



**Brady Shipman  
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**Celebrating.  
50 Years.**

Strategic Housing Unit  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

**Date:** 30<sup>th</sup> April 2019

**Re:** Strategic Housing Development (SHD) at 1-4 East Rd, Dublin 3  
(ABP-303265-18 – Pre-Application Reference)

Dear Sir/Madam

On behalf of the applicant Glenveagh Living Limited., 15 Merrion Square North, Dublin 2, D02 YN15 please find enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal. The proposal relates to the development of 554 no. residential units, enterprise space, foodhub/café/exhibition space, retail units, a crèche, men's shed, central plaza, public realm and associated works. This application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

We confirm that some 8 no. hard copies have been prepared in total.

Two no. copies have been prepared for submission to An Bord Pleanála and six no. copies for Dublin City Council. In addition, 3 no. digital copies (CD) have been prepared for submission to An Bord Pleanála (including a .dwg ITM file) and 3 no. digital copies for Dublin City Council.

1 no. digital copy has been prepared for each of the 7 no. respective statutory consultees (Transport Infrastructure Ireland, National Transport Authority, Irish Water, Dublin City Childcare Committee, Coras Iompair Éireann, Commission for Railway Regulation, Iarnród Éireann), as required under the 2016 Act. The Applicant confirmed with each of the 7 no. prescribed bodies that a digital copy was the preferred format for receipt of the application. In addition, as required under the Dublin City Development Plan 2016-2022, as an element of the scheme is above 48m, notification has also been sent to the Irish Aviation Authority.

### **Planning Fee**

An EFT has been lodged to An Bord Pleanála in the amount of €80,000, in accordance with the provisions of Part 2 (Section 5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended). Confirmation of this is attached to this letter.



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### **SHD Planning Application Form incl. Appendices**

A completed 'Strategic Housing Development - Section 5 Application Form', signed and dated, 29<sup>th</sup> April 2019 including:

- Appendix A: Copy of the required Letter of Consent from Dublin City Council
- Appendix B: Copy of Consultations with Irish Water
- Appendix C: Copy of letters to the Prescribed Bodies (A letter stating that submissions or observations may be made in writing to An Bord Pleanála, has been sent to the relevant prescribed bodies. These letters are accompanied by a digital copy of the planning application);

### **Document and Drawing Schedules**

The required drawings and documents have been provided and a full schedule of these are outlined in the table below. An Issue Sheet is attached to each Drawing Pack.

We trust that all relevant documentation has been enclosed but please don't hesitate to contact the undersigned on any issue arising.

Yours sincerely,

Sorcha Turnbull

Senior Planner

for

**Brady Shipman Martin**



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## Document and Drawing Schedules

Brady Shipman Martin- Planning, Landscape and Environmental Consultants			
Document No.	Title	Date	Size
	SHD Planning Application Form (Including Appendices)	29.04.19	A4
	Newspaper Notice	29.04.19	A3
	Site Notice	29.04.19	A3
	Planning Report	29.04.19	A4
	Planning Statement of Consistency	29.04.19	A4
	Material Contravention Statement	29.04.19	A4
	Response to An Bord Pleanala Opinion	29.04.19	A4
	Cover Letter to ABP	29.04.19	A4
	Cover Letter to DCC	29.04.19	A4
	Environmental Impact Assessment Report (incl. Appendices)	29.04.19	A4
	EIA Portal Notice Confirmation	18.04.19	A4
	Information for Screening for AA	18.04.19	A4
	Landscape Design Statement	17.04.19	A3
	Landscape Masterplan Overall	17.04.19	A0
	Landscape Masterplan Ground Floor	17.04.19	A0
	Landscape Masterplan Podium	17.04.19	A0
	Landscape Boundary Treatment	17.04.19	A1
	Landscape Drawings Issue Sheet	17.04.19	A4
	Photomontages	18.04.19	A3

Glenveagh Living Ltd.			
Document No.	Title	Date	Size
	Part V Pack	04.19	A3

O'Mahony Pike Architects			
Document No.	Title	Date	Size
	Architectural Design Statement	29.04.19	A3
	Housing Quality Assessment	29.04.19	A3
	Schedule of Accommodation	29.04.19	A4
<b>1804-OMP-00-00-DR-A-XX-11000</b>	Site Location Map	29.04.19	A1
<b>1804-OMP-00-00-DR-A-XX-11001</b>	Site Ownership Map	29.04.19	A1



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<b>1804-OMP-00-00-DR-A-XX-11002</b>	Site Plan Existing	29.04.19	A1
<b>1804-OMP-00-00-DR-A-XX-11003</b>	Site Plan Proposed	29.04.19	A1
<b>1804-OMP-00-00-DR-A-XX-11100</b>	Site Layout_Level 00 - Ground Floor Plan	29.04.19	A1
<b>1804-OMP-00-01-DR-A-XX-11101</b>	Site Layout_Level 01	29.04.19	A1
<b>1804-OMP-00-02-DR-A-XX-11102</b>	Site Layout_Level 02	29.04.19	A1
<b>1804-OMP-00-03-DR-A-XX-11103</b>	Site Layout_Level 03	29.04.19	A1
<b>1804-OMP-00-04-DR-A-XX-11104</b>	Site Layout_Level 04	29.04.19	A1
<b>1804-OMP-00-05-DR-A-XX-11105</b>	Site Layout_Level 05	29.04.19	A1
<b>1804-OMP-00-06-DR-A-XX-11106</b>	Site Layout_Level 06	29.04.19	A1
<b>1804-OMP-00-07-DR-A-XX-11107</b>	Site Layout_Level 07	29.04.19	A1
<b>1804-OMP-00-08-DR-A-XX-11108</b>	Site Layout_Level 08	29.04.19	A1
<b>1804-OMP-00-09-DR-A-XX-11009</b>	Site Layout_Level 09	29.04.19	A1
<b>1804-OMP-00-10-DR-A-XX-11110</b>	Site Layout_Level 10	29.04.19	A1
<b>1804-OMP-00-11-DR-A-XX-11111</b>	Site Layout_Level 11	29.04.19	A1
<b>1804-OMP-00-12-DR-A-XX-11112</b>	Site Layout_Level 12	29.04.19	A1
<b>1804-OMP-00-13-DR-A-XX-11113</b>	Site Layout_Level 13	29.04.19	A1
<b>1804-OMP-00-14-DR-A-XX-11114</b>	Site Layout_Level 14	29.04.19	A1
<b>1804-OMP-00-15-DR-A-XX-11115</b>	Site Layout_Level 15	29.04.19	A1
<b>1804-OMP-00-00-DR-A-XX-11116</b>	Site Layout_Level 00 - Ground Floor Plan - Block A1/A2/A3/B1	29.04.19	A0
<b>1804-OMP-00-00-DR-A-XX-11117</b>	Site Layout_Level 00 - Ground Floor Plan - Block B2/C1/C2/D1/D2	29.04.19	A0
<b>1804-OMP-DW-00-DR-A-XX-11000</b>	Demolition Site Plan	29.04.19	A1
<b>1804-OMP-DW-XX-DR-A-XX-20000</b>	Demolition Elevations - Building A	29.04.19	A1
<b>1804-OMP-DW-XX-DR-A-XX-20001</b>	Demolition Elevations - Building B	29.04.19	A1
<b>1804-OMP-DW-XX-DR-A-XX-20002</b>	Demolition Elevations - Building C	29.04.19	A1
<b>1804-OMP-DW-XX-DR-A-XX-20003</b>	Demolition Elevations - Building D	29.04.19	A1
<b>1804-OMP-DW-XX-DR-A-XX-20004</b>	Demolition Elevations - Building E	29.04.19	A1
<b>1804-OMP-00-00-DR-A-XX-31001</b>	Site Sections 1 & 2	29.04.19	A0
<b>1804-OMP-00-00-DR-A-XX-31002</b>	Site Sections 3 & 4	29.04.19	A0
<b>1804-OMP-00-00-DR-A-XX-31003</b>	Site Sections 5 & 6	29.04.19	A0
<b>1804-OMP-00-00-DR-A-XX-31004</b>	Site Sections 7 & 8	29.04.19	A0
<b>1804-OMP-00-00-DR-A-XX-31005</b>	Site Section 9	29.04.19	A0
<b>1804-OMP-A1-01-DR-A-XX-11001</b>	Block A1_Level 01	29.04.19	A1
<b>1804-OMP-A1-02-DR-A-XX-11002</b>	Block A1_Level 02	29.04.19	A1
<b>1804-OMP-A1-03-DR-A-XX-11003</b>	Block A1_Level 03	29.04.19	A1
<b>1804-OMP-A1-04-DR-A-XX-11004</b>	Block A1_Level 04	29.04.19	A1
<b>1804-OMP-A1-05-DR-A-XX-11005</b>	Block A1_Level 05	29.04.19	A1
<b>1804-OMP-A1-06-DR-A-XX-11006</b>	Block A1_Level 06	29.04.19	A1
<b>1804-OMP-A1-07-DR-A-XX-11007</b>	Block A1_Level 07	29.04.19	A1
<b>1804-OMP-A1-ZZ-DR-A-XX-21001</b>	Block A1 Elevations	29.04.19	A1
<b>1804-OMP-A1-ZZ-DR-A-XX-21002</b>	Block A1 Elevations -Duplex Units	29.04.19	A1
<b>1804-OMP-A1-ZZ-DR-A-XX-31001</b>	Block A1 Sections	29.04.19	A1



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<b>1804-OMP-A2-01-DR-A-XX-11001</b>	Block A2_Level 01	29.04.19	A1
<b>1804-OMP-A2-02-DR-A-XX-11002</b>	Block A2_Level 02	29.04.19	A1
<b>1804-OMP-A2-03-DR-A-XX-11003</b>	Block A2_Level 03	29.04.19	A1
<b>1804-OMP-A2-04-DR-A-XX-11004</b>	Block A2_Level 04	29.04.19	A1
<b>1804-OMP-A2-05-DR-A-XX-11005</b>	Block A2_Level 05	29.04.19	A1
<b>1804-OMP-A2-06-DR-A-XX-11006</b>	Block A2_Level 06	29.04.19	A1
<b>1804-OMP-A2-07-DR-A-XX-11007</b>	Block A2_Level 07	29.04.19	A1
<b>1804-OMP-A2-ZZ-DR-A-XX-21001</b>	Block A2 Elevations	29.04.19	A1
<b>1804-OMP-A2-ZZ-DR-A-XX-21002</b>	Block A2 Elevations -Duplex Units	29.04.19	A1
<b>1804-OMP-A2-ZZ-DR-A-XX-31001</b>	Block A2 Sections	29.04.19	A1
<b>1804-OMP-A3-01-DR-A-XX-11001</b>	Block A3_Level 01	29.04.19	A1
<b>1804-OMP-A3-02-DR-A-XX-11002</b>	Block A3_Level 02	29.04.19	A1
<b>1804-OMP-A3-03-DR-A-XX-11003</b>	Block A3_Level 03	29.04.19	A1
<b>1804-OMP-A3-04-DR-A-XX-11004</b>	Block A3_Level 04	29.04.19	A1
<b>1804-OMP-A3-05-DR-A-XX-11005</b>	Block A3_Level 05	29.04.19	A1
<b>1804-OMP-A3-06-DR-A-XX-11006</b>	Block A3_Level 06	29.04.19	A1
<b>1804-OMP-A3-07-DR-A-XX-11007</b>	Block A3_Level 07	29.04.19	A1
<b>1804-OMP-A3-ZZ-DR-A-XX-21001</b>	Block A3 Elevations	29.04.19	A1
<b>1804-OMP-A3-ZZ-DR-A-XX-31001</b>	Block A3 Sections	29.04.19	A1
<b>1804-OMP-B1-01-DR-A-XX-11001</b>	Block B1_Level 01	29.04.19	A1
<b>1804-OMP-B1-02-DR-A-XX-11002</b>	Block B1_Level 02	29.04.19	A1
<b>1804-OMP-B1-03-DR-A-XX-11003</b>	Block B1_Level 03	29.04.19	A1
<b>1804-OMP-B1-04-DR-A-XX-11004</b>	Block B1_Level 04	29.04.19	A1
<b>1804-OMP-B1-ZZ-DR-A-XX-21001</b>	Block B1 Elevations & Sections	29.04.19	A1
<b>1804-OMP-B2-01-DR-A-XX-11001</b>	Block B2_Level 01	29.04.19	A1
<b>1804-OMP-B2-02-DR-A-XX-11002</b>	Block B2_Level 02	29.04.19	A1
<b>1804-OMP-B2-03-DR-A-XX-11003</b>	Block B2_Level 03	29.04.19	A1
<b>1804-OMP-B2-04-DR-A-XX-11004</b>	Block B2_Level 04	29.04.19	A1
<b>1804-OMP-B2-05-DR-A-XX-11005</b>	Block B2_Level 05	29.04.19	A1
<b>1804-OMP-B2-06-DR-A-XX-11006</b>	Block B2_Level 06	29.04.19	A1
<b>1804-OMP-B2-ZZ-DR-A-XX-21001</b>	Block B2 Elevations	29.04.19	A1
<b>1804-OMP-B2-ZZ-DR-A-XX-31001</b>	Block B2 Sections	29.04.19	A1
<b>1804-OMP-C1-01-DR-A-XX-11001</b>	Block C1_Level 01	29.04.19	A1
<b>1804-OMP-C1-02-DR-A-XX-11002</b>	Block C1_Level 02	29.04.19	A1
<b>1804-OMP-C1-03-DR-A-XX-11003</b>	Block C1_Level 03	29.04.19	A1
<b>1804-OMP-C1-04-DR-A-XX-11004</b>	Block C1_Level 04	29.04.19	A1
<b>1804-OMP-C1-05-DR-A-XX-11005</b>	Block C1_Level 05	29.04.19	A1
<b>1804-OMP-C1-06-DR-A-XX-11006</b>	Block C1_Level 06	29.04.19	A1
<b>1804-OMP-C1-07-DR-A-XX-11007</b>	Block C1_Level 07	29.04.19	A1
<b>1804-OMP-C1-08-DR-A-XX-11008</b>	Block C1_Level 08	29.04.19	A1
<b>1804-OMP-C1-ZZ-DR-A-XX-21001</b>	Block C1 Elevations	29.04.19	A1
<b>1804-OMP-C1-ZZ-DR-A-XX-31001</b>	Block C1 Sections	29.04.19	A1
<b>1804-OMP-C2-01-DR-A-XX-11001</b>	Block C2_Level 01	29.04.19	A1



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<b>1804-OMP-C2-02-DR-A-XX-11002</b>	Block C2_Level 02	29.04.19	A1
<b>1804-OMP-C2-03-DR-A-XX-11003</b>	Block C2_Level 03	29.04.19	A1
<b>1804-OMP-C2-04-DR-A-XX-11004</b>	Block C2_Level 04	29.04.19	A1
<b>1804-OMP-C2-05-DR-A-XX-11005</b>	Block C2_Level 05	29.04.19	A1
<b>1804-OMP-C2-06-DR-A-XX-11006</b>	Block C2_Level 06	29.04.19	A1
<b>1804-OMP-C2-07-DR-A-XX-11007</b>	Block C2_Level 07	29.04.19	A1
<b>1804-OMP-C2-08-DR-A-XX-11008</b>	Block C2_Level 08	29.04.19	A1
<b>1804-OMP-C3-09-DR-A-XX-11009</b>	Block C2_Level 09	29.04.19	A1
<b>1804-OMP-C4-10-DR-A-XX-11010</b>	Block C2_Level 10	29.04.19	A1
<b>1804-OMP-C2-ZZ-DR-A-XX-21001</b>	Block C2 Elevations	29.04.19	A1
<b>1804-OMP-C2-ZZ-DR-A-XX-31001</b>	Block C2 Sections	29.04.19	A1
<b>1804-OMP-D1-01-DR-A-XX-11001</b>	Block D1_Level 01	29.04.19	A1
<b>1804-OMP-D1-02-DR-A-XX-11002</b>	Block D1_Level 02	29.04.19	A1
<b>1804-OMP-D1-03-DR-A-XX-11003</b>	Block D1_Level 03	29.04.19	A1
<b>1804-OMP-D1-04-DR-A-XX-11004</b>	Block D1_Level 04	29.04.19	A1
<b>1804-OMP-D1-05-DR-A-XX-11005</b>	Block D1_Level 05	29.04.19	A1
<b>1804-OMP-D1-06-DR-A-XX-11006</b>	Block D1_Level 06	29.04.19	A1
<b>1804-OMP-D1-07-DR-A-XX-11007</b>	Block D1_Level 07	29.04.19	A1
<b>1804-OMP-D1-08-DR-A-XX-11008</b>	Block D1_Level 08	29.04.19	A1
<b>1804-OMP-D1-ZZ-DR-A-XX-21001</b>	Block D1 Elevations	29.04.19	A1
<b>1804-OMP-D1-ZZ-DR-A-XX-31001</b>	Block D1 Sections	29.04.19	A1
<b>1804-OMP-D2-01-DR-A-XX-11001</b>	Block D2_Level 01	29.04.19	A1
<b>1804-OMP-D2-02-DR-A-XX-11002</b>	Block D2_Level 02	29.04.19	A1
<b>1804-OMP-D2-03-DR-A-XX-11003</b>	Block D2_Level 03	29.04.19	A1
<b>1804-OMP-D2-04-DR-A-XX-11004</b>	Block D2_Level 04	29.04.19	A1
<b>1804-OMP-D2-05-DR-A-XX-11005</b>	Block D2_Level 05	29.04.19	A1
<b>1804-OMP-D2-06-DR-A-XX-11006</b>	Block D2_Level 06	29.04.19	A1
<b>1804-OMP-D2-07-DR-A-XX-11007</b>	Block D2_Level 07	29.04.19	A1
<b>1804-OMP-D2-08-DR-A-XX-11008</b>	Block D2_Level 08	29.04.19	A1
<b>1804-OMP-D2-09-DR-A-XX-11009</b>	Block D2_Level 09	29.04.19	A1
<b>1804-OMP-D2-10-DR-A-XX-11010</b>	Block D2_Level 10	29.04.19	A1
<b>1804-OMP-D2-11-DR-A-XX-11011</b>	Block D2_Level 11	29.04.19	A1
<b>1804-OMP-D2-12-DR-A-XX-11012</b>	Block D2_Level 12	29.04.19	A1
<b>1804-OMP-D2-13-DR-A-XX-11013</b>	Block D2_Level 13	29.04.19	A1
<b>1804-OMP-D2-14-DR-A-XX-11014</b>	Block D2_Level 14	29.04.19	A1
<b>1804-OMP-D3-15-DR-A-XX-11015</b>	Block D2_Level 15	29.04.19	A1
<b>1804-OMP-D2-ZZ-DR-A-XX-21001</b>	Block D2 Elevations - South & East	29.04.19	A1
<b>1804-OMP-D2-ZZ-DR-A-XX-21002</b>	Block D2 Elevations - North & West	29.04.19	A1
<b>1804-OMP-D2-ZZ-DR-A-XX-31001</b>	Block D2 Sections	29.04.19	A1



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DBFL Consulting Engineers			
Document No.	Title	Date	Size
170200-2000	Road Layout Plan	24.04.19	A1
170200-2001	Road Layout Plan - Internal	24.04.19	A0
170200-2002	Taken in Charge Extents	24.04.19	A1
170200-2003	Vehicle Tracking	24.04.19	A1
170200-3000	Site Services Layout	24.04.19	A0
170200-3001	Watermain Layout	24.04.19	A0
170200-3002	Surface Water Strategy	24.04.19	A0
170200-3011	Drainage Construction Details Sheet 1	24.04.19	A1
170200-3012	Drainage Construction Details Sheet 2	24.04.19	A1
170200-3013	Drainage Construction Details Sheet 3	24.04.19	A1
170200-REP-001	Traffic & Transport Assessment	24.04.19	A4
170200-REP-002	Infrastructure Design Report	24.04.19	A4
170200-REP-003	Site Specific Flood Risk Assessment	24.04.19	A4
170200-REP-004	Preliminary Construction Management Plan	24.04.19	A4
170200-REP-005	Parking Strategy	24.04.19	A4
170200-Rep-007	Mobility Management Plan	24.04.19	A4
170200-TN-006	DMURS Compliance Statement	24.04.19	A4

Ethos Engineering			
Document No.	Title	Date	Size
	Site Lighting Report	19.04.19	A4
	Energy Statement	19.04.19	A4
ERD-ETH-ZZ-XX-DR-E-SS100	Electrical Services External Site Layout	19.04.19	A1

Aramark Property			
Document No.	Title	Date	Size
	Building Life Cycle Report	18.04.19	A4
	Estate & Common Area Property Management Strategy	18.04.19	A4

Element 78			
Document No.	Title	Date	Size
	Enterprise Management Plan	04.19	A4



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**AWN Consulting**

Document No.	Title	Date	Size
	Operational Waste Management Plan	12.04.19	A4
	Construction & Demolition Waste Management Plan	12.04.19	A4

**ARC Ltd.**

Document No.	Title	Date	Size
	Sunlight & Daylight Access Analysis	03.19	A4

**Arup Consulting Engineers**

Document No.	Title	Date	Size
	Wind Microclimate Study	17.04.19	A4

**Element 78**

Document No.	Title	Date	Size
	Enterprise Management Plan	04.19	A4