Brady Shipman Martin.
Built. Environment.

Planning Department,
Dublin City Council,
Civic Offices,
Wood Quay,
Dublin 8

Date: 20th May 2026

Re: Large-Scale Residential Development Application for Lands at Clongriffin, Main Street, Clongriffin Dublin 13

Dear Sir/Madam,

Brady Shipman Martin (BSM), Unit H Mountpleasant Business Centre, Ranelagh, Dublin 6, D06X7P8 is instructed by the Applicant, The Land Development Agency, to lodge this Large-Scale Residential Development (LRD) for the development of Lands at Clongriffin, Main Street, Clongriffin Dublin 13.

Further details of the proposed development are illustrated in the suite of architectural, engineering and landscape drawings and reports that accompany this planning application. 10 no. hard copies of the planning application documentation (as the application has an EIAR) and 1 no. soft copy (on a USB) are enclosed as part of this application.

All documentation that forms part of this application are listed in the *List of Enclosures* as attached to this cover letter. All documentation is also available to view online on a dedicated website setup by the applicant at www.clongriffinlrdphase2.com.

The planning application fee of €80,000 (maximum fee) has been paid via EFT, evidence of which is included included as part of the planning application pack. A Letter of Consent from an adjacent relevant landowner, is enclosed also.

If you require further information, please do not hesitate to contact us.

Regards

Sorcha Turnbull

Sorcha Turnbull
Associate and Senior Planner
Brady Shipman Martin

APPENDIX 1 - SCHEDULE OF DOCUMENTS

Brady Shipman Martin - Planning and Environmental Consultants		
Title	**Scale**	**Size**
Cover Letter to DCC (including Schedule of Documents)	N/A	A4
EIA Portal Confirmation Notification	N/A	A4
DCC Planning Application Form	N/A	A4
DCC Planning Application Form 19	N/A	A4
Planning Report & Statement of Consistency	N/A	A4
Response to LRD Opinion	N/A	A4
Appropriate Assessment Screening Report	N/A	A4
Childcare Facilities and School Demand Assessment	N/A	A4
Community, Cultural, Arts & Social Infrastructure Report	N/A	A4
Environmental Impact Assessment Report (EIAR) Volume 1: Non-Technical Summary (NTS)	N/A	A4
Environmental Impact Assessment Report (EIAR) Volume 2: Main Text	N/A	A4 & A3
Environmental Impact Assessment Report (EIAR) Volume 3: Appendices	N/A	A4 & A3
Newspaper Notice	N/A	A3
Site Notice	N/A	A3

Henry J Lyons Architects - Architectural Consultants			
Document No.	**Title**	**Scale**	**Size**
0001	Site Location Map	1:1000	A0
0002	Legal Ownership Map	1:1000	A0
0003	Existing Site Layout Plan	1:500	A1
0004	Proposed Site Layout - Roof Plan	1:500	A1
0005	Proposed Site Layout - Ground Floor Plan	1:500	A1
0020	Existing & Proposed Sections / Elevations 01	1:500	A1
0021	Existing & Proposed Sections / Elevations 02	1:500	A1
0030	Proposed Taking In Charge Plan	1:500	A1
1009	Zone 7 - Exisitng Site Plan	1:200	A0
1010	Zone 7 - Proposed Ground Floor Plan	1:200	A0
1011	Zone 7 - Proposed First Floor Plan	1:200	A0
1012	Zone 7 - Proposed Second Floor Plan	1:200	A0
1013	Zone 7 - Proposed Third Floor Plan	1:200	A0
1014	Zone 7 - Proposed Fourth Floor Plan	1:200	A0
1015	Zone 7 - Proposed Fifth Floor Plan	1:200	A0
1016	Zone 7 - Proposed Sixth Floor Plan	1:200	A0
1017	Zone 7 - Proposed Roof Plan	1:200	A0
1019	Zone 8&9 - Existing Site Plan	1:200	A0
1020	Zone 8&9 - Proposed Ground Floor Plan	1:200	A0
1021	Zone 8&9 - Proposed First Floor Plan	1:200	A0
1022	Zone 8&9 - Proposed Second Floor Plan	1:200	A0
1023	Zone 8&9 - Proposed Third Floor Plan	1:200	A0
1024	Zone 8&9 - Proposed Fourth Floor Plan	1:200	A0
1025	Zone 8&9 - Proposed Fifth Floor Plan	1:200	A0
1026	Zone 8&9 - Proposed Sixth Floor Plan	1:200	A0
1027	Zone 8&9 - Proposed Seventh Floor Plan	1:200	A0
1028	Zone 8&9 - Proposed Eighth Floor Plan	1:200	A0
1029	Zone 8&9 - Proposed Ninth Floor Plan	1:200	A0
1030	Zone 8&9 - Proposed Roof Plan	1:200	A0
2001	Zone 7 - Proposed East And West Elevations	1:200	A0
2002	Zone 7 - Proposed North And South Elevations 01	1:200	A0
2003	Zone 7 - Proposed North And South Elevations 02	1:200	A0
2004	Zone 8 - Proposed East And West Elevations 01	1:200	A0
2005	Zone 8 - Proposed East And West Elevations 02	1:200	A0
2006	Zone 8 - Proposed North And South Elevations 01	1:200	A0
2007	Zone 8 - Proposed North And South Elevations 02	1:200	A0
2008	Zone 9 - Proposed East And West Elevations	1:200	A0
2009	Zone 9 - Proposed North And South Elevations	1:200	A0
3001	Zone 7 - Proposed Sections	1:200	A0
3002	Zone 8 - Proposed Sections	1:200	A0
3003	Zone 9 - Proposed Sections	1:200	A0
1040	Creche - Proposed Plans	1:200	A1
1041	Creche - Proposed Roof Plan	1:200	A1
2020	Creche - Proposed Elevations	1:200	A1
3010	Creche - Proposed Sections	1:200	A1
1901	Studio & 1 Bed Apartment Types	1:100	A1
1902	1 & 2 Bed Apartment Types	1:100	A1
1903	2 Bed Apartment Types	1:100	A1
1904	2 & 3 Bed Apartnment Types	1.100	A1
1905	Part V - Apartment Types 01	1:100	A1
1906	Part V - Apartment Types 02	1:100	A1
4001	Bicycle Storage	1:100	A0
SCH P 1901	Residential Area Schedule + Unit Numbers	N.T.S	A3
SCH P 1902	Housing Quality Assessment Schedule	N.T.S	A3

Document No.	Title	Scale	Size
RT P 9100	Clongriffin Wider Lands - Masterplan Framework Report	N.T.S	A3
RT P 9101	Clongriffin Wider Lands Phase 2 - Architectural Report	N.T.S	A3
RT P 9102	Clongriffin Wider Lands Phase 2 - Part V Housing Report	N.T.S	A3

Cronin Sutton Consulting Engineers - Civil Engineering Consultants			
Document No.	**Title**	**Scale**	**Size**
L106-CSC-XX-XX-DR-C-0100	Site Layout	1:500	A1
L106-CSC-XX-XX-DR-C-0101	Topographical Survey	1:500	A1
L106-CSC-XX-XX-DR-C-0102	Proposed General Arrangement	1:500	A1
L106-CSC-XX-XX-DR-C-0103	Existing Services	1:500	A1
L106-CSC-XX-XX-DR-C-0104	Proposed Drainage Layout	1:500	A1
L106-CSC-XX-XX-DR-C-0105	Proposed Watermain Layout	1:500	A1
L106-CSC-XX-XX-DR-C-0106	Proposed Road Levels and Pavement Works	1:500	A1
L106-CSC-XX-XX-DR-C-0107	Proposed Kerbs Footways and Paved Areas	1:500	A1
L106-CSC-XX-XX-DR-C-0108	Proposed Road Markings and Traffic Signs	1:500	A1
L106-CSC-XX-XX-DR-C-0109	Typical Cross Sections - Sheet 1	1:50	A1
L106-CSC-XX-XX-DR-C-0110	Typical Cross Sections - Sheet 2	1:50	A1
L106-CSC-XX-XX-DR-C-0111	Road Profiles	AS SHOWN	A1
L106-CSC-XX-XX-DR-C-0112	Road Details	AS SHOWN	A1
L106-CSC-XX-XX-DR-C-0113	Storm Water Drainage Details Sheet 1 of 3	NA	A1
L106-CSC-XX-XX-DR-C-0114	Storm Water Drainage Details Sheet 2 of 3	NA	A1
L106-CSC-XX-XX-DR-C-0115	Storm Water Drainage Details Sheet 3 of 3	NA	A1
L106-CSC-XX-XX-DR-C-0116	Foul Water Drainage Details Sheet 1 of 2	NA	A1
L106-CSC-XX-XX-DR-C-0117	Foul Water Drainage Details Sheet 2 of 2	NA	A1
L106-CSC-XX-XX-DR-C-0118	Watermain Details Sheet 1 of 3	NA	A1
L106-CSC-XX-XX-DR-C-0119	Watermain Details Sheet 2 of 3	NA	A1
L106-CSC-XX-XX-DR-C-0120	Watermain Details Sheet 3 of 3	NA	A1
L106-CSC-XX-XX-DR-C-0121	Proposed Blue and Green Roofs	1:500	A1
L106-CSC-XX-XX-DR-C-0122	Swept Path Analysis_ Fire Tender	1:500	A1
L106-CSC-XX-XX-DR-C-0123	Swept Path Analysis_ Private Vehicle	1:200	A1
L106-CSC-XX-XX-DR-C-0124	Swept Path Analysis_ Refuse Vehicle	1:500	A1
L106-CSC-XX-XX-DR-C-0125	Swept Path Analysis_ Large Van	1:500	A1
L106-CSC-XX-XX-DR-C-0126	Surrounding Car Parking - Existing Uses & Restrictions	1:1250	A1
L106-CSC-XX-XX-DR-C-0127	Parking Allocation	1:500	A1
L106-CSC-XX-XX-DR-C-0128	Existing Active Travel Facilities	1:500	A1
L106-CSC-XX-XX-DR-C-0129	Quality Audit	1:500	A1
L106-CSC-ZZ-XX-RP-C-0001	Engineering Services Report	N/A	A4
L106-CSC-ZZ-XX-RP-C-0002	Site Specific Flood Risk Assessment	N/A	A4
L106-CSC-ZZ-XX-RP-C-0003	Surface Water Management Plan	N/A	A4
L106-CSC-ZZ-XX-RP-C-0004	Outline Construction Management Plan	N/A	A4
L106-CSC-ZZ-XX-RP-C-0005	Traffic and Transport Assessment	N/A	A4
L106-CSC-ZZ-XX-RP-C-0006	Residential Travel Plan	N/A	A4
L106-CSC-ZZ-XX-RP-C-0007	Service and Delivery Access Strategy	N/A	A4
L106-CSC-ZZ-XX-RP-C-0008	Bicycle Design Report	N/A	A4
L106-CSC-ZZ-XX-RP-C-0010	DMURS Statement of Consistency	N/A	A4
L106-CSC-ZZ-XX-RP-C-0011	Car Parking Management Plan	N/A	A4

The Paul Hogarth Company Landscape Architects - Landscape Architecture Consultants			
Document No.	**Title**	**Scale**	**Size**
100	1622 100 Site Overview - Street Level	1:500	A1
101	1622 101 General Arrangement: Market Street **	1:200	A1
102	1622 102 General Arrangement: Main Street **	1:200	A1
103	1622 103 General Arrangement: Park street and Creche**	1:200	A1
104	1622 104 General Arrangement- Secondary Streets	1:200	A1
105	1622 105 Site Overview - Podium Level	1:500	A1
106	1622 106 P01 General Arrangement- Podium Zone 07	1:200	A1
107	1622 107 P01 General Arrangement- Podium Zone 08 & 09	1:200	A1

Document No.	Title	Scale	Size
700	1622 700 Section A - Main street	1:100	A3
701	1622 701 Section B - Main street	1:100	A3
702	1622 702 Section C - Secondary Network	1:100	A3
703	1622 703 Section D - Bridge street	1:100	A3
704	1622 704 Section E -Market street	1:100	A3
705	1622 705 Section F - Connectivity from Zone 5&6	1:100	A3
706	1622 706 Section G - Park street	1:100	A3
707	1622 707 Section H - Podium Zone 9	1:100	A3
708	1622 708 Section J - Podium Zone 7	1:100	A3
709	1622 709 P03 Section - Street Planting Typology 01	1:50	A3
710	1622 710 P03 Section - Street Planting Typology 02	1:50	A3
711	1622 711 P03 Section - Street Planting Typology 03	1:50	A3
712	1622 712 P03 Section - Linear Bioswale with Seating	1:50	A4
900	1622 900 P01 Concrete Seat Suite	1:25	A3
901	1622 901 P01 Modular Raised Planter System 01	NA	A3
902	1622 902 P01 Modular Raised Planter System 02	NA	A3
903	1622 903 P01 Bicycle stand	1:20	A3
904	1622 904 P01 Cargo Bicycle stand	1:20	A3
905	1622 905 P01 Tree in Soft	1:10	A3
906	1622 906 P01 Hedgerow in Soft	1:10	A3
907	1622 907 P01 Paving Cutting Detail	NA	A3
X01	1622 X01 P00 Landscape Design Report	NA	A4

Other Inputs			
Document No.	**Title**	**Scale**	**Size**
Cushman & Wakefield- Property Consultants			
N/A	Property Management Strategy Report	N/A	A4
N/A	Retail/Commercial Justification Report	N/A	A4
Modelworks - Visualisation Consultants			
N/A	Verified Photomontages	N/A	A3
EDC - M&E Consultants			
D24004-EDC-XX-XX-RP-Z-0002	Site Lighting Report	N/A	A4
D24004-EDC-XX-XX-RP-Z-0001	Climate Action & Energy Efficiency Report	N/A	A4
O'Connor Sutton Cronin - M&E Consultants			
L379-OCSC-XX-XX-RP-YS-0009-S3-P02	Building Lifecycle Report	N/A	A4
L379-OCSC-XX-XX-RP-YS-0002-S3-P02	Daylight, Sunlight & Overshadowing Assessment	N/A	A4
Roadplan- Road Safety Auditors			
26075-01-001	Stage 1 Quality Audit	N/A	A4
Other Items			
Landowner Letter of Consent		N/A	A4
Part V Validation Letter		N/A	A4