

Planning Department
 Dun Laoghaire Rathdown County Council
 Marine Road
 Dun Laoghaire
 Co. Dublin

30 September 2021

Strategic Housing Development - Planning Application
An Bord Pleanála Reference (Pre-Planning Reference) 307355-20
For Lands at St. Joseph's House and adjoining properties at Brewery Road/Leopardstown Road, Dublin 18

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Homeland Silverpines, 8 Sandford Road, Dublin 6, D06 REH4**, to furnish you with 6 hard copies and 1 digital copy of a planning application for a Strategic Housing Development (SHD) that will be submitted to An Bord Pleanála. The proposal consists of 463 residential units, residential amenity space, a crèche facility and café, all located on lands at 'St. Joseph's House' and adjoining properties at Brewery Road / Leopardstown Road, Dublin 18.

This planning application is lodged in accordance with Section 3 of the Planning & Development (Housing) and Residential Tenancies Act 2016 being a development of **100 houses or more** and complies with the requirements of Section 8 in terms of the particulars enclosed herewith.

We note that Section 8 (1)(b)(i), requires that a copy of the planning application and Environmental Impact Assessment Report, shall be sent by the applicant to the planning authority or authorities in whose functional area or areas the proposed strategic housing development would be situated. As such, we confirm that 6 printed copies and 1 digital copy are now being issued to Dun Laoghaire Rathdown County Council by way of this formal submission.

The following documents are enclosed at this time:

No	Items	Consultant	No. of Copies	Copy/Original
1.	Planning Application Fee - €72,726.56 (Breakdown as per Application Form)	Applicant	Sent to ABP	-
2.	Site Notice (A3 Size) (erected at 13 locations 29 September 2021)	BMC	6 Hard Copies 1 Digital Copy	Copy
3.	Newspaper Notice (published in The Irish Daily Star 29 September 2021)	BMC	6 Hard Copies 1 Digital Copy	Copy
4.	Description of Development	BMC	6 Hard Copies 1 Digital Copy	Copy
5.	Strategic Housing Development Application Form	BMC	6 Hard Copies 1 Digital Copy	Copy
6.	Copy of Letters to Dun Laoghaire Rathdown Co Co & Prescribed Bodies	BMC	6 Hard Copies 1 Digital Copy	Copy
7.	Letter of Consent & Map	BMC	6 Hard Copies 1 Digital Copy	Copy
8.	Taking In Charge Letters from Dun Laoghaire Rathdown County Council	BMC	6 Hard Copies 1 Digital Copy	Copy



9.	Planning Report (Appended Letters of Consent and Taking In Charge Details)	BMC	6 Hard Copies 1 Digital Copy	Copy
10.	Community Infrastructure Statement	BMC	6 Hard Copies 1 Digital Copy	Copy
11.	Statement of Consistency	BMC	6 Hard Copies 1 Digital Copy	Copy
12.	Statement of Response to ABP Opinion	BMC	6 Hard Copies 1 Digital Copy	Copy
13.	Material Contravention Statement	BMC	6 Hard Copies 1 Digital Copy	Copy
14.	EIAR Confirmation Notice from EIAR Portal	BMC	6 Hard Copies 1 Digital Copy	Copy
15.	Environmental Impact Assessment Report (EIAR)	BMC	6 Hard Copies 1 Digital Copy	Copy
16.	Non - Technical Summary for the EIAR	BMC	6 Hard Copies 1 Digital Copy	Copy
17.	Full Set of Architectural Drawings & Drawing / Document Register	OMP Architects	6 Hard Copies 1 Digital Copy	Copy
18.	Site Boundary ESRI Shapefile	OMP Architects	Sent to ABP	-
19.	Schedule of Accommodation	OMP Architects	6 Hard Copies 1 Digital Copy	Copy
20.	Housing Quality Assessment	OMP Architects	6 Hard Copies 1 Digital Copy	Copy
21.	Part V Booklet (Proposals, Schedule of Accommodation, Detailed Costings, DLR Letter)	OMP Architects	6 Hard Copies 1 Digital Copy	Copy
22.	Masterplanning and Architectural Design Statement	OMP Architects	6 Hard Copies 1 Digital Copy	Copy
23.	Confirmation of Feasibility from Irish Water	Irish Water	6 Hard Copies 1 Digital Copy	Copy
24.	Design Acceptance from Irish Water	Irish Water	6 Hard Copies 1 Digital Copy	Copy
25.	Engineering Drawings & Drawing / Document Register	Barrett Mahony Consulting Engineers	6 Hard Copies 1 Digital Copy	Copy
26.	Civil Engineering Infrastructure Report for Planning	Barrett Mahony	6 Hard Copies 1 Digital Copy	Copy
27.	Site Specific Flood Risk Assessment	Barrett Mahony	6 Hard Copies 1 Digital Copy	Copy
28.	Hydrogeological Assessment of Proposed Soakaway	IE Consulting	6 Hard Copies 1 Digital Copy	Copy
29.	Traffic and Transport Assessment and Mobility Management Plan	ILTP	6 Hard Copies 1 Digital Copy	Copy
30.	DMURS Statement	ILTP	6 Hard Copies 1 Digital Copy	Copy
31.	Quality Audit (inclusive of a Stage 1 Road Safety Audit)	ILTP	6 Hard Copies 1 Digital Copy	Copy
32.	Construction & Environmental Management Plan	AWN Consulting	6 Hard Copies 1 Digital Copy	Copy
33.	Construction & Demolition Waste Management Plan	AWN Consulting	6 Hard Copies 1 Digital Copy	Copy
34.	Operational Waste Management Plan	AWN Consulting	6 Hard Copies 1 Digital Copy	Copy
35.	Landscape Architecture Drawings & Drawing Register	Mitchell & Associates	6 Hard Copies 1 Digital Copy	Copy



36	Landscape Report - Planning Submission to ABP	Mitchell & Associates	6 Hard Copies 1 Digital Copy	Copy
37	Screening for Appropriate Assessment	Brian Keeley Wildlife	6 Hard Copies 1 Digital Copy	Copy
38	Arboricultural Drawings & Drawing Register	The Tree File	6 Hard Copies 1 Digital Copy	Copy
39	Arboricultural Report	The Tree File	6 Hard Copies 1 Digital Copy	Copy
40	Site Services Public Lighting Drawings & Register	Fallon Design	6 Hard Copies 1 Digital Copy	Copy
41	Public Lighting Report	Fallon Design	6 Hard Copies 1 Digital Copy	Copy
42	Sustainability and Energy Report	Fallon Design	6 Hard Copies 1 Digital Copy	Copy
43	Assessment of Sunlight and Daylight Access within the Proposed Development	ARC Architectural	6 Hard Copies 1 Digital Copy	Copy
44	Building Lifecycle Report	Aramark	6 Hard Copies 1 Digital Copy	Copy
45	Estate & Common Area Management Strategy Report	Aramark	6 Hard Copies 1 Digital Copy	Copy
46	Universal Access Statement	O'Herlihy Access	6 Hard Copies 1 Digital Copy	Copy
47	Verified Photomontages and CGIs	Modelworks	6 Hard Copies 1 Digital Copy	Copy
48	Assessment of the Potential of Collision Risk For Birds	Gavin Fennessy	6 Hard Copies 1 Digital Copy	Copy
49	Telecommunications Report	Independent Site	6 Hard Copies 1 Digital Copy	Copy

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.sjshsd.ie

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire Rathdown County Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration or considerations specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application, together with the Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dún Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.sjshsd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and



(c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.


We confirm that we act for **Homeland Silverpines Limited** and request that all future correspondence in relation to this matter be directed to this office. We trust that you will find everything in order.

If you have any queries, please contact me directly.

Yours sincerely,



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