P1100	Proposed Road & Levels Layout Sheet 1 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1101	Proposed Road & Levels Layout Sheet 2 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1102	Proposed Road Markings & Signage Sheet 1 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1103	Proposed Road Markings & Signage Sheet 2 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1104	Proposed Sightlines Sheet 1 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1105	Proposed Sightlines Sheet 2 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1150	Swept Path Analysis - Refuse Vehicle Sheet 1 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1151	Swept Path Analysis - Refuse Vehicle Sheet 2 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1152	Swept Path Analysis - Fire Tender Sheet 1 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1153	Swept Path Analysis - Fire Tender Sheet 2 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1154	Swept Path Analysis - Large Car	1:500
BYCN-WM-ZZ-XX-DR-C-P1191	Proposed Road Construction Details (Sheet 1 of 2)	
BYCN-WM-ZZ-XX-DR-C-P1192	Proposed Road Construction Details (Sheet 2 of 2)	
BYCN-WM-ZZ-XX-DR-C-P1200	Proposed Drainage Layout Sheet 1 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1201	Proposed Drainage Layout Sheet 2 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1202	Proposed SUDS Layout Sheet 1 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1203	Proposed SUDS Layout Sheet 2 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1204	SUDS Details	NTS
BYCN-WM-ZZ-XX-DR-C-P1205	Surface Water Catchment Areas	1:1000
BYCN-WM-ZZ-XX-DR-C-P1206	Overland Flood Route Sheet 1 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1207	Overland Flood Route Sheet 2 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1208	Proposed Attenuation Sections 1 of 3	NTS
BYCN-WM-ZZ-XX-DR-C-P1209	Proposed Attenuation Sections 2 of 3	NTS
BYCN-WM-ZZ-XX-DR-C-P1210	Proposed Attenuation Sections 3 of 3	NTS
BYCN-WM-ZZ-XX-DR-C-P1230	Public Surface Water Drainage Details	NTS
BYCN-WM-ZZ-XX-DR-C-P1231	Private Surface Water Drainage Details	NTS
BYCN-WM-ZZ-XX-DR-C-P1232	Private Foul Drainage Details	NTS
BYCN-WM-ZZ-XX-DR-C-P1233	Hydrobrake & Petrol Interceptor Details	NTS
BYCN-WM-ZZ-XX-DR-C-P1300	Proposed Watermain Layout Sheet 1 of 2	1:500
BYCN-WM-ZZ-XX-DR-C-P1301	Proposed Watermain Layout Sheet 2 of 2	1:500