

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 v902

13 April 2022

Strategic Housing Development
Planning Application to An Bord Pleanala (Ref.ABP-310772-21)
Lands at 'Glenamuck Road North, Carrickmines, Dublin 18.

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Moran Park Homebuilders Ltd, 19 Fitzwilliam Square, Dublin 2, D02 CD40** to lodge this planning application to An Bord Pleanála under the Strategic Housing Development application process. The proposal relates to a proposal for 118 residential units on lands at Glenamuck North, Carrickmines, 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 |
|-----|--|---------------|-----------------------------------|
| 1. | Planning Fee - €16,134.88 (Breakdown as per planning application form) | BMC/Applicant | Cheque made payable to ABP |
| 2. | Description of the Proposal | BMC | 2 hard copies 3 digital copies |
| 3. | SHD Planning Application Form | BMC | 2 hard copies 3 digital copies |
| 4. | Site Notice | BMC | 2 hard copies 3 digital copies |
| 5. | Newspaper Notice | BMC | 2 hard copies 3 digital copies |
| 6. | Copy of letters to Prescribed Bodies | BMC | 2 hard copies 3 digital copies |
| 7. | Cover Letters DLR | BMC | 2 hard copies 3 digital copies |
| 8. | Cover Letter ABP | BMC | 2 hard copies 3 digital copies |
| 9. | Planning Application Report & Statement of Consistency | BMC | 2 hard copies 3 digital copies |
| 10. | SOC Addendum | BMC | 2 hard copies 3 digital copies |



SHD -Lands at Glenamuck Road North, Carrickmines, Dublin 18: Planning Application

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| 11. | ABP Opinion Response | BMC | 2 hard copies 3 digital copies |
| 12. | IAA Response Letter | BMC | 2 hard copies 3 digital copies |
| 13. | Letters of Consent (For any DLR lands/Third Party lands to be included in Red Line) | BMC / Applicant | 2 hard copies 3 digital copies |
| 14. | Community Infrastructure Statement | BMC | 2 hard copies 3 digital copies |
| 15. | Material Contravention Statement inc MC Addendum | BMC | 2 hard copies 3 digital copies |
| 16. | Architectural and Masterplanning Design Statement to include ABP Opinion Response , Housing Quality Assessment & Schedule of Accommodation | McGrane & Partners Architects | 2 hard copies 3 digital copies |
| 17. | Part V Booklet | McGrane & Partners Architects / Moran Park Homebuilders | 2 hard copies 3 digital copies |
| 18. | Housing Quality Assessment & Schedule of Accommodation | McGrane & Partners Architects | 2 hard copies 3 digital copies |
| 19. | Architects Proposed Finishes Mood Board | McGrane & Partners Architects | 2 hard copies 3 digital copies |
| 20. | Site Location Map | McGrane & Partners Architects | 2 hard copies 3 digital copies |
| 21. | Site Layout Plan | McGrane & Partners Architects | 2 hard copies 3 digital copies |
| 22. | Full Set of Architectural Drawings & Drawing Register | McGrane & Partners Architects | 2 hard copies 3 digital copies |
| 23. | CAD.DWG Red Line Boundary File | McGrane & Partners Architects | CD |
| 24. | Landscape Architecture Drawings & Drawing Register | Ronan McDiarmada & Associates | 2 hard copies 3 digital copies |
| 25. | Landscape Design Rationale | Ronan McDiarmada & Associates | 2 hard copies 3 digital copies |
| 26. | Engineering Drawings & Schedule | Waterman Moylan | 2 hard copies 3 digital copies |
| 27. | Site Specific Flood Risk Assessment | Waterman Moylan | 2 hard copies 3 digital copies |
| 28. | Engineering Assessment Report (including Confirmation of Feasibility from Irish Water as Appendix D) | Waterman Moylan | 2 hard copies 3 digital copies |
| 29. | Preliminary Construction Management Plan | Waterman Moylan | 2 hard copies 3 digital copies |
| 30. | Traffic and Transport Assessment | Waterman Moylan | 2 hard copies 3 digital copies |
| 31. | DMURS Statement of Consistency | Waterman Moylan | 2 hard copies 3 digital copies |
| 32. | Car Parking Strategy / Mobility Management Plan | Waterman Moylan | 2 hard copies 3 digital copies |
| 33. | Surface Water Audit | Waterman Moylan / Punch Consulting | 2 hard copies 3 digital copies |



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| 34 | Quality Audit | Waterman Moylan / Traffico Ltd | 2 hard copies 3 digital copies |
| 35 | AA Screening Report | Enviroguide | 2 hard copies 3 digital copies |
| 35 | Environmental Impact Assessment Screening Report | Enviroguide | 2 hard copies 3 digital copies |
| 36 | Regulation 299B Statement | Enviroguide | 2 hard copies 3 digital copies |
| 37 | EclA Impact Assessment Report | Enviroguide | 2 hard copies 3 digital copies |
| 38 | Arboricultural Drawings & Schedule | JM McConville & Associates | 2 hard copies 3 digital copies |
| 39 | Arboricultural Assessment / Tree Survey | JM McConville & Associates | 2 hard copies 3 digital copies |
| 40 | Lighting Layout | Sabre Electrical Services | 2 hard copies 3 digital copies |
| 41 | Lighting Report | Sabre Electrical Services | 2 hard copies 3 digital copies |
| 42 | Sustainability and Energy Statement | RM Breen Associates | 2 hard copies 3 digital copies |
| 43 | Photomontages / CGIs | Digital Dimensions | 2 hard copies 3 digital copies |
| 44 | Daylight and Sunlight Analysis | Digital Dimensions | 2 hard copies 3 digital copies |
| 45 | Assessment of the Visual Impact on the Built Environment | ARC | 2 hard copies 3 digital copies |
| 46 | Resource and Waste Management Plan | AWN | 2 hard copies 3 digital copies |
| 47 | Operational Waste Management Plan | AWN | 2 hard copies 3 digital copies |
| 48 | Building Lifecycle Report | Aramark | 2 hard copies 3 digital copies |
| 49 | Property Management Strategy Report | Aramark | 2 hard copies 3 digital copies |
| 50 | Wind Desktop Study and CFD Analysis | B-Fluid | 2 hard copies 3 digital copies |

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.grnshd.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 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. National Transport Authority
2. Irish Water
3. Transport Infrastructure Ireland
4. The relevant Childcare Committee – DLR Childcare Committee

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



We confirm that we act for **Moran Park Homebuilders Ltd** 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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