

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

20 December 2019

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

Dear Sir / Madam,

On behalf of the applicant, **Cornel Living Limited, Riverside One, Sir John Rogerson's Quay, Dublin 2, D02 X576**, please find enclosed a planning application for a Strategic Housing Development (SHD) that will be submitted to An Bord Pleanala for a proposal of 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 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 - €77,845.60 (Cheque) (Breakdown as per planning application form)	Applicant	Sent to An Bord Pleanala	-
2	Site Notice (A3 Size) (erected at 4 locations 20 December 2019)	BMC	6 hard copies 1 digital copy	Copy
3	Newspaper Notice (published in The Irish Daily Star 20 December 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 AIB	AIB	6 hard copies 1 digital copy	Copy
8	Letter of Consent from Dun Laoghaire Rathdown County Council	BMC	6 hard copies 1 digital copy	Copy
9	Planning Report (including records of pre-planning minutes with DLR/ABP, Taking In Charge Letter, Bleeper Bike Support Letter)	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 and correspondence with the IAA and DAA)	BMC	6 hard copies 1 digital copy	Copy
12	Statement of Response to ABP Opinion	BMC	6 hard copies 1 digital copy	Copy
13	Material Contravention Statement	BMC	6 hard copies 1 digital copy	Copy
14	EIAR Confirmation Notice from EIAR Portal	BMC	6 hard copies	Copy



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

			1 digital copy	
15	Environmental Impact Assessment Report (EIAR)	BMC	6 hard copies 1 digital copy	Copy
16	Non - Technical Summary for the EIAR	BMC	6 hard copies 1 digital copy	Copy
17	Full Set of Architectural Drawings & Drawing Register	Henry J Lyons Architects	6 hard copies 1 digital copy	Copy
18	Site Boundary ESRI Shapefile	Henry J Lyons Architects	Sent to An Bord Pleanala	-
19	Schedule of Accommodation	Henry J Lyons Architects	6 hard copies 1 digital copy	Copy
20	Housing Quality Assessment - Rev B	Henry J Lyons Architects	6 hard copies 1 digital copy	Copy
21	Part V Allocation Report - Rev B (Proposals, Schedule of Accommodation and Detailed Costings)	Henry J Lyons Architects/Applicant	6 hard copies 1 digital copy	Copy
22	Building Height Report Booklet - Rev A	Henry J Lyons Architects/BMC	6 hard copies 1 digital copy	Copy
23	Architectural Design Report - Rev B	Henry J Lyons Architects	6 hard copies 1 digital copy	Copy
24	Irish Water - Confirmation of Feasibility	Irish Water	6 hard copies 1 digital copy	Copy
25	Irish Water - Statement of Design Acceptance	Irish Water	6 hard copies 1 digital copy	Copy
26	Engineering Drawings & Document/Drawing Register	DBFL Consulting Engineers	6 hard copies 1 digital copy	Copy
27	DMURs Compliance Statement	DBFL Consulting Engineers	6 hard copies 1 digital copy	Copy
28	Infrastructure Design Report	DBFL Consulting Engineers	6 hard copies 1 digital copy	Copy
29	Preliminary Construction Management Plan	DBFL Consulting Engineers	6 hard copies 1 digital copy	Copy
30	Site Specific Flood Risk Assessment	DBFL Consulting Engineers	6 hard copies 1 digital copy	Copy
31	Mobility Management Plan	DBFL Consulting Engineers	6 hard copies 1 digital copy	Copy
32	Preliminary Design Stage Quality Audit	DBFL Consulting	6 hard copies 1 digital copy	Copy
33	Traffic and Transport Assessment Report	DBFL Consulting Engineers	6 hard copies 1 digital copy	Copy
34	Landscape Architecture Drawings and Document/Drawing Register	Cameo	6 hard copies 1 digital copy	Copy
35	Landscape Design and Access Statement	Cameo	6 hard copies 1 digital copy	Copy
36	Screening Report for Appropriate Assessment	Openfield	6 hard copies 1 digital copy	Copy
37	Construction Stage Invasive Alien Plant Species (IAPS) Management Plan	Invasive Plant Solutions	6 hard copies 1 digital copy	Copy
38	Arboricultural Drawings and Document/Drawing Register	Arborists Associates	6 hard copies 1 digital copy	Copy
39	Arboricultural Assessment Report	Arborists Associates	6 hard copies 1 digital copy	Copy
40	Proposed Site Lighting Layout Drawing and Document/Drawing Register	OCSC	6 hard copies 1 digital copy	Copy
41	Proposed Site Lighting Layout Report	OCSC	6 hard copies 1 digital copy	Copy
42	Energy and Sustainability Report	OCSC	6 hard copies 1 digital copy	Copy
43	Operational Phase Waste Management Plan	Byrne Environmental	6 hard copies 1 digital copy	Copy
44	Construction Phase Waste and By Product Management Plan	Byrne Environmental	6 hard copies 1 digital copy	Copy
45	Building Lifecycle Report	Aramark	6 hard copies 1 digital copy	Copy
46	Estate & Common Area Strategy Report	Aramark	6 hard copies 1 digital copy	Copy
47	Universal Access Statement	O'Herlihy Access Consultancy (OHAC)	6 hard copies 1 digital copy	Copy
48	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.cornelscourtplanning.ie](http://www.cornelscourtplanning.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.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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.cornelscourtplanning.ie](http://www.cornelscourtplanning.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 **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,



**Suzanne McClure**  
MRUP MIPI MRTPI  
[suzanne@brockmclure.ie](mailto:suzanne@brockmclure.ie)

 Ph: 086 233 6112

