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Dublin City Council
Civic Offices
Wood Quay
Dublin 8
Do8 RF3F
Ireland

Wednesday, 25th February 2026

Dear Sir / Madam,

RE: PREPARED IN RESPECT OF A PLANNING APPLICATION FOR PERMISSION FOR A LARGE-SCALE RESIDENTIAL DEVELOPMENT AT MILLTOWN PARK, SANDFORD ROAD, DUBLIN 6, D06 V9K7.

1.0 INTRODUCTION

Thornton O'Connor Town Planning in association with a multidisciplinary team have been retained by Sandford Living Limited to prepare an application for a Large-Scale Residential Development ('LRD') comprising the demolition of some of the existing structures on site (c. 4,847.5 sq m) and the construction of a Residential-led Mixed-Use Development at a c. 4.26 Ha site at Milltown Park, Sandford Road, Dublin 6. The total application area also includes external road works (Milltown Road and Sandford Road) and drainage works (Eglinton Road) providing an application site area of c. 4.74 Ha.

2.0 PLANNING ADMINISTRATION

The following plans and particulars are enclosed as part of this application:

Planning Fee

- EFT confirmation in respect of the planning application fee made payable to *Dublin City Council* in the sum of **€80,000** (representing the maximum fee applicable to a Large-scale Residential Development in accordance with Schedule 9 of the *Planning and Development Regulations 2001* (as amended)).

Planning

- The following documents prepared by Thornton O'Connor Town Planning:
 - This Cover Letter
 - *Planning Report & Statement of Consistency*
 - *Response to Dublin City Council's LRD Opinion*

Application Form

- The Planning Application Form is auto-generated as part of the online planning process.
- The LRD Supplementary Form 19.

Notices

- A copy of the page from the *Irish Daily Star* dated 25th February 2026 in which notice of the application has been published pursuant to article 17(1)(a) of the *Planning and Development Regulations 2001* (as amended).
- The Site Notice dated 25th February 2026 and erected or fixed on the land or structure pursuant to article 17(1)(b) of the *Planning and Development Regulations 2001* (as amended).

Letter of Consent

- A Letter of Consent received from Dublin City Council.

Authorisation Letter

- The Authorisation Letter prepared by the Applicant to authorise Thornton O'Connor Town Planning to lodge the planning application on their behalf.

Environmental Impact Assessment Report

- The *Environmental Impact Assessment Report*.
- EIA Portal Confirmation.

Part V

- The Part V Costings.
- The Part V Cover Letter prepared by Sandford Living Ltd, dated 15th December 2025.
- Part V Validation Letter received from Dublin City Council, dated 7th January 2026.

Architecture

- The following documents and drawings prepared by O’Mahony Pike Architects:
 - The *Masterplan + Architectural Design Statement*, including the following Appendices:
 - *Appendix A – North Facing & Dual Aspect Units*
 - *Appendix B – Part V Provision*
 - *Appendix C – Housing Quality Assessment*
 - *Appendix D – Schedule of Areas*
 - *Appendix E – Existing Buildings Feasibility*

Drawing No.	Drawing Title	Scale	Size
Location & Ownership			
19037C-OMP-00-ZZ-DR-A-1000	Site Location Map	1:1,000	A1
19037C-OMP-00-ZZ-DR-A-1002	Site Ownership Map	1:1,000	A1
Demolition/Existing			
19037C-OMP-00-ZZ-DR-A-1001	Existing Site Plan	1:100	A0
19037C-OMP-00-GF-DR-A-1000	Demolition – Existing Ground Floor Plan	1:100	A0
19037C-OMP-00-01-DR-A-1001	Demolition – Existing First Floor Plan	1:100	A0
19037C-OMP-00-02-DR-A-1002	Demolition – Existing Second Floor Plan	1:100	A0
19037C-OMP-00-03-DR-A-1003	Demolition – Existing Third Floor Plan	1:100	A0
19037C-OMP-00-04-DR-A-1004	Demolition – Existing Forth Floor Plan	1:100	A0
19037C-OMP-00-RF-DR-A-1005	Demolition – Existing Roof Plan	1:100	A0
19037C-OMP-00-ZZ-DR-A-2000	Demolition Works – Existing Tabor House, Chapel & Linking Block Elevations	1:200	A1
19037C-OMP-00-ZZ-DR-A-2001	Demolition Works – Linking Blocks, Milltown Park, Archive and Finlay Wing Elevations	1:200	A1
Chapel Building			
19037C-OMP-CB-ZZ-DR-A-1000	Chapel Building Level 00-01	1:100	A0
19037C-OMP-CB-ZZ-DR-A-1001	Chapel Building Level MZ-RF	1:100	A0

19037C-OMP-CB-ZZ-DR-A-1100	Chapel Building Additions and Removals Level 00-01	1:100	A0
19037C-OMP-CB-ZZ-DR-A-1101	Chapel Building Additions and Removals Level MZ	1:100	A1
19037C-OMP-CB-ZZ-DR-A-2000	Chapel Building Elevations	1:100	A1
19037C-OMP-CB-ZZ-DR-A-2100	Chapel Building Elevations – A&R	1:100	A1
19037C-OMP-CB-ZZ-DR-A-3000	Chapel Building Sections	1:100	A1
19037C-OMP-CB-ZZ-DR-A-3100	Chapel Building Section A-A Additions and Removals	1:100	A1
Tabor House			
19037C-OMP-TH-ZZ-DR-A-1000	Tabor House Level 00-01	1:100	A1
19037C-OMP-TH-ZZ-DR-A-1001	Tabor House Level 02-RF	1:100	A1
19037C-OMP-TH-ZZ-DR-A-1100	Tabor House Additions and Removals Level 00-01	1:100	A1
19037C-OMP-TH-ZZ-DR-A-1101	Tabor House Additions and Removals Level 02-03	1:100	A1
19037C-OMP-TH-ZZ-DR-A-2000	Tabor House Elevations	1:100	A1
19037C-OMP-TH-ZZ-DR-A-2100	Tabor House Elevations – A&R	1:100	A1
19037C-OMP-TH-ZZ-DR-A-3000	Tabor House Sections	1:100	A1
19037C-OMP-TH-ZZ-DR-A-3100	Tabor House Section A-A Additions and Removals	1:100	A1
Proposed Site Plans, Contiguous Site Elevations & Contiguous Site Sections			
19037C-OMP-01-RF-DR-A-1000	Proposed Site Plan	1:500	A0
19037C-OMP-01-ZZ-DR-A-1001	Proposed Site Plan – Combined Entry Level B1 / 00	1:500	A0
19037C-OMP-01-B2-DR-A-1198	Proposed Site Plan Level B2	1:500	A0
19037C-OMP-01-B1-DR-A-1199	Proposed Site Plan Level B1	1:500	A0
19037C-OMP-01-00-DR-A-1101	Proposed Site Plan - Level 00	1:500	A0
19037C-OMP-01-01-DR-A-1102	Proposed Site Plan Level 01	1:500	A0
19037C-OMP-01-02-DR-A-1103	Proposed Site Plan Level 02	1:500	A0
19037C-OMP-01-03-DR-A-1104	Proposed Site Plan Level 03	1:500	A0
19037C-OMP-01-04-DR-A-1105	Proposed Site Plan Level 04	1:500	A0
19037C-OMP-01-05-DR-A-1106	Proposed Site Plan Level 05	1:500	A0
19037C-OMP-01-06-DR-A-1107	Proposed Site Plan Level 06	1:500	A0
19037C-OMP-01-07-DR-A-1108	Proposed Site Plan Level 07	1:500	A0
19037C-OMP-01-08-DR-A-1109	Proposed Site Plan Roof Level	1:500	A0
19037C-OMP-01-ZZ-DR-A-2000	Proposed Site Contiguous Elevations 1	1:500	A1
19037C-OMP-01-ZZ-DR-A-2001	Proposed Site Contiguous Elevations 2	1:500	A1
19037C-OMP-01-ZZ-DR-A-2002	Proposed Site Contiguous Elevations 3	1:200	A0
19037C-OMP-01-ZZ-DR-A-2003	Proposed Site Contiguous Elevations 4	1:200	A0
19037C-OMP-01-ZZ-DR-A-2004	Proposed Site Contiguous Elevations 5	1:200	A1
19037C-OMP-01-ZZ-DR-A-3000	Proposed Site Contiguous Sections 1	1:500	A1
19037C-OMP-01-ZZ-DR-A-3001	Proposed Site Contiguous Sections 2	1:500	A1
19037C-OMP-01-ZZ-DR-A-3002	Proposed Site Contiguous Sections 3	1:200	A0
19037C-OMP-01-ZZ-DR-A-3003	Proposed Site Contiguous Sections 4	1:200	A0
19037C-OMP-01-ZZ-DR-A-3004	Proposed Site Contiguous Sections 5	1:200	A0
19037C-OMP-01-ZZ-DR-A-3005	Proposed Site Contiguous Sections 6	1:200	A0
19037C-OMP-ZZ-ZZ-DR-A-9100	Bin, Bike, Stores & ESB	As Indicated	A1

Proposed Block A1 & A2			
19037C-OMP-BA1-ZZ-DR-A-1000	Block A1 Level B1 & 00	1:100	A0
19037C-OMP-BA1-ZZ-DR-A-1001	Block A1 Level 01 & 02	1:100	A0
19037C-OMP-BA1-ZZ-DR-A-1002	Block A1 Level 03 & 04	1:100	A0
19037C-OMP-BA1-ZZ-DR-A-1003	Block A1 Level 05 & 06	1:100	A0
19037C-OMP-BA1-ZZ-DR-A-1004	Block A1 Level Roof	1:100	A0
19037C-OMP-BA2-B1-DR-A-1000	Block A2 Level B1	1:100	A0
19037C-OMP-BA2-00-DR-A-1000	Block A2 Level 00	1:100	A0
19037C-OMP-BA2-01-DR-A-1001	Block A2 Level 01	1:100	A0
19037C-OMP-BA2-02-DR-A-1002	Block A2 Level 02	1:100	A0
19037C-OMP-BA2-03-DR-A-1003	Block A2 Level 03	1:100	A0
19037C-OMP-BA2-04-DR-A-1004	Block A2 Level 04	1:100	A0
19037C-OMP-BA2-05-DR-A-1005	Block A2 Level 05	1:100	A0
19037C-OMP-BA2-06-DR-A-1006	Block A2 Level 06	1:100	A0
19037C-OMP-BA2-07-DR-A-1007	Block A2 Level 07	1:100	A0
19037C-OMP-BA2-08-DR-A-1007	Block A2 Level RF	1:100	A0
19037C-OMP-BA-ZZ-DR-A-2000	Block A Elevations 1	1:200	A1
19037C-OMP-BA-ZZ-DR-A-2001	Block A Elevations 2	1:200	A1
19037C-OMP-BA-ZZ-DR-A-3000	Block A Sections	1:200	A1
Proposed Block BC			
19037C-OMP-BBC-B2-DR-A-1000	Podium Level B2	1:200	A0
19037C-OMP-BBC-00-DR-A-1000	Block BC Level 00	1:100	A0
19037C-OMP-BBC-00-DR-A-1001	Block BC Mezzanine Level	1:100	A0
19037C-OMP-BBC-01-DR-A-1002	Block BC Level 01	1:100	A0
19037C-OMP-BBC-02-DR-A-1003	Block BC Level 02	1:100	A0
19037C-OMP-BBC-03-DR-A-1004	Block BC Level 03	1:100	A0
19037C-OMP-BBC-04-DR-A-1005	Block BC Level 04	1:100	A0
19037C-OMP-BBC-05-DR-A-1006	Block BC Level 05	1:100	A0
19037C-OMP-BBC-06-DR-A-1007	Block BC Level 06	1:100	A0
19037C-OMP-BBC-07-DR-A-1008	Block BC Level 07	1:100	A0
19037C-OMP-BBC-ZZ-DR-A-2000	Block BC Elevations 1	1:200	A1
19037C-OMP-BBC-ZZ-DR-A-2001	Block BC Elevations 2	1:200	A1
19037C-OMP-BBC-ZZ-DR-A-2002	Block BC Courtyard Elevations 3	1:200	A1
19037C-OMP-BBC-ZZ-DR-A-2003	Block BC Courtyard Elevations 4	1:200	A1
19037C-OMP-BBC-ZZ-DR-A-3000	Block BC Sections	1:200	A1
Proposed Block D			
19037C-OMP-BD-ZZ-DR-A-1000	Block D Level 00-01	1:100	A0
19037C-OMP-BD-ZZ-DR-A-1001	Block D Level 02-03	1:100	A0
19037C-OMP-BD-ZZ-DR-A-1002	Block D Level 04-RF	1:100	A0
19037C-OMP-BD-ZZ-DR-A-2000	Block D Elevations	1:100	A1
19037C-OMP-BD-ZZ-DR-A-3000	Block D Sections	1:100	A1
Proposed Block E			
19037C-OMP-BE-ZZ-DR-A-1000	Block E Level 00-01	1:100	A0
19037C-OMP-BE-ZZ-DR-A-1001	Block E Level RF	1:100	A0
19037C-OMP-BE-ZZ-DR-A-2000	Block E Elevations	1:100	A1
19037C-OMP-BE-ZZ-DR-A-3000	Block E Sections	1:100	A1
Proposed Block F			
19037C-OMP-BF-00-DR-A-1000	Block F Level 00	1:100	A0
19037C-OMP-BF-01-DR-A-1001	Block F Level 01	1:100	A0
19037C-OMP-BF-02-DR-A-1002	Block F Level 02	1:100	A0

19037C-OMP-BF-03-DR-A-1003	Block F Level 03	1:100	A0
19037C-OMP-BF-04-DR-A-1004	Block F Level 04	1:100	A0
19037C-OMP-BF-05-DR-A-1005	Block F Level 05	1:100	A0
19037C-OMP-BF-06-DR-A-1006	Block F Level 06	1:100	A0
19037C-OMP-BF-07-DR-A-1007	Block F Level RF	1:100	A0
19037C-OMP-BF-ZZ-DR-A-2000	Block F Elevations	1:200	A1
19037C-OMP-BF-ZZ-DR-A-3000	Block F Sections	1:200	A1

Landscape

- The following documents and drawings prepared by Cameo & Partners Design Studio:
 - *Landscape Design and Access Statement*
 - *Landscape Management and Maintenance Plan*

Drawing No.	Drawing Title	Scale	Size
C0111 L100	Ground Floor, General Arrangement Plan	1:500	A0
C0111 L110	Combined General Arrangement Roof Plan Green Roofs and Amenity terraces	1:500	A0
C0111 L500	Ground Floor Landscape Sections Sheet 01 of 02	1:50/1:100	A1
C0111 L501	Ground Floor Landscape Sections Sheet 02 of 02	1:50/1:100	A1
C0111 L900	Public Open Space and Communal Open Space proposal	1:500	A0
C0111 L1000	Ground Floor, Illustrative Landscape Masterplan	1:500	A0
C0111 L1100	Combined Illustrative Landscape Masterplan Green Roofs And Amenity terraces	1:500	A0
C0111 L2000	Boundary Wall – Typical details, Sheet 01 of 02	1:20/1:1,000	A1
C0111 L2000A	Boundary Wall – Typical Details Sheet 02 of 02	1:20	A1
C0111 L2001	Boundary Wall – Elevation 1	1:200	A1
C0111 L2002	Boundary Wall – Elevation 2 Sheet 01 of 02	1:200	A1
C0111 L2003	Boundary Wall – Elevation 2 Sheet 02 of 02	1:200	A1
C0111 L2004	Boundary Wall – Elevation 3	1:200	A1
C0111 L2005	Residential gates details, Design Intent	1:20/1:1,000	A1

Civil Engineering

- The *Basement Impact Assessment (BIA)*, prepared by Ayesa.
- The following documents and drawings prepared by DBFL Consulting Engineers:
 - *Site Specific Flood Risk Assessment*
 - *Infrastructure Design Report*, including the following Appendices:
 - *Appendix A: Uisce Eireann Network Plans*
 - *Appendix B: Attenuation Calculations*
 - *Appendix C: Surface Water Drainage Calculations*

- *Appendix D: Correspondence with Uisce Eireann*
- *Appendix E: Foul Drainage Calculations*
- *Appendix F: Extracts from Site Investigation Report*
- *Appendix G: Green/Blue Roof Calculations*
- *Appendix H: Surface Water Outfall Calculations.*

Drawing No.	Drawing Title	Scale	Size
190226-X-05-Z00-DTM-DR-DBFL-CE-1301	Site Services Layout	1:500	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-1302	Tree Protection Boundaries	1:500	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-1303	Drainage Outfall	1:500	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-1304	Surface Water Catchment and Phasing Layout	1:500	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-1305	Surface Water Drainage Outfall Reinstatement Plan	1:500	A1
190226-X-93-Z00-DTM-DR-DBFL-CE-1311	Site Watermain Layout	1:500	A1
190226-X-91-Z00-DTM-DR-DBFL-CE-3301	Surface Water Longsections Sheet 1	As shown	A1
190226-X-91-Z00-DTM-DR-DBFL-CE-3302	Surface Water Longsections Sheet 2	As shown	A1
190226-X-92-Z00-DTM-DR-DBFL-CE-3311	Foul Water Longsections Sheet 1	As shown	A1
190226-X-92-Z00-DTM-DR-DBFL-CE-3312	Foul Water Longsections Sheet 2	As shown	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-5301	Drainage Typical Details Sheet 1	As shown	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-5302	Drainage Typical Details Sheet 2	As shown	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-5303	Drainage Typical Details Sheet 3	As shown	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-5304	Drainage Typical Details Sheet 4	As shown	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-5305	Drainage Typical Details Sheet 5	As noted	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-5306	Drainage Typical Details Sheet 6- Public Works Along Eglinton Rd	As noted	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-5307	Drainage Typical Details Sheet 7- Public Works Along Eglinton Rd	As shown	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-5311	Typical Attenuation Details Sheet 1	As shown	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-5312	Typical Attenuation Details Sheet 2	As shown	A1
190226-X-05-Z00-DTM-DR-DBFL-CE-5313	Attenuation Basin Detail Sheet 1	As shown	A1
190226-X-10-X-F01-DR-DBFL-SE-8610	Block A, B & C Basement Foundation Plan Proximity to Boundary	1:250	A1
190226-X-10-X-F01-DR-DBFL-SE-8611	Block D Proposed Foundation Plan Proximity to Boundary	1:250	A1

190226-X-10-X-F01-DR-DBFL-SE-8612	Block E Proposed Foundation Plan Proximity to Site Boundary	1:250	A1
190226-X-10-X-F01-DR-DBFL-SE-8613	Block F Proposed Foundation Plan Proximity to Site Boundary	1:250	A1

Traffic & Transport

- The following documents and drawings prepared by DBFL Consulting Engineers:
 - *Traffic and Transportation Assessment*
 - *Bicycle Design Statement (BDS)*
 - *DMURS Design Statement*
 - *Mobility Management Plan*
 - *Parking Strategy*
 - *Public Transport Capacity Assessment*
 - *Preliminary Design Stage Quality Audit*

Drawing No.	Drawing Title	Scale	Size
190226-X-04-Z00-DTM-DR-DBFL-CE-1101	Existing Public Transportation Linkages	1:5000	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-1102	Proposed Public Transportation Linkages	1:5000	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-1201	Roads Layout	1:500	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-1202	General Arrangement – Sandford Road to Eglinton Road Junction	1:500	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-1203	Overall Internal & External Roads Layout	1:500	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-1205	Swept Path Analysis – Fire Tender	1:500	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-1206	Swept Path Analysis – Refuse Vehicle	1:500	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-1207	Swept Path Analysis – Private Car	1:250	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-1208	Swept Path Analysis – Delivery Truck	1:200	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-1209	Swept Path Analysis – ESB Appliance	1:200	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-1210	Traffic Signals & Ducting Layout	1:100	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-5201	Typical Road Construction Details Sheet 1	As noted	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-5202	Typical Road Construction Details Sheet 2	As noted	A1

190226-X-04-Z00-DTM-DR-DBFL-CE-5203	Typical Road Construction Details Sheet 3	As shown	A1
190226-X-04-Z00-DTM-DR-DBFL-CE-5204	Typical Road Construction Details Sheet 4	As shown	A1

Arboriculture

- The following document and drawings prepared by CMK Horticulture & Arboriculture Ltd:
 - *Arboricultural Assessment & Impact Report*, including the following Appendices:
 - *Appendix i – Tree Survey Data*
 - *Appendix ii – Tree Protection Method Statement*
 - *Appendix iii – Woodland Management Plan*

Drawing No.	Drawing Title	Scale	Size
TSAN001-DR-00-CMK-ARB-001.1	Tree Survey & Constraints – Area 1	1:250	A1
TSAN001-DR-00-CMK-ARB-001.2	Tree Survey & Constraints – Area 2	1:250	A1
TSAN001-DR-00-CMK-ARB-001.3	Tree Survey & Constraints – Area 3	1:250	A1
TSAN001-DR-00-CMK-ARB-001.4	Tree Survey & Constraints – Area 4	1:250	A1
TSAN001-DR-00-CMK-ARB-001.5	Tree Survey & Constraints – Eglinton Road	1:350	A1
TSAN001-DR-B-CMK-ARB-002.1	Impact Assessment Drawing – Area 1	1:250	A1
TSAN001-DR-B-CMK-ARB-002.2	Impact Assessment Drawing – Area 2	1:250	A1
TSAN001-DR-B-CMK-ARB-002.3	Impact Assessment Drawing – Area 3	1:250	A1
TSAN001-DR-B-CMK-ARB-002.4	Impact Assessment Drawing – Area 4	1:250	A1
TSAN001-DR-B-CMK-ARB-002.5	Impact Assessment Drawing – Area 5 Eglinton Road	1:350	A1
TSAN001-DR-B-CMK-ARB-003.1	Tree Protection Drawing – Area 1	1:250	A1
TSAN001-DR-B-CMK-ARB-003.2	Tree Protection Drawing – Area 2	1:250	A1
TSAN001-DR-B-CMK-ARB-003.3	Tree Protection – Area 3	1:250	A1
TSAN001-DR-B-CMK-ARB-003.4	Tree Protection – Area 4	1:250	A1
TSAN001-DR-B-CMK-ARB-003.5	Tree Protection – Eglinton Road	1:350	A1

Public Lighting

The following document and drawings prepared by Pritchard Themis:

- *Design Book 14 – Lighting Report*

Drawing No.	Drawing Title	Scale	Size
PTL762 P01.1	External Lighting Layout – South Site Plan	1:250	A1
PTL762 P01.2	External Lighting Layout – Central Site Plan	1:250	A1
PTL762 P01.3	External Lighting Layout – North-East Site Plan	1:250	A1

Visuals

- The *Verified Views, Aerials and CGI* prepared by 3D Design Bureau.

Ecology and Environment

- The following documents prepared by DNV:
 - *Appropriate Assessment Screening Report*
 - *Biodiversity Enhancement Plan*
 - *Habitat Management Plan*
- The *Invasive Alien Plant Species: Site Assessment Report & Management Plan* prepared by Invasive Plant Solutions.

Hydrology

- The *Hydrological and Hydrogeological Qualitative Risk Assessment* prepared by AWN Consulting.

Telecommunications

- The *Telecommunications Impact Assessment Report* prepared by Independent Site Management.

Glint & Glare

- The *Aviation Glint and Glare Assessment* prepared by Macro Works.

Energy & Sustainability

- The *Energy & Sustainability Report* prepared by O'Connor Sutton Cronin & Associates.

Daylight & Sunlight

- The *Daylight and Sunlight Assessment Report* prepared by 3D Design Bureau.

Justification for Demolition

- The *Justification for Demolition* report prepared by O'Connor Sutton Cronin & Associates.

Cultural Infrastructure

- The *Cultural Infrastructure Assessment* prepared by Turley.

Universal Access

- The *Universal Access Statement* prepared by O’Herlihy Access Consultancy.

Management Plans

- The *Preliminary Construction Management Plan* prepared by DBFL Consulting Engineers.
- The *Construction Environmental Management Plan*, prepared by Verde.

Property Management

- The *Property Management Strategy Report* prepared by Aramark.

Building Lifecycle

- The *Building Lifecycle Report* prepared by Aramark.

Community and Social Infrastructure, Schools & Childcare

- The *Community and Social Infrastructure Audit (incl. Schools and Childcare)* prepared by Thornton O’Connor Town Planning.

3.0 CONCLUSION

We trust you will find this application in order. Please do not hesitate to contact the undersigned should you require any further information or clarification on the proposal.

Yours sincerely,

A handwritten signature in black ink that reads "Patricia Thornton". The script is cursive and fluid.

Patricia Thornton
Director
Thornton O'Connor Town Planning