

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

22<sup>nd</sup> December 2021

**Strategic Housing Development - Planning Application**  
**An Bord Pleanála ABP-309696-21**  
**For Lands at 'St. Teresa's', Temple Hill, Monkstown, Blackrock, Co. Dublin**

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Oval Target Limited, 1<sup>st</sup> Floor, 55 Percy Place, Dublin 4, (D04 CX38)** to lodge this planning application to An Bord Pleanála under the Strategic Housing Development application process. The proposal relates to a proposal for 493 residential units, a crèche facility, a cafe and residential club house on lands at St. Teresa's, Temple Hill, Monkstown, 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:

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.templeroadplanning2.ie](http://www.templeroadplanning2.ie)

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.

No	Items	Consultant	No. of Copies
1.	Planning Application Fee - €80,000 (Breakdown as per planning application form)	Applicant	Cheque enclosed
2.	Site Notice (erected at 3 locations 22 December 2021)	BMC	2 hard copies 3 digital copies
3.	Newspaper Notice (published in The Daily Star Newspaper 22 December 2021)	BMC	2 hard copies 3 digital copies
4.	Description of the Proposal	BMC	2 hard copies 3 digital copies
5.	Planning Application Form	BMC	2 hard copies 3 digital copies
6.	Letters of Consent x 3	N/A	2 hard copies 3 digital copies
7.	Planning Report	BMC	2 hard copies



			3 digital copies 2 hard copies
8.	Community Infrastructure Statement	BMC	3 digital copies 2 hard copies
9.	Material Contravention Statement inc MC Addendum	BMC	3 digital copies 2 hard copies
10.	Statement of Consistency inc SOC Addendum	BMC	3 digital copies 2 hard copies
11.	ABP Opinion Response	BMC	3 digital copies 2 hard copies
12.	Copies of Letters to DLR/Prescribed Bodies	BMC	3 digital copies 2 hard copies
13.	Environment Impact Assessment Report (EIAR) and Non-Technical Summary (NTS)	BMC	3 digital copies 2 hard copies
14.	EIAR Confirmation Notice from EIAR Portal	BMC	3 digital copies 2 hard copies
15.	Gate Lodge Conservation Report	BMC	3 digital copies 2 hard copies
15.	Site Location Map (1:1000)	OMP Architects	3 digital copies 2 hard copies
16.	Final Site Layout Plan (1:500)	OMP Architects	3 digital copies 2 hard copies
17.	ESRI Shape Boundary File	OMP Architects	2 Copies on CD
18.	Full Set of Architectural Drawings and Drawing Register	OMP Architects	3 digital copies 2 hard copies
19.	Masterplanning and Architectural Design Statement	OMP Architects	3 digital copies 2 hard copies
20.	Part V Allocation	OMP Architects	3 digital copies 2 hard copies
21.	Response to ABP Opinion and DCLRCC Opinion	OMP Architects	3 digital copies 2 hard copies
22.	Daylight, Sunlight and Overshadowing Study	IES	3 digital copies 2 hard copies
23.	Full Set of Engineering Drawings and Drawing Register	JJ Campbells	3 digital copies 2 hard copies
24.	Construction & Environmental Management Plan (CEMP)	JJ Campbells	3 digital copies 2 hard copies
25.	Main Drainage Report	JJ Campbells	3 digital copies 2 hard copies
26.	CONA Drawings X2	CONA	3 digital copies 2 hard copies
27.	Architectural Heritage Impact Assessment and Conservation Method Statement	CONA	3 digital copies 2 hard copies
28.	Transport Assessment Report including Preliminary Travel Plan, DMURS Statement of consistency, Stage 1 Road Safety Audit and Quality Audit, And Parking	NRB	3 digital copies 2 hard copies
29.	Landscape Architecture Drawings and Drawing Register	Mitchell Associates	3 digital copies 2 hard copies
30.	Landscape Design Report	Mitchell Associates	3 digital copies 2 hard copies
31.	Outline Softworks Specification	Mitchell Associates	3 digital copies 2 hard copies



32.	Hydrological and Hydrogeological Report	AWN	2 hard copies 3 digital copies
33.	Appropriate Assessment Screening Report	Scott Cawley	2 hard copies 3 digital copies
34.	Arboricultural Survey Drawings	The Tree File	2 hard copies 3 digital copies
35.	Arboricultural Report	The Tree File	2 hard copies 3 digital copies
36.	Lighting Layout Drawings	OCSC	2 hard copies 3 digital copies
37.	Public Lighting Report	OCSC	2 hard copies 3 digital copies
38.	Energy and Sustainability Report	OCSC	2 hard copies 3 digital copies
39.	Photomontages	Modelworks	2 hard copies 3 digital copies
40.	CGI's	Modelworks	2 hard copies 3 digital copies
41.	Building Lifecycle Report	Aramark	2 hard copies 3 digital copies
42.	Property Management Strategy Report	Aramark	2 hard copies 3 digital copies
43.	Preliminary access & Use Strategy	Maurice Johnson & Partners	2 hard copies 3 digital copies
44.	Historic Landscape Assessment	John Olley	2 hard copies 3 digital copies

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 and Blackrock LAP.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration or considerations 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.templeroadplanning2.ie](http://www.templeroadplanning2.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 or online at [www.pleanala.ie](http://www.pleanala.ie) 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 **Oval Target 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.

Yours sincerely,



**Suzanne McClure**  
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