

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 v902

16 May 2022

Strategic Housing Development Planning Application to An Bord Pleanála (Ref. ABP-311725-20)

**Lands at Broomhill Road, Tallaght, Dublin 24, D24XA52 and Unit 51, Broomhill Road, Tallaght, Dublin 24, D24E124
SDCC Pre-Planning Request Reference – SHD1SPP006/21**

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Garyaron Homes Ltd., Unit H2, Merrywell Business Park, Lower Ballymount Road, Dublin 12, D12XRX3**, to lodge this planning application to An Bord Pleanála under the Strategic Housing Development application process. The proposal relates to a proposal for 242 no. residential units, a childcare facility, a gym and associated amenity spaces on lands at **Broomhill Road, Tallaght, Dublin 24, D24 XA52 and Unit 51, Broomhill Road, Tallaght Dublin 24, D24E124.**

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 Part 2, Section 4 (1) in terms of the particulars enclosed herewith. We confirm that **2 hard copies and 3 digital copies** of all material is now submitted.

We note that Part 2, S4, (1)(b), stipulates that a copy of the planning application, shall be sent by the applicant to the planning authority or authorities in whose area or areas the proposed strategic housing development would be situated. As such, we confirm that **6 printed copies and 1 digital copy** have been issued to South Dublin County Council at this time.

In accordance with the requirements of Part 2, Section 5, (2) of the Planning & Development (Housing) and Residential Tenancies Act (2016), we can confirm that a pre-planning consultation has taken place with South Dublin County Council on 30th April 2021, and one consultation meeting was held with An Bord Pleanála on the 28th January 2022. The final proposal is a reflection of the discussions held and the feedback received in the South Dublin County Council and An Bord Pleanála opinions.

In accordance with Article 285 of the 2018 Regulations please find enclosed the following documentation:

| No | Items | Consultant | No. of Copies | Copy/Original |
|----|--|---------------------------------|-----------------------------------|---------------|
| 1 | Planning Application Fee - €38,621.84 €130x242 units = €31,460 €7.20 per sqm x 994.7sqm = €7,161.84 Total = €38,621.84 | Applicant – Garyaron Homes Ltd. | Cheque Attached | Original |
| 2 | Planning Application Form (inc. attached Development Description) | Brock McClure Consultants | 2 hard copies 3 digital copies | Copy |
| 3 | Planning Report and Statement of Consistency | Brock McClure Consultants | 2 hard copies 3 digital copies | Copy |
| 4 | Newspaper Notice – The Irish Daily Star 13.05.2022 | Brock McClure Consultants | 2 hard copies 3 digital copies | Copy |
| 5 | Site Notice – As erected 16.05.2022 | Brock McClure Consultants | 2 hard copies 3 digital copies | Copy |
| 6 | Building Lifecycle Report | Brock McClure Consultants | 2 hard copies 3 digital copies | Copy |
| 7 | Economic, Community and Social Infrastructure Audit | Brock McClure Consultants | 2 hard copies 3 digital copies | Copy |
| 8 | Material Contravention Statement | Brock McClure | 2 hard copies | Copy |

Broomhill Road, Tallaght, Dublin 24: ABP SHD Application

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|----|---|---|-----------------------------------|------|
| | | Consultants | 3 digital copies | |
| 9 | Response to An Bord Pleanála Opinion | Brock McClure Consultants | 2 hard copies 3 digital copies | Copy |
| 10 | Part V Validation Letter | South Dublin County Council | 2 hard copies 3 digital copies | Copy |
| 11 | Part V Costings with associated Drawings and HQA | Applicant – Garyaron Homes Ltd. and John Fleming Architects | 2 hard copies 3 digital copies | Copy |
| 12 | AA Screening Report | Malachy Walsh and Partners | 2 hard copies 3 digital copies | Copy |
| 13 | Ecological Impact Assessment Report | Malachy Walsh and Partners | 2 hard copies 3 digital copies | Copy |
| 14 | Environmental Impact Assessment Screening Report | Malachy Walsh and Partners | 2 hard copies 3 digital copies | Copy |
| 15 | Section 299b Statement | Malachy Walsh and Partners | 2 hard copies 3 digital copies | Copy |
| 16 | Sustainability Energy Statement | Environmental Design Partnership | 2 hard copies 3 digital copies | Copy |
| 17 | External Lighting Study | Environmental Design Partnership | 2 hard copies 3 digital copies | Copy |
| 18 | External Lighting Layout Drawing | Environmental Design Partnership | 2 hard copies 3 digital copies | Copy |
| 19 | Arboricultural Impact Assessment | Arbor Care | 2 hard copies 3 digital copies | Copy |
| 20 | Tree Protection Plan | Arbor Care | 2 hard copies 3 digital copies | Copy |
| 21 | Landscape Design and Access Statement Landscape Management and Maintenance Plan | Park Hood Landscape Architects | 2 hard copies 3 digital copies | Copy |
| 22 | Landscape Drawings Including Sections | Park Hood Landscape Architects | 2 hard copies 3 digital copies | Copy |
| 23 | Townscape and Visual Impact Assessment | Park Hood Landscape Architects | 2 hard copies 3 digital copies | Copy |
| 24 | Drainage Design Report (Including Confirmation of Design Acceptance from Irish Water) | Kavanagh Burke | 2 hard copies 3 digital copies | Copy |
| 25 | Engineering Water and Drainage Layout | Kavanagh Burke | 2 hard copies 3 digital copies | Copy |
| 26 | Traffic & Transport Assessment and Preliminary Travel Plan (Including DMURS Compliance Statement) | NRB Consulting Engineers | 2 hard copies 3 digital copies | Copy |
| 27 | Daylight & Sunlight Assessment Report | 3D Design Bureau | 2 hard copies 3 digital copies | Copy |
| 28 | CGI Views and Verified Photomontages (A3 Booklet) | 3D Design Bureau | 2 hard copies 3 digital copies | Copy |
| 29 | Architectural Drawings and Drawing Schedule | John Fleming Architects | 2 hard copies 3 digital copies | Copy |
| 30 | Design Statement (A3 Booklet) | John Fleming Architects | 2 hard copies 3 digital copies | Copy |
| 31 | Housing Quality Assessment and schedule of Accommodation (included in Design Statement) | John Fleming Architects | 2 hard copies 3 digital copies | Copy |
| 32 | Management Plan | BMC | 2 hard copies 3 digital copies | Copy |
| 33 | Bat Assessment | Bat Eco Services | 2 hard copies 3 digital copies | Copy |
| 34 | Letter of Consent | MacHale Plant Hire | 2 hard copies 3 digital copies | Copy |
| 35 | Noise and Vibration Impact Assessment | AWN | 2 hard copies 3 digital copies | Copy |
| 36 | Resource Waste Management Plan | AWN | 2 hard copies 3 digital copies | Copy |
| 37 | Operational Waste Management Plan | AWN | 2 hard copies 3 digital copies | Copy |
| 38 | Construction and Environmental Management Plan | AWN | 2 hard copies 3 digital copies | Copy |
| 39 | Aeronautical Impact Assessment | O'Dwyer and Jones | 2 hard copies 3 digital copies | Copy |
| 40 | Flood Risk Assessment | JBA | 2 hard copies 3 digital copies | Copy |
| 41 | Copies of letters to prescribed bodies and South Dublin County Council | BMC | 2 hard copies 3 digital copies | Copy |

Broomhill Road, Tallaght, Dublin 24: ABP SHD Application

We confirm that we act for **Garyaron Homes Ltd.** 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,



Matthew McRedmond

MRUP MIPI

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