

Planning Department  
Dun Laoghaire Rathdown County Council  
Marine Road  
Dun Laoghaire  
Co. Dublin

4 September 2019

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

Dear Sir / Madam,

On behalf of the applicant, **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**, please find enclosed a planning application for a Strategic Housing Development (SHD) that will be submitted to An Bord Pleanala for a proposal of 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 being a development of **100 houses or more** and complies with the requirements of Section 8 in terms of the particulars enclosed herewith.

**We note that Section 8 (1)(b)(i), requires that a copy of the planning application and Environmental Impact Assessment Report, shall be sent by the applicant to the planning authority or authorities in whose functional area or areas the proposed strategic housing development would be situated. As such, we confirm that 6 printed copies and 1 digital copy are now being issued to Dun Laoghaire Rathdown County Council by way of this formal submission.**

The following documents are enclosed at this time:

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



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

16	Non - Technical Summary for the EIAR	BMC	6 hard copies 1 digital copy	Copy
17	Full Set of Architectural Drawings & Drawing Register	OMP Architects	6 hard copies 1 digital copy	Copy
18	Site Boundary ESRI Shapefile	OMP Architects	Sent to An Bord Pleanala	-
19	Schedule of Accommodation	OMP Architects	6 hard copies 1 digital copy	Copy
20	Housing Quality Assessment	OMP Architects	6 hard copies 1 digital copy	Copy
21	Part V Booklet (Proposals, Schedule of Accommodation and Detailed Costings)	OMP Architects/ Kennedy Wilson	6 hard copies 1 digital copy	Copy
22	Design Statement	OMP Architects	6 hard copies 1 digital copy	Copy
23	Response to An Bord Pleanala's Pre-Application Consultation Opinion	OMP Architects	6 hard copies 1 digital copy	Copy
24	Confirmation of Feasibility from Irish Water	Irish Water	6 hard copies 1 digital copy	Copy
25	Design Acceptance from Irish Water	Irish Water	6 hard copies 1 digital copy	Copy
26	Engineering Drawings & Drawing Register	Waterman Moylan Consulting Engineers	6 hard copies 1 digital copy	Copy
27	Go Car Letter of Intent	Go Car	6 hard copies 1 digital copy	Copy
28	Civil Report Register	Waterman Moylan Consulting Engineers	6 hard copies 1 digital copy	Copy
29	Engineering Assessment Report	Waterman Moylan Consulting Engineers	6 hard copies 1 digital copy	Copy
30	Flood Risk Assessment	Waterman Moylan Consulting Engineers	6 hard copies 1 digital copy	Copy
31	Traffic and Transport Assessment	Waterman Moylan Consulting Engineers	6 hard copies 1 digital copy	Copy
32	Car Parking Strategy & Mobility Management Plan	Waterman Moylan Consulting Engineers	6 hard copies 1 digital copy	Copy
33	Construction Management Plan	Waterman Moylan Consulting Engineers	6 hard copies 1 digital copy	Copy
34	DMURs Statement of Consistency	Waterman Moylan Consulting Engineers	6 hard copies 1 digital copy	Copy
35	Storm Water Audit	Punch Consulting Engineers	6 hard copies 1 digital copy	Copy
36	Quality Audit (inclusive of a Stage 1 Road Safety Audit)	Road Safety Matters	6 hard copies 1 digital copy	Copy
37	Hydrological and Hydrogeological Qualitative Risk Assessment	AWN Consulting	6 hard copies 1 digital copy	Copy
38	Landscape Architecture Drawings & Drawing Register	Mitchell & Associates	6 hard copies 1 digital copy	Copy
39	Landscape Reports: <ul style="list-style-type: none"> <li>• Landscape Architect's Design Book</li> <li>• Landscape Planting Schedule</li> <li>• Outline Landscape Specification</li> </ul>	Mitchell & Associates	6 hard copies 1 digital copy	Copy
40	Appropriate Assessment Screening Report	Scott Cawley	6 hard copies 1 digital copy	Copy
41	Outline Invasive Species Management Plan	Scott Cawley	6 hard copies 1 digital copy	Copy
42	Arboricultural Drawings & Schedule	The Tree File	6 hard copies 1 digital copy	Copy
43	Arboricultural Report	The Tree File	6 hard copies 1 digital copy	Copy
44	Lighting Layout Drawing & Register	OCSC	6 hard copies 1 digital copy	Copy
45	Lighting Analysis	OCSC	6 hard copies 1 digital copy	Copy
46	Outdoor Lighting Report	OCSC	6 hard copies 1 digital copy	Copy
47	Energy and Sustainability Report	OCSC	6 hard copies 1 digital copy	Copy
48	Sunlight and Daylight Access Analysis	ARC Architectural Consultants	6 hard copies 1 digital copy	Copy
49	Operational Waste Management Plan	AWN Consulting	6 hard copies 1 digital copy	Copy



50	Construction and Demolition Waste Management Plan	AWN Consulting	6 hard copies 1 digital copy	Copy
51	Building Lifecycle Report	Aramark	6 hard copies 1 digital copy	Copy
52	Estate & Common Area Management Strategy Report	Aramark	6 hard copies 1 digital copy	Copy
53	Universal Access Statement	O'Herlihy Access Consultancy (OHAC)	6 hard copies 1 digital copy	Copy
54	Verified Photomontages	Modelworks	6 hard copies 1 digital copy	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](http://www.grangeshd.ie)

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire Rathdown County Development Plan 2016-2022.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application, together with the Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dún Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: [www.grangeshd.ie](http://www.grangeshd.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, 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. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).


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](mailto:suzanne@brockmclure.ie)

 Ph: 086 233 6112

