

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 v902

30 September 2021

Strategic Housing Development - Planning Application
An Bord Pleanála Reference (Pre-Planning Reference) 307355-20
For Lands at St. Joseph's House and adjoining properties at Brewery Road/Leopardstown Road, Dublin 18

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Homeland Silverpines, 8 Sandford Road, Dublin 6, D06 REH4**, to lodge this planning application to An Bord Pleanála under the Strategic Housing Development application process. The planning application relates to a proposal for 463 residential units and associated residential amenity space, a crèche facility and café on lands at 'St. Joseph's House' and adjoining properties at Brewery Road / Leopardstown Road, Dublin 18.

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 - €72,726.56 (Breakdown as per Application Form)	Applicant	1 cheque	Original
2.	Site Notice (A3 Size) (erected at 13 locations 29 September 2021)	BMC	2 hard copies 3 digital copies	Copy
3.	Newspaper Notice (published in The Irish Daily Star 29 September 2021)	BMC	2 hard copies 3 digital copies	Originals
4.	Description of Development	BMC	2 hard copies 3 digital copies	Copy
5.	Strategic Housing Development 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 & Map	BMC	2 hard copies 3 digital copies	Copy
8.	Taking In Charge Letters from Dun Laoghaire Rathdown County Council	BMC	2 hard copies 3 digital copies	Copy
9.	Planning Report (Appended Letters of Consent and Taking In Charge Details)	BMC	2 hard copies 3 digital copies	Copy
10.	Community Infrastructure Statement	BMC	2 hard copies 3 digital copies	Copy
11.	Statement of Consistency	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 3 digital copies	Copy
17.	Full Set of Architectural Drawings & Drawing / Document Register	OMP Architects	2 hard copies 3 digital copies	Copy
18.	Site Boundary ESRI Shapefile	OMP Architects	2 x CD ROM	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, Detailed Costings, DLR Letter)	OMP Architects	2 hard copies 3 digital copies	Copy
22.	Masterplanning and Architectural Design Statement	OMP Architects	2 hard copies 3 digital copies	Copy
23.	Confirmation of Feasibility from Irish Water	Irish Water	2 hard copies 3 digital copies	Copy
24.	Design Acceptance from Irish Water	Irish Water	2 hard copies 3 digital copies	Copy
25.	Engineering Drawings & Drawing / Document Register	Barrett Mahony Consulting Engineers	2 hard copies 3 digital copies	Copy
26.	Civil Engineering Infrastructure Report for Planning	Barrett Mahony	2 hard copies 3 digital copies	Copy
27.	Site Specific Flood Risk Assessment	Barrett Mahony	2 hard copies 3 digital copies	Copy
28.	Hydrogeological Assessment of Proposed Soakaway	IE Consulting	2 hard copies 3 digital copies	Copy
29.	Traffic and Transport Assessment and Mobility Management Plan	ILTP	2 hard copies 3 digital copies	Copy
30.	DMURS Statement	ILTP	2 hard copies 3 digital copies	Copy
31.	Quality Audit (inclusive of a Stage 1 Road Safety Audit)	ILTP	2 hard copies 3 digital copies	Copy
32.	Construction & Environmental Management Plan	AWN Consulting	2 hard copies 3 digital copies	Copy
33.	Construction & Demolition Waste Management Plan	AWN Consulting	6 Hard Copies 1 Digital Copy	Copy
34.	Operational Waste Management Plan	AWN Consulting	6 Hard Copies 1 Digital Copy	Copy
35.	Landscape Architecture Drawings & Drawing Register	Mitchell & Associates	2 hard copies 3 digital copies	Copy
36.	Landscape Report - Planning Submission to ABP	Mitchell & Associates	2 hard copies 3 digital copies	Copy
37.	Screening for Appropriate Assessment	Brian Keeley Wildlife surveys	2 hard copies 3 digital copies	Copy
38.	Arboricultural Drawings & Drawing Register	The Tree File	2 hard copies 3 digital copies	Copy
39.	Arboricultural Report	The Tree File	2 hard copies 3 digital copies	Copy



40.	Site Services Public Lighting Drawings & Register	Fallon Design	2 hard copies 3 digital copies	Copy
41.	Public Lighting Report	Fallon Design	2 hard copies 3 digital copies	Copy
42.	Sustainability and Energy Report	Fallon Design	2 hard copies 3 digital copies	Copy
43.	Assessment of Sunlight and Daylight Access within the Proposed Development	ARC Architectural	2 hard copies 3 digital copies	Copy
44.	Building Lifecycle Report	Aramark	2 hard copies 3 digital copies	Copy
45.	Estate & Common Area Management Strategy Report	Aramark	2 hard copies 3 digital copies	Copy
46.	Universal Access Statement	O'Herlihy Access	2 hard copies 3 digital copies	Copy
47.	Verified Photomontages and CGIs	Modelworks	2 hard copies 3 digital copies	Copy
48.	Assessment of the Potential of Collision Risk For Birds	Gavin Fennessy	2 hard copies 3 digital copies	Copy
49.	Telecommunications Report	Independent Site Management	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.sjshsd.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
4. Minister for Culture, Heritage and the Gaeltacht (built heritage)
5. Heritage Council (built heritage)
6. An Taisce – The National Trust for Ireland (built heritage)
7. The relevant Childcare Committee – DLR Childcare Committee
8. The Department of Education and Skills

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


We confirm that we act for **Homeland Silverpines 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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