

List of Enclosures

Company Name	Documents Prepared																																														
McGill Planning	Planning Report including - Statement of Consistency - LRD Opinion Response																																														
	EIAR Addendum																																														
	Clients Consent Letter to submit the application																																														
	Form 19																																														
	Statutory Notices (Site and Newspaper notices)																																														
Client	Part V pack																																														
Reddy Architecture & Urbanism	Design Statement																																														
	Architectural Drawings																																														
	<table><thead><tr><th>Drawing Number</th><th>Drawing Title</th><th>Scale</th></tr></thead></table>	Drawing Number	Drawing Title	Scale																																											
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	Site Maps & Plans																																														
	MLD-1 02 SW XXX DR RAU AR 1001	Site Wide, Planning Permission Location Map	1:1000																																												
	MLD-1 02 SW XXX DR RAU AR 1002	Site Wide, Planning Permission Existing Site Plan	1:1000																																												
	Permitted Drawings																																														
	General Arrangement Plans - Site Wide																																														
	MLD-1 02 SW 00 DR RAU AR 1090	Site Wide, Planning Permission, Ground Floor Layout Plan	1:500																																												
	MLD-1 02 SW RF DR RAU AR 1091	Site Wide, Planning Permission, Roof Layout Plan	1:500																																												
	MLD-1 02 SW ZZZ DR RAU AR 3001	Site Wide, Planning Permission Sections, Sheet 1	1:500																																												
	MLD-1 02 SW ZZZ DR RAU AR 3002	Site Wide, Planning Permission Sections, Sheet 2	1:500																																												
	General Arrangement Plans - Block E																																														
	MLD-1 02 BE 00 DR RAU AR 1001	Block E, Ground Floor, Planning Permission Plan	1:200																																												
	MLD-1 02 BE 01 DR RAU AR 1011	Block E, First Floor, Planning Permission Plan	1:200																																												
	MLD-1 02 BE 02 DR RAU AR 1021	Block E, Second Floor, Planning Permission Plan	1:200																																												
	MLD-1 02 BE RF DR RAU AR 1101	Block E, Roof, Planning Permission Plan	1:200																																												
	MLD-1 02 BE ZZZ DR RAU AR 2001	Block E, Planning Permission Elevations, Sheet 1	1:200																																												
	MLD-1 02 BE ZZZ DR RAU AR 2002	Block E, Planning Permission Elevations, Sheet 2	1:200																																												
	MLD-1 02 BE ZZZ DR RAU AR 3001	Block E, Planning Permission Sections, Sheet 1	1:200																																												
	MLD-1 03 BE XXX SH RAU AR 0500	Block E, Housing Quality Assessment Schedule	n/a																																												
	Proposed Drawings																																														
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	MLD-1 02 SW 00 DR RAU AR 1093	Site Wide, Planning Permission, Ground Floor Layout Plan	1:500																																												
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MLD-1 02 BE ZZZ DR RAU AR 4001	Block E, Planning Permission House Typologies	1:100																																													
Building Lifecycle Report																																															
Unit Schedule																																															
Summary Schedule																																															
Digital Dimensions	Photomontages																																														
NMP Landscape Architecture	Landscape Design Statement																																														
	Landscape Drawing Pack which includes within a single file upload																																														
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DOBA Consulting Engineers

Engineering Drawings

DR	-	DOB	-	CE	-	000100	EXISTING TOPOGRAPHICAL SURVEY
DR	-	DOB	-	CE	-	000150	EXISTING SIITE SERVICES
DR	-	DOB	-	CE	-	002000	PROPOSED SURFACE WATER DRAINAGE LAYOUT
DR	-	DOB	-	CE	-	002050	PROPOSED SuDS LAYOUT & DETAILS
DR	-	DOB	-	CE	-	003000	PROPOSED WASTEWATER DRAINAGE LAYOUT
DR	-	DOB	-	CE	-	003010	PROPOSED WASTEWATER DRAINAGE DETAILS SHEET 1
DR	-	DOB	-	CE	-	003020	PROPOSED WASTEWATER DRAINAGE DETAILS SHEET 2
DR	-	DOB	-	CE	-	003030	PROPOSED WASTEWATER DRAINAGE DETAILS SHEET 3
DR	-	DOB	-	CE	-	004000	PROPOSED WATER SUPPLY LAYOUT
DR	-	DOB	-	CE	-	004500	PROPOSED WATER SUPPLY DETAILS SHEET 1
DR	-	DOB	-	CE	-	004510	PROPOSED WATER SUPPLY DETAILS SHEET 2
DR	-	DOB	-	CE	-	005000	PROPOSED SITE LAYOUT
DR	-	DOB	-	CE	-	006000	PROPOSED ROAD MARKINGS AND SIGNAGE
DR	-	DOB	-	CE	-	008010	PROPOSED VEHICLE AUTOTRACK SHEET 1
DR	-	DOB	-	CE	-	008020	PROPOSED VEHICLE AUTOTRACK SHEET 2
DR	-	DOB	-	CE	-	008030	PROPOSED VEHICLE AUTOTRACK SHEET 3
DR	-	DOB	-	CE	-	009000	PROPOSED SITEWORKS DETAILS
DR	-	DOB	-	CE	-	014000	PROPOSED DRAINAGE LONG SECTIONS
RP	-	DOB	-	CE	-	000001	INFRASTRUCTURE DESIGN REPORT
RP	-	DOB	-	CE	-	000002	CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN
RP	-	DOB	-	CE	-	000003	APPLICANT'S RESPONSE TO LRD OPINION

Infrastructure Design Report

CEMP

LRD Opinion Response

COF From Uisce Eireann

SODA from Uisce Eireann

The Tree File

Arboricultural Report

Tree Drawings

- Tree Constraints Plan
- Tree Impacts Plan
- Tree Protection Plan

Fallon Design

Climate Action Energy Statement

Transport Insights

Transport Statement

Altamar Environmental Consultants

Appropriate Assessment and Natura Impact Statement



HSBC

Payment details

Batch reference
Number of entries 1
Payment type Eurozone SEPA
Value date 22 Oct 2025
Batch amount EUR 11,040.00

Debit account name
Debit account number
Instruction reference number 64627AC015ZW



Forward dated payment received by bank

21 Oct 2025 14:24 (GMT)

This future payment has been authorised. We'll process it in line with the requested value date.
If you want to cancel this payment, your cancellation request will need to be approved by all relevant authorisers before the value date.

✓	Authorised	Padraig Breen	21 Oct 2025 14:24 (GMT)
✓	1st authorisation completed	Alicia Stoltz	21 Oct 2025 13:44 (GMT)
✓	Repaired	Maria Kochanowska	21 Oct 2025 13:07 (GMT)

Transactions (1)

#	Beneficiary name	Bank code	Beneficiary account	Payment information	Amount (EUR)
16	Dun Laoghaire Rathdown CoCo	BOFIE2D	Account number: IE56BOFI90111610170150 Bank code: BOFIE2D	Beneficiary reference: reference number 120000075993	11040.00

CONFIRMATION OF FEASIBILITY

Paul Doyle
DOBA
Unit 5C
Elm House, Millennium Park
Naas
W91P9P8

29 July 2025

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

**Our Ref: CDS25005360 Pre-Connection Enquiry Marmalade Lane,
Wyckam Place, Dundrum, Dublin**

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Housing Development of 8 unit(s) at Marmalade Lane, Wyckam Place, Dundrum, Dublin, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection**
 - Feasible without infrastructure upgrade by Uisce Éireann
 - Proposed connection to Uisce Éireann infrastructure is via a private infrastructure. Please be advised that at connection application stage you must provide written confirmation from the owner of the infrastructure that you have received a legal permission to connect to and that the infrastructure has capacity and integrity to cater for the additional demand from the Development.
- **Wastewater Connection**
 - Feasible without infrastructure upgrade by Uisce Éireann
 - Proposed connection to Uisce Éireann infrastructure is via a private infrastructure. Please be advised that at connection application stage you must provide written confirmation from the owner of the infrastructure that you have received a legal permission to connect to and that the infrastructure has capacity and integrity to cater for the additional demand from the Development.

Stiúrthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyoe, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.

Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

Section A - What is important to know?

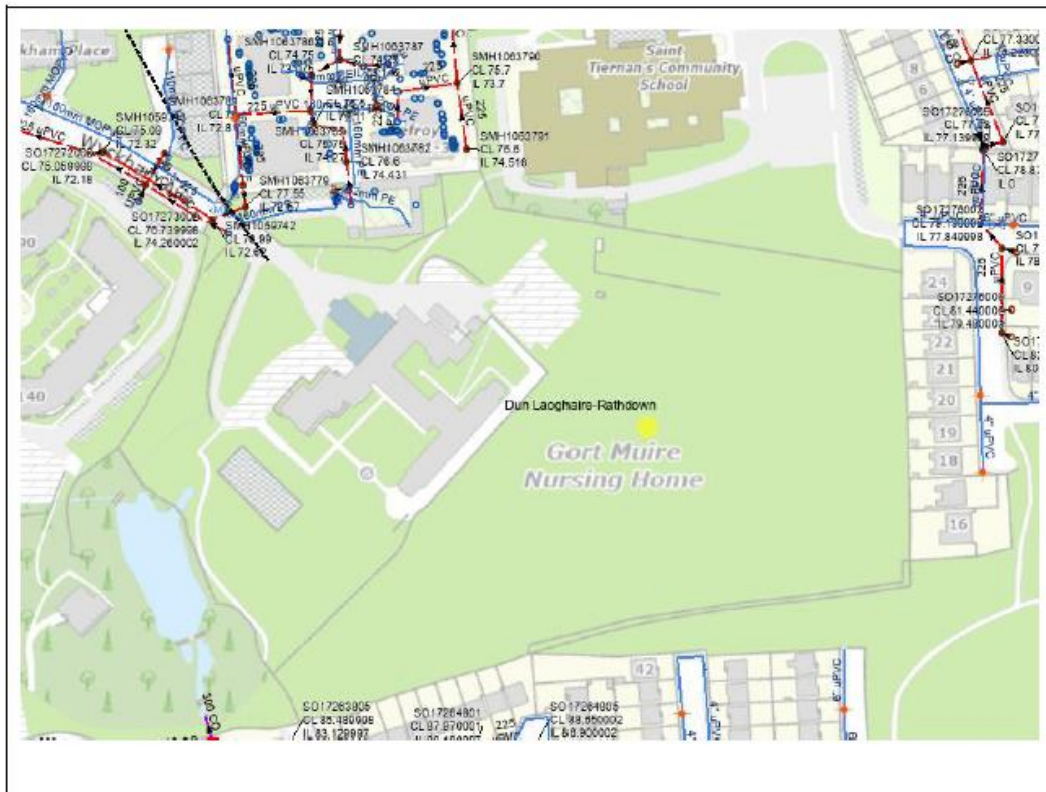
What is important to know?	Why is this important?
Do you need a contract to connect?	• Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application <u>and be granted and sign</u> a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	• A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	• Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	• All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. *Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works
Fire flow Requirements	• The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • What to do? - Contact the relevant Local Fire Authority
Plan for disposal of storm water	• The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • What to do? - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	• Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	• The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with <i>the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice</i>, available at www.water.ie/connections
Trade Effluent Licensing	• Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)

Section B – Details of Uisce Éireann's Network(s)

The map included below outlines the current Uisce Éireann infrastructure adjacent the Development: To access Uisce Éireann Maps email

datarequests@water.ie



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Note: The information provided on the included maps as to the position of Uisce Éireann's underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Uisce Éireann.

Whilst every care has been taken in respect of the information on Uisce Éireann's network(s), Uisce Éireann assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Uisce Éireann's underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Uisce Éireann's underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

Paul Doyle
DOBA
Unit 5C
Elm House
Millennium Park
Naas
Co. Kildare
W91P9P8

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

2 October 2025

**Re: Design Submission for Marmalade Lane, Wyckam Place, Dundrum, Dublin (the
“Development”)
(the “Design Submission”) / Connection Reference No: CDS25005360**

Dear Paul Doyle,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Uisce Éireann has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at www.water.ie/connections. Uisce Éireann’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Uisce Éireann’s network(s) (the **“Self-Lay Works”**), as reflected in your Design Submission. Acceptance of the Design Submission by Uisce Éireann does not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Uisce Éireann representative:

Name: Alicia Ros Bernal

Email: ailciarosbernal.bernal@water.ie

Yours sincerely,



Dermot Phelan
Connections Delivery Manager

Stiúrthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyoe, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.

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Appendix A

Document Title & Revision

- MLD-1-52-SW-XX-DR-DOB-CE-004000-S2.P01_Pr.Water Supply Layout
- MLD-1-52-SW-XX-DR-DOB-CE-003000-S2.P01_Pr.WW Drainage Layout
- MLD-1-52-SW-XX-DR-DOB-CE-014000-S2.P01_Pr.Drainage Long Sections

Additional Comments

The design submission will be subject to further technical review at connection application stage.

Uisce Éireann cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Uisce Éireann will not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.