

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 v902

07 March 2022

SHD Application Reference ABP-311540-21

**Proposed Development on 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 respond to the Board's correspondence in relation to the above application.

We now enclose documents to be presented at the Oral Hearing commencing on Tuesday 08 March. As instructed, these documents were made available on the application SHD website before 10 am on today's date. The Board's notice suggests that the Applicant's Response be in the format of a PowerPoint presentation with accompanying audio. The Design Team has considered that a more legible approach is to submit Statements of Evidence in response to the issues raised, which can be easily read by all parties.

We note the Board has issued a 'limited agenda' and the material prepared by Design Team specifically addresses the Agenda items as follows:

(a) Quality of residential amenity for future residents in particular the extent of overshadowing of the proposed internal open spaces and separation distances on site

- This item will be addressed in submissions from OMP Architects and ARC Architectural Consultants

(b) Overshadowing and potential overbearing of private amenity areas for existing residents

- This item will be addressed in submissions from OMP Architects and ARC Architectural Consultants

(c) Assessment of the visual impact of the proposed development from a wider number of viewpoints

- This item will be addressed in a submission from Modelworks

(d) The proposed density, scale, height and design of the scheme specifically to address access to quality public transport and the vision for the area, and roles played by this area and others in the vicinity

- This item will be addressed in submissions from OMP Architects and ILTP Consultants

The following documents are available on the website and 3 no. hard copies of each are included herewith:

No.	Item	Consultant
1	Statement of Evidence	Derek Murphy & Rebecca Adam, OMP Architects
2	Oral Hearing Design Statement including drawings depicting potential modifications	OMP Architects
3	EIAR Addendum	Updated chapters prepared by BMC, ILTP & ARC
4	Booklet of Verified Views	Modelworks
5	Statement of Evidence	Richard Butler, Modelworks
6	Supplementary Analysis in relation to daylight/sunlight/overshadowing	ARC Architectural Consultants
7	Statement of Evidence	Amy Hastings, ARC Architectural Consultants

We trust that this is in order.

Yours sincerely,



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