

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

10th October 2018

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT AT NOLAN SEAFOODS LTD, RATHDOWN ROAD, DUBLIN 7

On behalf of the applicant, NTM ROI Seed Capital LP, Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD please find enclosed a planning application for Strategic Housing Development for student accommodation development on land at H.J Nolan (Dublin) Ltd, Rathdown Road, Dublin 7 .

Please find the following enclosed with this application:

- Strategic Housing Development Application Form;
- Planning Application fee cheque for €18,785;
- Digital CD copy;
- Letter of Consent (HJ Nolan (Dublin) Limited);
- Letter of Consent from Dublin City Council Transportation Planning Division;
- Irish Water Confirmation of Feasibility Letter;
- Statement of Consistency & Planning Report prepared by John Spain Associates;
- Environmental Report prepared by John Spain Associates;
- Student Demand & Concentration Report prepared by John Spain Associates;
- Student Accommodation Management Plan prepared by GSA;
- Architectural Drawings prepared by John Fleming Architects;
- Architectural Design Statement prepared by John Fleming Architects;
- Accommodation Quality Assessment and Schedule of Areas prepared by John Fleming Architects;
- Building Life Cycle Report prepared by John Fleming Architects;
- Daylight & Sunlight Analysis prepared by 3D Design Bureau;
- CGIs & Photomontages prepared by 3D Design Bureau;
- Landscape & Visual Impact Report prepared by Chris Kennett Consulting;
- Landscape Drawings and Landscape Design Report prepared by Park Hood;
- Drainage Strategy Letter & Drawings prepared by Lohan & Donnelly;
- Flood Risk Assessment prepared by Lohan & Donnelly;
- Draft Construction Management Plan prepared by DCON;
- Construction & Demolition Waste Management Plan prepared by AWN Consulting;
- Operational Waste Management Plan prepared by AWN Consulting;
- Energy Statement prepared by Ethos Engineering;
- Archaeological Assessment prepared by Archaeological Projects Ltd;
- Historic Conservation Report prepared by Cathal Crimmins Architect;
- Bat Survey Report prepared by Bat Eco Services;
- Appropriate Assessment Screening Report prepared by Openfield;
- Ecological Impact Statement prepared by Openfield.

Yours faithfully,



John Spain Associates

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