

Irish Water  
Colvill House  
24/26 Talbot Street  
Dublin 1  
D01 NP86  
(via wetransfer)

16 May 2022

**Strategic Housing Development for 242 Residential Units and Associated Uses  
On lands located at the Broomhill Road Tallaght, Dublin 24, D24XA52 and Unit 51, Broomhill Road, Tallaght, Dublin 24,  
D24E124.**

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by **Garyaron Homes, 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 242no. residential units. A childcare facility, a gym and associated amenity spaces on lands located at the **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.

The final proposal reflects the discussions held and the feedback received from South Dublin County Council and An Bord Pleanála during the pre-application consultation process.

This correspondence is issued pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, which requires that a copy of the planning application is issued to prescribed bodies.

Electronic copies are now submitted to the following prescribed bodies:

1. Irish Water
2. National Transport Authority
3. South Dublin County Childcare Committee

We confirm that 2 hard copies and 3 digital copies of all material has been issued to the Board. We confirm that 6 hard copies and 1 digital copy has been issued to South Dublin County Council at this time.

The application may be inspected online at the following website set up by the applicant:  
[www.broomhillroadshd.ie](http://www.broomhillroadshd.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](http://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.

In accordance with the requirements of the SHD application process, a .dwg file of the application site boundary is provided within the soft copies of the application herewith.

An EIAR was not submitted with the application as the proposed development did not fall under the requirements set out in Schedule 5 Part 2 of the Planning and Development Regulations 2001, (as amended).

In accordance with Article 285 of the 2017 Regulations please find enclosed the following documentation:

| No | Items                                                                              | Consultant                                             | No. of Copies                   | Copy/Original |
|----|------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------|---------------|
| 1  | <b>Planning Application Fee - €38,621.84</b>                                       | Applicant – Garyaron Homes                             | Cheque Sent to An Bord Pleanála | Original      |
| 2  | Planning Application Form (inc. attached Development Description)                  | Brock McClure Consultants                              | 1 electronic copy               | Copy          |
| 3  | Planning Report and Statement of Consistency                                       | Brock McClure Consultants                              | 1 electronic copy               | Copy          |
| 4  | Newspaper Notice – The Irish Daily Star 29.04.2022                                 | Brock McClure Consultants                              | 1 electronic copy               | Copy          |
| 5  | Site Notice – As erected 29.04.2022                                                | Brock McClure Consultants                              | 1 electronic copy               | Copy          |
| 6  | Building Lifecycle Report                                                          | Brock McClure Consultants                              | 1 electronic copy               | Copy          |
| 7  | Economic, Community and Social Infrastructure Audit                                | Brock McClure Consultants                              | 1 electronic copy               | Copy          |
| 8  | Material Contravention Statement                                                   | Brock McClure Consultants                              | 1 electronic copy               | Copy          |
| 9  | Response to An Bord Pleanála Opinion                                               | Brock McClure Consultants                              | 1 electronic copy               | Copy          |
| 10 | Part V Validation Letter                                                           | South Dublin County Council                            | 1 electronic copy               | Copy          |
| 11 | Part V Costings with associated Drawings and HQA                                   | Applicant – Garyaron Homes and John Fleming Architects | 1 electronic copy               | Copy          |
| 12 | AA Screening Report                                                                | Malachy Walsh and Partners                             | 1 electronic copy               | Copy          |
| 13 | Ecological Impact Assessment Report                                                | Malachy Walsh and Partners                             | 1 electronic copy               | Copy          |
| 14 | Environmental Impact Assessment Screening Report                                   | Malachy Walsh and Partners                             | 1 electronic copy               | Copy          |
| 15 | Section 299b Statement                                                             | Malachy Walsh and Partners                             | 1 electronic copy               | Copy          |
| 16 | Sustainability Energy Statement                                                    | Environmental Design Partnership                       | 1 electronic copy               | Copy          |
| 17 | External Lighting Study                                                            | Environmental Design Partnership                       | 1 electronic copy               | Copy          |
| 18 | External Lighting Layout Drawing                                                   | Environmental Design Partnership                       | 1 electronic copy               | Copy          |
| 19 | Arboricultural Impact Assessment                                                   | Arbor Care                                             | 1 electronic copy               | Copy          |
| 20 | Tree Protection Plan                                                               | Arbor Care                                             | 1 electronic copy               | Copy          |
| 21 | Landscape Design and Access Statement<br>Landscape Management and Maintenance Plan | Park Hood Landscape Architects                         | 1 electronic copy               | Copy          |
| 22 | Landscape Drawings Including Sections                                              | Park Hood Landscape Architects                         | 1 electronic copy               | Copy          |
| 23 | Townscape and Visual Impact Assessment                                             | Park Hood Landscape Architects                         | 1 electronic copy               | Copy          |

|    |                                                                                                   |                          |                   |      |
|----|---------------------------------------------------------------------------------------------------|--------------------------|-------------------|------|
| 24 | Drainage Design Report (Including Confirmation of Design Acceptance from Irish Water)             | Kavanagh Burke           | 1 electronic copy | Copy |
| 25 | Engineering Water and Drainage Layout                                                             | Kavanagh Burke           | 1 electronic copy | Copy |
| 26 | Traffic & Transport Assessment and Preliminary Travel Plan (Including DMURS Compliance Statement) | NRB Consulting Engineers | 1 electronic copy | Copy |
| 27 | Daylight & Sunlight Assessment Report                                                             | 3D Design Bureau         | 1 electronic copy | Copy |
| 28 | CGI Views and Verified Photomontages (A3 Booklet)                                                 | 3D Design Bureau         | 1 electronic copy | Copy |
| 29 | Architectural Drawings and Drawing Schedule                                                       | John Fleming Architects  | 1 electronic copy | Copy |
| 30 | Design Statement (A3 Booklet)                                                                     | John Fleming Architects  | 1 electronic copy | Copy |
| 31 | Housing Quality Assessment and schedule of Accommodation (included in Design Statement)           | John Fleming Architects  | 1 electronic copy | Copy |
| 32 | Management Plan                                                                                   | BMC                      | 1 electronic copy | Copy |
| 33 | Bat Assessment                                                                                    | Bat Eco Services         | 1 electronic copy | Copy |
| 34 | Letter of Consent                                                                                 | MacHale Plant Hire       | 1 electronic copy | Copy |
| 35 | Noise and Vibration Impact Assessment                                                             | AWN                      | 1 electronic copy | Copy |
| 36 | Resource Waste Management Plan                                                                    | AWN                      | 1 electronic copy | Copy |
| 37 | Operational Waste Management Plan                                                                 | AWN                      | 1 electronic copy | Copy |
| 38 | Construction and Environmental Management Plan                                                    | AWN                      | 1 electronic copy | Copy |
| 39 | Aeronautical Impact Assessment                                                                    | O'Dwyer and Jones        | 1 electronic copy | Copy |
| 40 | Flood Risk Assessment                                                                             | JBA                      | 1 electronic copy | Copy |
| 41 | Copies of letters to prescribed bodies and South Dublin County Council                            | BMC                      | 1 electronic copy | Copy |

We trust that the documentation provided meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Planning and Development (Strategic Housing Development) Regulations 2017.

We conclude that we act for Garyaron Homes Limited and request that all future correspondence in relation to this matter be directed to this office. If you have any queries please contact me directly.

Yours sincerely,



**Matthew McRedmond**  
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