

Planning Department
Dublin City Council
Civic Offices
Wood Quay
Dublin 8

Thursday, 26th September 2024
[Submitted via Online Planning Portal]

Dear Sir/Madam

RE: CERTIFICATE OF INCORPORATION RELATING TO A LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) COMPRISING AN AMENDMENT TO A PERMITTED STRATEGIC HOUSING DEVELOPMENT (SHD) GRANTED UNDER SHD REF. ABP-310299-21

Royalton Developments Dublin 4 Ltd.¹ has retained Tom Phillips + Associates², Town Planning Consultants, to prepare this Certificate of Incorporation Cover Letter relating to a Large-Scale Residential Development (LRD) comprising an amendment to a permitted Strategic Housing Development (SHD) at the former Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4 (Eircodes D04 A9P3 and D04 T4A0).

We note that the proposed LRD application does not include new residential units or an increase in commercial floor area there is no fee applicable under the LRD scheme.

Please refer to email correspondence, appended to this letter, from Mr. Dean Stout in the Dublin City Council Planning Drawing Office, confirming that there is no fee payable for this application.

We trust this is in order. Please do not hesitate to contact the undersigned should any queries arise.

Yours sincerely



Julie Costello
Associate
Tom Phillips + Associates

Encl.

¹ 22 The View, Marina Village, Malahide, Dublin, K36 CX99.

² 80 Harcourt Street, Dublin 2, D02 F449.

Appendix A: Email correspondence from Mr. Dean Stout in the Dublin City Council Planning Drawing Office, confirming that there is no fee payable for this LRD application.



Outlook

RE: Beach Road, Dublin 4 - LRD

From Dean Stout [REDACTED]
Date Tue 24 Sep 2024 10:53
To Laura Crowe [REDACTED]; Julie Costello [REDACTED]; Órla [REDACTED]
Cc Brianán Nolan [REDACTED]; Sonva Long [REDACTED]; Coman
Doorly [REDACTED]; John Gannon [REDACTED]; Planning - Drawing Office
<planningdrawingoffice@dublincity.ie>

Hi Laura,

I was in contact with Brianan Nolan the area planner and as this application does not include new residential units or an increase in commercial floor area there will be no fee under the LRD scheme.

Hope this helps

Regards

Dean Stout

Dean Stout | Planning Drawing Office | Planning and Property Development Department | Dublin City Council
T: (01) 222 2071 M [REDACTED] | E: [REDACTED]
