

An Bord Pleanála
 64 Marlborough Street
 Dublin 1
 D01 V902

20 December 2019

Strategic Housing Development - Planning Application
An Bord Pleanála Reference (Pre-Planning Reference) ABP-304647-19
Lands at Cornelscourt Village, Old Bray Road, Cornelscourt, Dublin 18, Co. Dublin

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Cornel Living Limited, Riverside One, Sir John Rogerson's Quay, Dublin 2, D02 X576**, to lodge this planning application to An Bord Pleanála under the Strategic Housing Development application process. The planning application relates to a proposal for 468 residential units, a café/restaurant and residential tenant amenity space on lands adjacent to Cornelscourt Village, Old Bray Road, Cornelscourt, Dublin 18, 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 - €77,845.60 (Cheque) (Breakdown as per planning application form)	Applicant	1	Original
2	Site Notice (A3 Size) (erected at 4 locations 20 December 2019)	BMC	2 hard copies 3 digital copies	Copy
3	Newspaper Notice (published in The Irish Daily Star 20 December 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 AIB	AIB	2 hard copies 3 digital copies	Copy
8	Letter of Consent from Dun Laoghaire Rathdown County Council	BMC	2 hard copies 3 digital copies	Copy
9	Planning Report (including records of pre-planning minutes with DLR/ABP, Taking In Charge Letter, Bleeper Bike Support Letter)	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 and correspondence with the IAA and DAA)	BMC	2 hard copies 3 digital copies	Copy
12	Statement of Response to ABP Opinion	BMC	2 hard copies 3 digital copies	Copy
13	Material Contravention Statement	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	Copy



SHD - Lands at Cornelscourt Village, Old Bray Road, Cornelscourt, Dublin 18, Co. Dublin: Planning Application

			3 digital copies	
17	Full Set of Architectural Drawings & Drawing Register	Henry J Lyons Architects	2 hard copies 3 digital copies	Copy
18	Site Boundary ESRI Shapefile	Henry J Lyons Architects	2 x CD ROM	Copy
19	Schedule of Accommodation	Henry J Lyons Architects	2 hard copies 3 digital copies	Copy
20	Housing Quality Assessment - Rev B	Henry J Lyons Architects	2 hard copies 3 digital copies	Copy
21	Part V Allocation Report - Rev B (Proposals, Schedule of Accommodation and Detailed Costings)	Henry J Lyons Architects/Applicant	2 hard copies 3 digital copies	Copy
22	Building Height Report Booklet - Rev A	Henry J Lyons Architects/BMC	2 hard copies 3 digital copies	Copy
23	Architectural Design Report - Rev B	Henry J Lyons Architects	2 hard copies 3 digital copies	Copy
24	Irish Water - Confirmation of Feasibility	Irish Water	2 hard copies 3 digital copies	Copy
25	Irish Water - Statement of Design Acceptance	Irish Water	2 hard copies 3 digital copies	Copy
26	Engineering Drawings & Document/Drawing Register	DBFL Consulting Engineers	2 hard copies 3 digital copies	Copy
27	DMURs Compliance Statement	DBFL Consulting Engineers	2 hard copies 3 digital copies	Copy
28	Infrastructure Design Report	DBFL Consulting Engineers	2 hard copies 3 digital copies	Copy
29	Preliminary Construction Management Plan	DBFL Consulting Engineers	2 hard copies 3 digital copies	Copy
30	Site Specific Flood Risk Assessment	DBFL Consulting Engineers	2 hard copies 3 digital copies	Copy
31	Mobility Management Plan	DBFL Consulting Engineers	2 hard copies 3 digital copies	Copy
32	Preliminary Design Stage Quality Audit	DBFL Consulting	2 hard copies 3 digital copies	Copy
33	Traffic and Transport Assessment Report	DBFL Consulting Engineers	2 hard copies 3 digital copies	Copy
34	Landscape Architecture Drawings and Document/Drawing Register	Cameo	2 hard copies 3 digital copies	Copy
35	Landscape Design and Access Statement	Cameo	2 hard copies 3 digital copies	Copy
36	Screening Report for Appropriate Assessment	Openfield	2 hard copies 3 digital copies	Copy
37	Construction Stage Invasive Alien Plant Species (IAPS) Management Plan	Invasive Plant Solutions	2 hard copies 3 digital copies	Copy
38	Arboricultural Drawings and Document/Drawing Register	Arborists Associates	2 hard copies 3 digital copies	Copy
39	Arboricultural Assessment Report	Arborists Associates	2 hard copies 3 digital copies	Copy
40	Proposed Site Lighting Layout Drawing and Document/Drawing Register	OCSC	2 hard copies 3 digital copies	Copy
41	Proposed Site Lighting Layout Report	OCSC	2 hard copies 3 digital copies	Copy
42	Energy and Sustainability Report	OCSC	2 hard copies 3 digital copies	Copy
43	Operational Phase Waste Management Plan	Byrne Environmental	2 hard copies 3 digital copies	Copy
44	Construction Phase Waste and By Product Management Plan	Byrne Environmental	2 hard copies 3 digital copies	Copy
45	Building Lifecycle Report	Aramark	2 hard copies 3 digital copies	Copy
46	Estate & Common Area Strategy Report	Aramark	2 hard copies 3 digital copies	Copy
47	Universal Access Statement	O'Herlihy Access Consultancy (OHAC)	2 hard copies 3 digital copies	Copy
48	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.cornelscourtplanning.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. National Transport Authority

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


We confirm that we act for **Cornel Living Limited** 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,



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