Brady Shipman Martin.
Built. Environment.

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

Date: 25th September 2026

Re: Request for Proposed Large Scale Residential Development Application for Amendments to Permitted Development at the former Royal Liver Assurance Retail Park, Old Naas Road, Dublin 12. DCC Ref: LRD9009/26

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 Amendments to Permitted Development at the former Royal Liver Assurance Retail Park, Old Naas Road, Dublin 12

Further details of the proposed development are illustrated in the suite of architectural, engineering and landscape drawings and reports that accompany this planning application, submitted online via the Planning Portal.

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 https://www.eskersquarephase2lrd.ie.

The planning application fee has been paid via EFT, evidence of which is included included as part of the planning application pack. A Letter of Consent from DCC as a relevant landowner, is enclosed also.

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

Regards

Sorcha Turnbull

Sorcha Turnbull
Senior Associate Planner
Brady Shipman Martin

APPENDIX 1 - SCHEDULE OF DOCUMENTS

Brady Shipman Martin		
Title	**Scale**	**Size**
Cover Letter to DCC (including Schedule of Documents)	N/A	A4
Online Planning Portal Appliction 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
EIA Screening Report	N/A	A4
Applicant Consent to Agent	N/A	A4
Newspaper Notice	N/A	A3
Site Notice	N/A	A3

Henry J Lyons Architects			
Document No.	**Title**	**Scale**	**Size**
PRL-HJL-00-00-DR-A-0001	Site Location Map	1:1000	A1
PRL-HJL-00-00-DR-A-0002	Site Ownership Map	1:500	A1
PRL-HJL-00-B1-DR-A-0010	Site Layout Plan - Basement Level - Existing Permitted	1:500	A1
PRL-HJL-ZZ-B1-DR-A-0010A	Site Layout Plan - Basement Level - Proposed	1:500	A1
PRL-HJL-00-00-DR-A-0011	Site Layout Plan - Ground Floor Level 00 - Existing Permitted	1:500	A1
PRL-HJL-ZZ-00-DR-A-0011A	Site Layout Plan - Ground Floor Level 00 - Proposed	1:500	A1
PRL-HJL-00-01-DR-A-0012	Site Layout Plan - Level 01 - Existing Permitted	1:500	A1
PRL-HJL-ZZ-01-DR-A-0012A	Site Layout Plan - Level 01 - Proposed	1:500	A1
PRL-HJL-00-02-DR-A-0013	Site Layout Plan - Level 02 (Typical Level 02-05) - Existing Permitted	1:500	A1
PRL-HJL-ZZ-02-DR-A-0013A	Site Layout Plan - Level 02 (Typical Level 02-05) - Proposed	1:500	A1
PRL-HJL-00-20-DR-A-0014	Site Layout Plan - Roof Plan - Existing Permitted	1:500	A1
PRL-HJL-ZZ-20-DR-A-0014A	Site Layout Plan - Roof Plan - Proposed	1:500	A1
PRL-HJL-ZZ-00-DR-A-0015	Taking In Charge Plan	1:500	A1
PRL-HJL-ZZ-ZZ-DR-A-0050A	Phasing Plan	1:500	A1
PRL-HJL-02-00-DR-A-1050	Block B1, B2 - Level 00 - Ground Floor Plan - Existing Permitted	1:200	A1
PRL-HJL-02-00-DR-A-1050A	Block B1, B2 - Level 00 - Ground Floor Plan - Proposed	1:200	A1
PRL-HJL-02-ZZ-DR-A-1051	Block B1, B2 - Part Basement & Level 01 Plans - Existing Permitted	1:200	A1
PRL-HJL-02-ZZ-DR-A-1051A	Block B1, B2 - Part Basement & Level 01 Plans - Proposed	1:200	A1
PRL-HJL-02-ZZ-DR-A-1052	Block B1, B2 - Level 02 & Level 03 Plans - Existing Permitted	1:200	A1
PRL-HJL-02-ZZ-DR-A-1052A	Block B1, B2 - Level 02 & Level 03 Plans - Proposed	1:200	A1
PRL-HJL-02-ZZ-DR-A-1053	Block B1, B2 - Level 04 & Level 05 Plans - Existing Permitted	1:200	A1
PRL-HJL-02-ZZ-DR-A-1053A	Block B1, B2 - Level 04 & Level 05 Plans - Proposed	1:200	A1
PRL-HJL-02-ZZ-DR-A-1054	Block B1, B2 - Level 06 & Level 07 Plans - Existing Permitted	1:200	A1
PRL-HJL-02-ZZ-DR-A-1054A	Block B1, B2 - Level 06 & Level 07 Plans - Proposed	1:200	A1
PRL-HJL-02-ZZ-DR-A-1055	Block B1, B2 - Level 08 & Level 09 Plans - Existing Permitted	1:200	A1
PRL-HJL-02-ZZ-DR-A-1055A	Block B1, B2 - Level 08 & Roof Level Plans - Proposed	1:200	A1
PRL-HJL-02-ZZ-DR-A-1056	Block B1, B2 - Level 10 & Level 11 Plans - Existing Permitted	1:200	A1
PRL-HJL-02-ZZ-DR-A-1056A	Block B1, B2 - Level 10 & Roof Plan - Proposed	1:200	A1
PRL-HJL-02-ZZ-DR-A-1057	Block B1, B2 - Roof Plan - Existing Permitted	1:200	A1
PRL-HJL-03-B1-DR-A-1060	Block C1, C2, D1, D2 - Level B1 Plan (Basement) - Existing Permitted	1:200	A1
PRL-HJL-03-B1-DR-A-1060A	Block C1, C2, D1, D2 - Level B1 Plan (Basement) - Proposed	1:200	A1
PRL-HJL-03-00-DR-A-1061	Block C1, C2, D1, D2 - Level 00 Plan (Ground) - Existing Permitted	1:200	A1
PRL-HJL-03-00-DR-A-1061A	Block C1, C2, D1, D2 - Level 00 Plan (Ground) - Proposed	1:200	A1
PRL-HJL-03-01-DR-A-1062	Block C1, C2, D1, D2 - Level 01 Plan - Existing Permitted	1:200	A1
PRL-HJL-03-01-DR-A-1062A	Block C1, C2, D1, D2 - Level 01 Plan - Proposed	1:200	A1
PRL-HJL-03-02-DR-A-1063	Block C1, C2, D1, D2 - Level 02 Plan - Existing Permitted	1:200	A1
PRL-HJL-03-02-DR-A-1063A	Block C1, C2, D1, D2 - Level 02 Plan - Proposed	1:200	A1
PRL-HJL-03-03-DR-A-1064	Block C1, C2, D1, D2 - Level 03 Plan - Existing Permitted	1:200	A1
PRL-HJL-03-03-DR-A-1064A	Block C1, C2, D1, D2 - Level 03 Plan - Proposed	1:200	A1
PRL-HJL-03-04-DR-A-1065	Block C1, C2, D1, D2 - Level 04 Plan - Existing Permitted	1:200	A1
PRL-HJL-03-04-DR-A-1065A	Block C1, C2, D1, D2 - Level 04 Plan - Proposed	1:200	A1
PRL-HJL-03-05-DR-A-1066	Block C1, C2, D1, D2 - Level 05 Plan - Existing Permitted	1:200	A1
PRL-HJL-03-05-DR-A-1066A	Block C1, C2, D1, D2 - Level 05 Plan - Proposed	1:200	A1
PRL-HJL-03-06-DR-A-1067	Block C1, C2, D1, D2 - Level 06 Plan - Existing Permitted	1:200	A1
PRL-HJL-03-06-DR-A-1067A	Block C1, C2, D1, D2 - Level 06 Plan - Proposed	1:200	A1
PRL-HJL-03-07-DR-A-1068	Block C1, C2, D1, D2 - Level 07 Plan - Existing Permitted	1:200	A1
PRL-HJL-03-07-DR-A-1068A	Block C1, C2, D1, D2 - Level 07 Plan - Proposed	1:200	A1
PRL-HJL-03-08-DR-A-1069	Block C1, C2, D1, D2 - Level 08 Plan - Existing Permitted	1:200	A1
PRL-HJL-03-08-DR-A-1069A	Block C1, C2, D1, D2 - Level 08 Plan - Proposed	1:200	A1
PRL-HJL-03-09-DR-A-1070	Block C1, C2, D1, D2 - Level 09 Plan - Existing Permitted	1:200	A1
PRL-HJL-03-09-DR-A-1070A	Block C1, C2, D1, D2 - Level 09 Plan - Proposed	1:200	A1
PRL-HJL-03-11-DR-A-1071	Block C1, C2, D1, D2 - Roof Plan - Existing Permitted	1:200	A1
PRL-HJL-03-11-DR-A-1071A	Block C1, C2, D1, D2 - Roof Plan - Proposed	1:200	A1
PRL-HJL-00-ZZ-DR-A-2001	Contiguous South Elevation to Naas Road - Existing Permitted	1:200 / 1:500	A0+
PRL-HJL-00-ZZ-DR-A-2001A	Contiguous South Elevation to Naas Road - Proposed	1:200 / 1:500	A0+
PRL-HJL-00-ZZ-DR-A-2003	Contiguous North Elevation to Old Naas Road - Existing Permitted	1:200 / 1:500	A0+
PRL-HJL-00-ZZ-DR-A-2003A	Contiguous North Elevation to Old Naas Road - Proposed	1:200 / 1:500	A0+
PRL-HJL-02-ZZ-DR-A-2110	Blocks B Elevations - Existing Permitted	1:200	A0
PRL-HJL-02-ZZ-DR-A-2110A	Blocks B Elevations - Proposed	1:200	A0
PRL-HJL-02-ZZ-DR-A-2111	Blocks B Elevations - Existing Permitted	1:200	A0

Document No.	Title	Scale	Size
PRL-HJL-02-ZZ-DR-A-2111A	Blocks B Elevations - Proposed	1:200	A0
PRL-HJL-03-ZZ-DR-A-2121	Blocks C Elevations - Existing Permitted	1:200	A0
PRL-HJL-03-ZZ-DR-A-2121A	Blocks C Elevations - Proposed	1:200	A0
PRL-HJL-03-ZZ-DR-A-2122	Blocks C Elevations - Existing Permitted	1:200	A0
PRL-HJL-03-ZZ-DR-A-2122A	Blocks C Elevations - Proposed	1:200	A0
PRL-HJL-03-ZZ-DR-A-2130	Blocks D Elevations - Existing Permitted	1:200	A0
PRL-HJL-03-ZZ-DR-A-2130A	Blocks D Elevations - Proposed	1:200	A0
PRL-HJL-03-ZZ-DR-A-2131	Blocks D Elevations - Existing Permitted	1:200	A0
PRL-HJL-03-ZZ-DR-A-2131A	Blocks D Elevations - Proposed	1:200	A0
PRL-HJL-03-ZZ-DR-A-2140	Substation Elevations	1:100	A1
PRL-HJL-00-ZZ-DR-A-3001	Site Sections Sheet A - Existing Permitted	1:200	A0
PRL-HJL-00-ZZ-DR-A-3001A	Site Sections Sheet A - Proposed	1:200	A0
PRL-HJL-00-ZZ-DR-A-3002	Site Sections Sheet B - Existing Permitted	1:200	A0
PRL-HJL-00-ZZ-DR-A-3002A	Site Sections Sheet B - Proposed	1:200	A0
PRL-HJL-ZZ-ZZ-DR-A-7001	Typical Apartment Types Sheet 1 of 6	1:50	A1
PRL-HJL-ZZ-ZZ-DR-A-7002	Typical Apartment Types Sheet 2 of 6	1:50	A1
PRL-HJL-ZZ-ZZ-DR-A-7003	Typical Apartment Types Sheet 3 of 6	1:50	A1
PRL-HJL-ZZ-ZZ-DR-A-7004	Typical Apartment Types Sheet 4 of 6	1:50	A1
PRL-HJL-ZZ-ZZ-DR-A-7005	Typical Apartment Types Sheet 5 of 6	1:50	A1
PRL-HJL-ZZ-ZZ-DR-A-7006	Typical Apartment Types Sheet 6 of 6	1:50	A1
PRL-HJL-ZZ-ZZ-SH-A-8001	Housing Quality Assessment	N/A	A1
PRL-HJL-XX-XX-SH-A-9001	Area and Unit Schedule_Permitted	N/A	A4
PRL-HJL-XX-XX-SH-A-9002	Area and Unit Schedule_Proposed	N/A	A4
PRL-HJL-XX-XX-RP-A-9050	Architectural Design Statement	N/A	A3
PRL-HJL-XX-XX-RP-A-9055	Part V Pack	N/A	A3

Mitchell & Associates			
Document No.	**Title**	**Scale**	**Size**
PRL-MAS-ZZ-XX-DR-L-0101	Landscape Masterplan	1:500	A1
PRL-MAS-ZZ-XX-DR-L-0102	1st Floor Terrace Landscape Plan	1:250	A1
PRL-MAS-ZZ-XX-DR-L-0103	10th Floor Roof plan	1:200	A1
PRL-MAS-ZZ-XX-DR-L-0201	Landscape Sections	1:50	A1
PRL-MAS-ZZ-XX-RP-L-0001	Landscape Design Report	N/A	A3
N/A	Visual Impact Overview Assessment		

DBFL Consulting Engineers			
Document No.	**Title**	**Scale**	**Size**
260024-X-04-Z00-DTM-DR-DBFL-CE-1200	Roads Layout	1:500	A1
260024-X-05-Z00-DTM-DR-DBFL-CE-1300	Drainage Layout	1:500	A1
260024-X-91-Z00-DTM-DR-DBFL-CE-1330	Proposed Surface Water Drainage Layout	1:500	A1
260024-X-91-Z00-DTM-DR-DBFL-CE-1350	Surface Water Drainage Strategy	1:500	A1
260024-X-91-Z00-DTM-DR-DBFL-CE-3301	Surface Water Longitudinal Sections Sheet 1	As Noted	A1
260024-X-91-Z00-DTM-DR-DBFL-CE-5301	Surface Water Details Sheet 1	As Noted	A1
260024-X-91-Z00-DTM-DR-DBFL-CE-5302	Surface Water Details Sheet 2	As Noted	A1
260024-X-91-Z00-DTM-DR-DBFL-CE-5303	Surface Water Details Sheet 3	As Noted	A1
260024-X-91-Z00-DTM-DR-DBFL-CE-5304	Typical Drainage Details (Private Area)	As Noted	A1
260024-X-91-Z00-DTM-DR-DBFL-CE-5305	Attenuation Facility 2.1A	As Noted	A1
260024-X-91-Z00-DTM-DR-DBFL-CE-5306	Attenuation Facility 2.1B	As Noted	A1
260024-X-91-Z00-DTM-DR-DBFL-CE-5307	Attenuation Facility 2.2	As Noted	A1
260024-X-92-Z00-DTM-DR-DBFL-CE-3331	Foul Sewer Longitudinal Sections Sheet 1	As Noted	A1
260024-X-93-Z00-DTM-DR-DBFL-CE-1311	Watermain Layout Sheet 1	1:500	A1
260024-X-93-Z00-DTM-DR-DBFL-CE-1312	Watermain Layout Sheet 2	1:500	A1
260024-X-04-Z00-DTM-DR-DBFL-CE-1211	Swept Path Analysis	1:250	A1
260024-X-04-Z00-DTM-DR-DBFL-CE-1212	Swept Path Analysis - Basement Level	1:250	A1
260024-X-X-XXX-RP-DBFL-CE-0001	Civil Engineering Design Note	N/A	A4
260024-X-X-XXX-RP-DBFL-CE-0005	Construction and Environmental Management Plan	N/A	A4
260024-X-90-X-XXX-RP-DBFL-CE-0001	Traffic and Transport Assessment Report	N/A	A4
260024-X-90-X-XXX-RP-DBFL-CE-0002	Mobility Management Plan	N/A	A4
260024-X-90-X-XXX-RP-DBFL-CE-0003	Delivery and Servicing Plan	N/A	A4

Other Inputs			
Document No.	**Title**	**Scale**	**Size**
Cushman & Wakefield			
N/A	Estate & Common Area Management Strategy Report	N/A	A4
N/A	Retail/Commercial Report	N/A	A4
Modelworks			
N/A	Verified Photomontages	N/A	A3

Document No.	Title	Scale	Size
O'Connor Sutton Cronin			
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
L379-OCSC-XX-XX-RP-YS-0003-S3-P03	Pedestrian Wind Comfort Study	N/A	A4
L379-OCSC-XX-XX-RP-YS-0001-S3-P04	Energy & Sustainability- Climate Action Report		
AWN Consulting			
257501.5328NR05	Basement Plant Noise Impact Assessment	N/A	A4
257501.5328AR01	Creche Air Quality Assessment	N/A	A4
257501.5328NR04	Creche Noise Impact Assessment	N/A	A4
257501.5328WMR02	Operational Waste Management Plan	N/A	A4
257501.5328WMR03	Resource Waste Management Plan	N/A	A4
Bruton Consulting Engineers			
3208R01	Stage 1 Quality Audit	N/A	A4
Ayesa Engineering			
C56-1423-AYE-GEO-RP001	Basement Impact Assessment	N/A	A4
Other Items			
DCC Letter of Consent		N/A	A4
Applicant Consent to Agent		N/A	A4
Part V Validation Letter		N/A	A4