

An Bord Pleanála
 64 Marlborough Street
 Dublin 1
 D01 v902

4 September 2019

Strategic Housing Development - Planning Application
An Bord Pleanála Reference (Pre-Planning Reference) 304147-19
For Lands adjacent to The Grange, Brewery Road/Stillorgan Road, Stillorgan, Blackrock, Co. Dublin

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 10, 94 St. Stephen's Green, Dublin 2, D02 FD40**, to lodge this planning application to An Bord Pleanála under the Strategic Housing Development application process. The planning application relates to a proposal for 287 residential units, a crèche facility and residential tenant amenity space on lands adjacent to The Grange, Brewery Road/Stillorgan Road, Stillorgan, Blackrock, Co. Dublin.

This planning application is lodged in accordance with Section 3 of the Planning & Development (Housing) and Residential Tenancies Act 2016, that being a development of **100 houses or more**. This planning application also complies with the requirements of Section 8 of the Planning & Development (Housing) and Residential Tenancies Act 2016 in terms of the particulars enclosed herewith.

In this regard, please find enclosed the following documentation:

| No | Items | Consultant | No. of Copies | Copy/Original |
|----|---|-----------------------|-----------------------------------|----------------------|
| 1 | Planning Application Fee - €59,665.20 (Breakdown as per planning application form) | Applicant | 1 | Original |
| 2 | Site Notice (A3 Size) (erected at 4 locations 3 September 2019) | BMC | 2 hard copies 3 digital copies | Copy |
| 3 | Newspaper Notice (published in The Irish Daily Star 3 September 2019) | BMC | 2 hard copies 3 digital copies | Original & Copies |
| 4 | Description of Development | BMC | 2 hard copies 3 digital copies | Copy |
| 5 | ABP - SHD Planning Application Form | BMC | 2 hard copies 3 digital copies | Copy |
| 6 | Copy of Letters to Dun Laoghaire Rathdown Co Co & Prescribed Bodies | BMC | 2 hard copies 3 digital copies | Copy |
| 7 | Letter of Consent from Management Company & Map | Management Company | 2 hard copies 3 digital copies | Copy |
| 8 | Taking In Charge Letter from Dun Laoghaire Rathdown County Council | BMC | 2 hard copies 3 digital copies | Copy |
| 9 | Planning Report (including records of pre-planning minutes) | BMC | 2 hard copies 3 digital copies | Copy |
| 10 | Community Infrastructure Statement | BMC | 2 hard copies 3 digital copies | Copy |
| 11 | Statement of Consistency (including draft legal covenant) | BMC | 2 hard copies 3 digital copies | Copy |
| 12 | Statement of Response to ABP Opinion | BMC | 2 hard copies 3 digital copies | Copy |
| 13 | Build to Rent Justification Report | BMC | 2 hard copies 3 digital copies | Copy |
| 14 | EIAR Confirmation Notice from EIAR Portal | BMC | 2 hard copies 3 digital copies | Copy |
| 15 | Environmental Impact Assessment Report (EIAR) | BMC | 2 hard copies 3 digital copies | Copy |
| 16 | Non - Technical Summary for the EIAR | BMC | 2 hard copies 3 digital copies | Copy |
| 17 | Full Set of Architectural Drawings & Drawing Register | OMP Architects | 2 hard copies | Copy |



SHD - Lands adjacent to The Grange, Brewery Road/Stillorgan Road, Stillorgan, Blackrock, Co. Dublin: Planning Application

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| | | | 3 digital copies 2 x CD ROM | |
| 18 | Site Boundary ESRI Shapefile | OMP Architects | 2 hard copies 3 digital copies | Copy |
| 19 | Schedule of Accommodation | OMP Architects | 2 hard copies 3 digital copies | Copy |
| 20 | Housing Quality Assessment | OMP Architects | 2 hard copies 3 digital copies | Copy |
| 21 | Part V Booklet (Proposals, Schedule of Accommodation and Detailed Costings) | OMP Architects/ Kennedy Wilson | 2 hard copies 3 digital copies | Copy |
| 22 | Design Statement | OMP Architects | 2 hard copies 3 digital copies | Copy |
| 23 | Response to An Bord Pleanala's Pre-Application Consultation Opinion | OMP Architects | 2 hard copies 3 digital copies | Copy |
| 24 | Confirmation of Feasibility from Irish Water | Irish Water | 2 hard copies 3 digital copies | Copy |
| 25 | Design Acceptance from Irish Water | Irish Water | 2 hard copies 3 digital copies | Copy |
| 26 | Engineering Drawings & Drawing Register | Waterman Moylan Consulting Engineers | 2 hard copies 3 digital copies | Copy |
| 27 | Go Car Letter of Intent | Go Car | 2 hard copies 3 digital copies | Copy |
| 28 | Civil Report Register | Waterman Moylan Consulting Engineers | 2 hard copies 3 digital copies | Copy |
| 29 | Engineering Assessment Report | Waterman Moylan Consulting Engineers | 2 hard copies 3 digital copies | Copy |
| 30 | Flood Risk Assessment | Waterman Moylan Consulting Engineers | 2 hard copies 3 digital copies | Copy |
| 31 | Traffic and Transport Assessment | Waterman Moylan Consulting Engineers | 2 hard copies 3 digital copies | Copy |
| 32 | Car Parking Strategy & Mobility Management Plan | Waterman Moylan Consulting Engineers | 2 hard copies 3 digital copies | Copy |
| 33 | Construction Management Plan | Waterman Moylan Consulting Engineers | 2 hard copies 3 digital copies | Copy |
| 34 | DMURs Statement of Consistency | Waterman Moylan Consulting Engineers | 2 hard copies 3 digital copies | Copy |
| 35 | Storm Water Audit | Punch Consulting Engineers | 2 hard copies 3 digital copies | Copy |
| 36 | Quality Audit (inclusive of a Stage 1 Road Safety Audit) | Road Safety Matters | 2 hard copies 3 digital copies | Copy |
| 37 | Hydrological and Hydrogeological Qualitative Risk Assessment | AWN Consulting | 2 hard copies 3 digital copies | Copy |
| 38 | Landscape Architecture Drawings & Drawing Register | Mitchell & Associates | 2 hard copies 3 digital copies | Copy |
| 39 | Landscape Reports: <ul style="list-style-type: none"> • Landscape Architect's Design Book • Landscape Planting Schedule • Outline Landscape Specification | Mitchell & Associates | 2 hard copies 3 digital copies | Copy |
| 40 | Appropriate Assessment Screening Report | Scott Cawley | 2 hard copies 3 digital copies | Copy |
| 41 | Outline Invasive Species Management Plan | Scott Cawley | 2 hard copies 3 digital copies | Copy |
| 42 | Arboricultural Drawings & Schedule | The Tree File | 2 hard copies 3 digital copies | Copy |
| 43 | Arboricultural Report | The Tree File | 2 hard copies 3 digital copies | Copy |
| 44 | Lighting Layout Drawing & Register | OCSC | 2 hard copies 3 digital copies | Copy |
| 45 | Lighting Analysis | OCSC | 2 hard copies 3 digital copies | Copy |
| 46 | Outdoor Lighting Report | OCSC | 2 hard copies 3 digital copies | Copy |
| 47 | Energy and Sustainability Report | OCSC | 2 hard copies 3 digital copies | Copy |
| 48 | Sunlight and Daylight Access Analysis | ARC Architectural Consultants | 2 hard copies 3 digital copies | Copy |
| 49 | Operational Waste Management Plan | AWN Consulting | 2 hard copies 3 digital copies | Copy |
| 50 | Construction and Demolition Waste Management Plan | AWN Consulting | 2 hard copies 3 digital copies | Copy |



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|----|---|--|-----------------------------------|------|
| 51 | Building Lifecycle Report | Aramark | 2 hard copies 3 digital copies | Copy |
| 52 | Estate & Common Area Management Strategy Report | Aramark | 2 hard copies 3 digital copies | Copy |
| 53 | Universal Access Statement | O'Herlihy Access Consultancy (OHAC) | 2 hard copies 3 digital copies | Copy |
| 54 | Verified Photomontages | Modelworks | 2 hard copies 3 digital copies | Copy |

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.grangeshd.ie

In line with Section 8 (1)(b)(i) of the Planning and Development (Housing) and Residential Tenancies Act 2016, 6 hard copies and 1 digital copy of this planning application and Environmental Impact Assessment Report, has been issued to Dun Laoghaire Rathdown County Council.

Furthermore and in accordance with Section 8(1)(b)(ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the applicant has notified the following authorities of the making of the SHD application:

1. Irish Water
2. Transport Infrastructure Ireland
3. Córas Iompair Éireann
4. Dun Laoghaire-Rathdown County Childcare Committee
5. National Transport Authority

Note that the Prescribed Bodies listed requested a digital copy only of this application.


We confirm that we act for **KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 10** 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,



Suzanne McClure
MRUP MIPI MRTPI
suzanne@brockmclure.ie

 Ph: 086 233 6112