

Principal Planning Officer  
Planning Department  
Dún Laoghaire Rathdown County Council  
County Hall  
Dún Laoghaire  
Co Dublin  
A96 K6C9

Friday, 25<sup>th</sup> November 2022

[By Hand]

Dear Sir/Madam

**RE: RESUBMITTED APPLICATION (AFTER INVALIDATION OF REG. REF. NO. LRD22A/0877) - IN RELATION TO PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT AT DALGUISE HOUSE, MONKSTOWN, A94 D7D1**

## **1.0 INTRODUCTION**

This letter is to address the invalidation of the application Reg. Ref. No. LRD22A/0877, regarding the proposed development at the aforementioned site and the actions that have been made to resolve the issues within the application.

It also lists other documents and drawings that have been altered in the intervening period in order to assist the Planning Authority and other interested parties.

TOWN PLANNING CONSULTANTS



## 2.0 ARCHITECTS'S DRAWINGS

The following drawings by Reddy Architecture + Urbanism have been updated to address the issues raised in the Letter from Dun Laoghaire Rathdown County Council, dated 21<sup>st</sup> November 2022, relating to the invalidation of the Application.

Drawing Number	Drawing Title	Scale	Size	Rev
MKS-RAU-A-ZZ-DR-AR-100	Proposed GA Plans - Block A	1:200	A1	P01
MKS-RAU-A-ZZ-DR-AR-200	Proposed Elevations + Sections - Block A	1:200	A1	P01
MKS-RAU-B-ZZ-DR-AR-100	Proposed GA Plans - Block B	1:200	A1	P01
MKS-RAU-B-ZZ-DR-AR-200	Proposed Elevations + Sections - Block B	1:200	A1	P01
MKS-RAU-C-ZZ-DR-AR-100	Proposed GA Plans - Block C	1:200	A1	P01
MKS-RAU-C-ZZ-DR-AR-200	Proposed Elevations + Section - Block C	1:200	A1	P01
MKS-RAU-E-ZZ-DR-AR-200	Proposed Elevations + Section - Block E	1:200	A1	P01
MKS-RAU-FG-ZZ-DR-AR-200	Proposed Elevations + Section - Block F + G	1:200	A1	P01
MKS-RAU-I-ZZ-DR-AR-100	Proposed GA Plans + Elevations + Sections - Block I	1:200	A1	P01
MKS-RAU-J-ZZ-DR-AR-100	Proposed GA Plans + Elevations + Section - Block J	1:200	A1	P01
MKS-RAU-CH-ZZ-DR-A-102	Coach House Proposed Plans	1:100	A1	P01
MKS-RAU-CH-ZZ-DR-A-201	Coach House Proposed Elevations + Sections	1:100	A1	P01

## 3.0 ENVIRONMENTAL IMPACT ASSESSMENT REPORT

There were errors representing the proposed landscaping in the previously submitted version of the photomontages (EIAR Volume 3). These have been corrected and the EIAR (Main Volume 2) and Non-Technical Summary document (EIAR Volume 1) were subsequently also updated.



#### 4.0 OTHER ISSUES TO BE NOTED

The following items have also been updated/replaced:

- Planning Application Form;
- LRD Application Form (Form 19);
- Schedule of Documents and Drawings;
- Part V Proposal;
- EIAR Portal Notification Email (dated 23 November 2022);
- Design Statement;
- Construction and Environmental Impact Assessment;
- Tree Survey, Arboricultural Impact Assessment and Tree Protection Scheme Report;
- Arboricultural Impact Assessment Plan Drawing;
- Tree Constraints/Protection Plan Drawing;
- Appropriate Assessment Screening Report
- Flood Risk Assessment Report;
- Natura Impact Assessment.

##### ***Website – Content Updated to Match the Hard Copies***

The Website ([www.DalguiseLRD.ie](http://www.DalguiseLRD.ie)) was temporarily taken offline when the file was invalidated. It has now been reactivated and the contents have been revised to include the updated documents and drawings listed above.

The banner of the website has been altered to note the lodgement date of 25<sup>th</sup> November 2022.

##### ***Statutory Notices – Unchanged***

The Site and Newspaper Notices, both dated 14<sup>th</sup> November 2022, are valid until Sunday, 27<sup>th</sup> November 2022 and are consequently unchanged.

##### ***Application Fee Retained by Planning Authority***

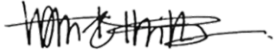
It was agreed with Mr Stephen Sherlock by phone that the Application Fee lodged in respect of Reg. Ref. No. LRD22A/0877 would be held by the Planning Authority and applied to the now-enclosed application.



Some 10 No. hardcopies of the Application is enclosed and the website has been updated.

We trust you will now find the planning application acceptable.

Yours sincerely



---

**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

Encl.