Senior Administrative Officer
Planning Department
Dublin City Council
Civic Offices,
Wood Quay
Dublin 8

Large Scale Residential Development application at:
43-50 Dolphins Barn Street,
Dublin 8

12th March 2025

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin are instructed by The Iveagh Trust, Bull Alley Street Dublin 8, to lodge this Planning Application to Dublin City Council for a Large-Scale Residential Development proposal at 43- 50 Dolphins Barn Street, Dublin 8. The site is bound by Dolphin's Barn Street to the east, No. 51 Dolphin's Barn Street to the northeast, No. 7 Poole Terrace to the south and boundaries of rear gardens of the residential properties located on Reuben Street and Emerald Square to the west and north of the application site respectively.

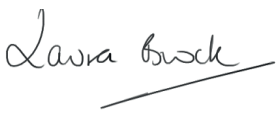
We confirm that all documents are now submitted to Dublin City Council via the Local Government Ireland ePlanning Portal. The following documents are submitted for consideration of the Dublin City Council Planning Department:

No	Items	Consultant
1	Applicant Consent to Agent	Applicant
2	Landowner Letters of Consent (DCC and Majick Hour Limited)	Applicant
3	DCC Housing Department Letter of Support	Applicant
4	Applicant Proof of Eligibility for Exemption from Fees	Applicant
5	Planning Application Form (Part of ePlanning Portal)	BMC
6	LRD Form 19	BMC
7	Site Notice	BMC
8	Newspaper Notice	BMC
9	Planning Report	BMC
10	LRD Opinion Response	BMC
11	Building Lifecycle Report/ Operational Management Plan	BMC
12	Community Infrastructure Audit	BMC

13	Community Safety Strategy	BMC
14	Architectural Drawing Pack	CWOB
15	Architectural Design Statement	CWOB
16	Housing Quality Assessment	CWOB
17	Engineers Drawing Pack	JJC
18	Engineering Services Report	JJC
19	Construction Demolition Waste Management Plan	JJC
20	Construction Management Plan	JJC
21	Landscape Architects Drawing Pack	MA
22	Landscape Design Statement	MA
23	Verified Views and Photomontages	3DDB
24	Operational Waste Management Plan	AWN
25	Daylight/ Sunlight & Shadow Analysis	CSC
26	Climate Action Energy Statement	EDP
27	Site Lighting Report	EDP
28	Utilities and Infrastructure Report	EDP
29	AA Screening Report	ENV
30	Ecological Impact Assessment (Including Invasive Species Survey and Bat Survey)	ENV
31	Flood Risk Assessment	JBA
32	Heritage Impact Assessment	MESH
33	Traffic & Transport Assessment	SRC
34	Residential Travel Plan	SRC
35	Road Safety Audit	Traffico

We confirm that we act for The Iveagh Trust and request that all future correspondence in relation to this matter be directed to this office. If you have any queries, please contact me directly.

Yours sincerely,



Laura Brock
Brock McClure
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