

South Dublin County Council
Planning Department,
County Hall
Tallaght
Dublin 24

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 development of 242 no. residential units, a childcare facility, gym and associated amenity spaces on lands at **Broomhill Road, Tallaght, Dublin 24, D24 XA52 and Unit 51, Broomhill Road, Tallaght Dublin 24, D24E124**.

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 are now being issued to South Dublin County Council by way of this formal submission.

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 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 994.75sqm = €7,161.84 Total = €38,621.84	Applicant – Garyaron Homes Ltd.	Sent to ABP	Original
2	Planning Application Form (inc. attached Development Description)	Brock McClure Consultants	1 hard copy 1 digital copy	Copy
3	Planning Report and Statement of Consistency	Brock McClure Consultants	6 hard copies 1 digital copy	Copy
4	Newspaper Notice – The Irish Daily Star 13.05.2022	Brock McClure Consultants	1 Hard Copy 1 Digital Copy	Copy
5	Site Notice – As erected 16.05.2022	Brock McClure Consultants	1 hard copy 1 Digital Copy	Copy
6	Building Lifecycle Report	Brock McClure Consultants	6 hard copies 1 digital copy	Copy
7	Economic, Community and Social Infrastructure Audit	Brock McClure Consultants	6 hard copies 1 digital copy	Copy
8	Material Contravention Statement	Brock McClure Consultants	6 hard copies 1 digital copy	Copy
9	Response to An Bord Pleanála Opinion	Brock McClure	6 Hard Copies	Copy

Broomhill Road, Tallaght, Dublin 24 - ABP SHD Application

		Consultants	1 digital copy	
10	Part V Validation Letter	South Dublin County Council	6 hard copies 1 digital copy	Copy
11	Part V Costings with associated Drawings and HQA	Applicant – Garyaron Homes Ltd. and John Fleming Architects	6 hard copies 1 digital copy	Copy
12	AA Screening Report	Malachy Walsh and Partners	6 hard copies 1 digital copy	Copy
13	Ecological Impact Assessment Report	Malachy Walsh and Partners	6 hard copies 1 digital copy	Copy
14	Environmental Impact Assessment Screening Report	Malachy Walsh and Partners	6 hard copies 1 digital copy	Copy
15	Section 299b Statement	Malachy Walsh and Partners	6 Hard Copies 1 Digital copy	Copy
16	Sustainability Energy Statement	Environmental Design Partnership	6 hard copies 1 digital copy	Copy
17	External Lighting Study	Environmental Design Partnership	6 hard copies 1 digital copy	Copy
18	External Lighting Layout Drawing	Environmental Design Partnership	6 hard copies 1 digital copy	Copy
19	Arboricultural Impact Assessment	Arbor Care	6 hard copies 1 digital copy	Copy
20	Tree Protection Plan	Arbor Care	6 hard copies 1 digital copy	Copy
21	Landscape Design and Access Statement Landscape Management and Maintenance Plan	Park Hood Landscape Architects	6 hard copies 1 digital copy	Copy
22	Landscape Drawings Including Sections	Park Hood Landscape Architects	6 hard copies 1 digital copy	Copy
23	Townscape and Visual Impact Assessment	Park Hood Landscape Architects	6 hard copies 1 digital copy	Copy
24	Drainage Design Report (Including Confirmation of Feasibility from Irish Water)	Kavanagh Burke	6 hard copies 1 digital copy	Copy
25	Engineering Water and Drainage Layout	Kavanagh Burke	6 hard copies 1 digital copy	Copy
26	Traffic & Transport Assessment and Preliminary Travel Plan (Including DMURS Compliance Statement)	NRB Consulting Engineers	6 hard copies 1 digital copy	Copy
27	Daylight & Sunlight Assessment Report	3D Design Bureau	6 hard copies 1 digital copy	Copy
28	CGI Views and Verified Photomontages (A3 Booklet)	3D Design Bureau	6 hard copies 1 digital copy	Copy
29	Architectural Drawings and Drawing Schedule	John Fleming Architects	6 hard copies 1 digital copy	Copy
30	Design Statement (A3 Booklet)	John Fleming Architects	6 hard copies 1 digital copy	Copy
31	Housing Quality Assessment and schedule of Accommodation (included in Design Statement)	John Fleming Architects	6 hard copies 1 digital copy	Copy
32	Management Plan	BMC	6 hard copies 1 digital copy	Copy
33	Bat Assessment	Bat Eco Services	6 hard copies 1 digital copy	Copy
34	Letter of Consent	MacHale Plant Hire	6 Hard Copies 1 digital copy	Copy
35	Noise and Vibration Impact Assessment	AWN	6 Hard Copies 1 Digital Copy	Copy
36	Resource Waste Management Plan	AWN	6 Hard Copies 1 Digital Copy	Copy
37	Operational Waste Management Plan	AWN	6 Hard Copies 1 Digital Copy	Copy
38	Construction and Environmental Management Plan	AWN	6 Hard Copies 1 Digital Copy	Copy
39	Aeronautical Impact Assessment	O'Dwyer and Jones	6 Hard Copies 1 Digital Copy	Copy
40	Flood Risk Assessment	JBA	6 Hard Copies 1 Digital Copy	Copy
41	Copies of letters to prescribed bodies and An Bord Pleanála	BMC	6 Hard Copies 1 Digital Copy	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

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