



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

Strategic Housing Unit
An Bord Pleanála
64 Marlborough Street
Dublin 1

Date: 19th June 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").

For clarity this application relates to the same proposed development at 1-4 East Road, as was subject to a previous application lodged with An Bord Pleanála on 30th April 2019 (ABP Reference: PL06S.304363), that has been subsequently withdrawn.

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, 19th June 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);
- Appendix D: Copy of Letter to the IAA

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)	19.06.19	A4
	Newspaper Notice	20.06.19	A3
	Site Notice	20.06.19	A3
	Planning Report	17.06.19	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	20.06.19	A4
	Cover Letter to DCC	20.06.19	A4
	Environmental Impact Assessment Report (incl. Appendices)	18.06.19	A4
	EIA Portal Notice Confirmation	19.06.19	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
1804-OMP-00-00-DR-A-XX-11000	Site Location Map	29.04.19	A1
1804-OMP-00-00-DR-A-XX-11001	Site Ownership Map	29.04.19	A1
1804-OMP-00-00-DR-A-XX-11002	Site Plan Existing	29.04.19	A1



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1804-OMP-00-00-DR-A-XX-11003	Site Plan Proposed	29.04.19	A1
1804-OMP-00-00-DR-A-XX-11100	Site Layout_Level 00 - Ground Floor Plan	29.04.19	A1
1804-OMP-00-01-DR-A-XX-11101	Site Layout_Level 01	29.04.19	A1
1804-OMP-00-02-DR-A-XX-11102	Site Layout_Level 02	29.04.19	A1
1804-OMP-00-03-DR-A-XX-11103	Site Layout_Level 03	29.04.19	A1
1804-OMP-00-04-DR-A-XX-11104	Site Layout_Level 04	29.04.19	A1
1804-OMP-00-05-DR-A-XX-11105	Site Layout_Level 05	29.04.19	A1
1804-OMP-00-06-DR-A-XX-11106	Site Layout_Level 06	29.04.19	A1
1804-OMP-00-07-DR-A-XX-11107	Site Layout_Level 07	29.04.19	A1
1804-OMP-00-08-DR-A-XX-11108	Site Layout_Level 08	29.04.19	A1
1804-OMP-00-09-DR-A-XX-11009	Site Layout_Level 09	29.04.19	A1
1804-OMP-00-10-DR-A-XX-11110	Site Layout_Level 10	29.04.19	A1
1804-OMP-00-11-DR-A-XX-11111	Site Layout_Level 11	29.04.19	A1
1804-OMP-00-12-DR-A-XX-11112	Site Layout_Level 12	29.04.19	A1
1804-OMP-00-13-DR-A-XX-11113	Site Layout_Level 13	29.04.19	A1
1804-OMP-00-14-DR-A-XX-11114	Site Layout_Level 14	29.04.19	A1
1804-OMP-00-15-DR-A-XX-11115	Site Layout_Level 15	29.04.19	A1
1804-OMP-00-00-DR-A-XX-11116	Site Layout_Level 00 - Ground Floor Plan - Block A1/A2/A3/B1	29.04.19	A0
1804-OMP-00-00-DR-A-XX-11117	Site Layout_Level 00 - Ground Floor Plan - Block B2/C1/C2/D1/D2	29.04.19	A0
1804-OMP-DW-00-DR-A-XX-11000	Demolition Site Plan	29.04.19	A1
1804-OMP-DW-XX-DR-A-XX-20000	Demolition Elevations - Building A	29.04.19	A1
1804-OMP-DW-XX-DR-A-XX-20001	Demolition Elevations - Building B	29.04.19	A1
1804-OMP-DW-XX-DR-A-XX-20002	Demolition Elevations - Building C	29.04.19	A1
1804-OMP-DW-XX-DR-A-XX-20003	Demolition Elevations - Building D	29.04.19	A1
1804-OMP-DW-XX-DR-A-XX-20004	Demolition Elevations - Building E	29.04.19	A1
1804-OMP-00-00-DR-A-XX-31001	Site Sections 1 & 2	29.04.19	A0
1804-OMP-00-00-DR-A-XX-31002	Site Sections 3 & 4	29.04.19	A0
1804-OMP-00-00-DR-A-XX-31003	Site Sections 5 & 6	29.04.19	A0
1804-OMP-00-00-DR-A-XX-31004	Site Sections 7 & 8	29.04.19	A0
1804-OMP-00-00-DR-A-XX-31005	Site Section 9	29.04.19	A0
1804-OMP-A1-01-DR-A-XX-11001	Block A1_Level 01	29.04.19	A1
1804-OMP-A1-02-DR-A-XX-11002	Block A1_Level 02	29.04.19	A1
1804-OMP-A1-03-DR-A-XX-11003	Block A1_Level 03	29.04.19	A1
1804-OMP-A1-04-DR-A-XX-11004	Block A1_Level 04	29.04.19	A1
1804-OMP-A1-05-DR-A-XX-11005	Block A1_Level 05	29.04.19	A1
1804-OMP-A1-06-DR-A-XX-11006	Block A1_Level 06	29.04.19	A1
1804-OMP-A1-07-DR-A-XX-11007	Block A1_Level 07	29.04.19	A1
1804-OMP-A1-ZZ-DR-A-XX-21001	Block A1 Elevations	29.04.19	A1
1804-OMP-A1-ZZ-DR-A-XX-21002	Block A1 Elevations -Duplex Units	29.04.19	A1
1804-OMP-A1-ZZ-DR-A-XX-31001	Block A1 Sections	29.04.19	A1
1804-OMP-A2-01-DR-A-XX-11001	Block A2_Level 01	29.04.19	A1



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



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1804-OMP-C2-03-DR-A-XX-11003	Block C2_Level 03	29.04.19	A1
1804-OMP-C2-04-DR-A-XX-11004	Block C2_Level 04	29.04.19	A1
1804-OMP-C2-05-DR-A-XX-11005	Block C2_Level 05	29.04.19	A1
1804-OMP-C2-06-DR-A-XX-11006	Block C2_Level 06	29.04.19	A1
1804-OMP-C2-07-DR-A-XX-11007	Block C2_Level 07	29.04.19	A1
1804-OMP-C2-08-DR-A-XX-11008	Block C2_Level 08	29.04.19	A1
1804-OMP-C3-09-DR-A-XX-11009	Block C2_Level 09	29.04.19	A1
1804-OMP-C4-10-DR-A-XX-11010	Block C2_Level 10	29.04.19	A1
1804-OMP-C2-ZZ-DR-A-XX-21001	Block C2 Elevations	29.04.19	A1
1804-OMP-C2-ZZ-DR-A-XX-31001	Block C2 Sections	29.04.19	A1
1804-OMP-D1-01-DR-A-XX-11001	Block D1_Level 01	29.04.19	A1
1804-OMP-D1-02-DR-A-XX-11002	Block D1_Level 02	29.04.19	A1
1804-OMP-D1-03-DR-A-XX-11003	Block D1_Level 03	29.04.19	A1
1804-OMP-D1-04-DR-A-XX-11004	Block D1_Level 04	29.04.19	A1
1804-OMP-D1-05-DR-A-XX-11005	Block D1_Level 05	29.04.19	A1
1804-OMP-D1-06-DR-A-XX-11006	Block D1_Level 06	29.04.19	A1
1804-OMP-D1-07-DR-A-XX-11007	Block D1_Level 07	29.04.19	A1
1804-OMP-D1-08-DR-A-XX-11008	Block D1_Level 08	29.04.19	A1
1804-OMP-D1-ZZ-DR-A-XX-21001	Block D1 Elevations	29.04.19	A1
1804-OMP-D1-ZZ-DR-A-XX-31001	Block D1 Sections	29.04.19	A1
1804-OMP-D2-01-DR-A-XX-11001	Block D2_Level 01	29.04.19	A1
1804-OMP-D2-02-DR-A-XX-11002	Block D2_Level 02	29.04.19	A1
1804-OMP-D2-03-DR-A-XX-11003	Block D2_Level 03	29.04.19	A1
1804-OMP-D2-04-DR-A-XX-11004	Block D2_Level 04	29.04.19	A1
1804-OMP-D2-05-DR-A-XX-11005	Block D2_Level 05	29.04.19	A1
1804-OMP-D2-06-DR-A-XX-11006	Block D2_Level 06	29.04.19	A1
1804-OMP-D2-07-DR-A-XX-11007	Block D2_Level 07	29.04.19	A1
1804-OMP-D2-08-DR-A-XX-11008	Block D2_Level 08	29.04.19	A1
1804-OMP-D2-09-DR-A-XX-11009	Block D2_Level 09	29.04.19	A1
1804-OMP-D2-10-DR-A-XX-11010	Block D2_Level 10	29.04.19	A1
1804-OMP-D2-11-DR-A-XX-11011	Block D2_Level 11	29.04.19	A1
1804-OMP-D2-12-DR-A-XX-11012	Block D2_Level 12	29.04.19	A1
1804-OMP-D2-13-DR-A-XX-11013	Block D2_Level 13	29.04.19	A1
1804-OMP-D2-14-DR-A-XX-11014	Block D2_Level 14	29.04.19	A1
1804-OMP-D3-15-DR-A-XX-11015	Block D2_Level 15	29.04.19	A1
1804-OMP-D2-ZZ-DR-A-XX-21001	Block D2 Elevations - South & East	29.04.19	A1
1804-OMP-D2-ZZ-DR-A-XX-21002	Block D2 Elevations - North & West	29.04.19	A1
1804-OMP-D2-ZZ-DR-A-XX-31001	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	06.19	A4
	Energy Statement	06.19	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	17.06.19	A4
	Construction & Demolition Waste Management Plan	17.06.19	A4

ARC Ltd.

Document No.	Title	Date	Size
	Sunlight & Daylight Access Analysis	06.19	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