

National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2
D02 WT20
(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

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.

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	Planning Application Fee - €38,621.84	Applicant – Garyaron Homes	Cheque Sent to An Bord Pleanala	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 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,



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