

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

26th August 2022

Strategic Housing Development
Planning Application to An Bord Pleanála (Ref.ABP-311917-21)
Blackglen Road, Sandyford, Dublin 18.

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Zolbury Ltd. Unit 9, Ardavan Business Park, Ardavan, Wexford, Ireland Y35 XT53** to lodge this planning application to An Bord Pleanála under the Strategic Housing Development application process. The proposal relates to a proposal for 360 residential units on lands at Blackglen Road, Sandyford, 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 - €49,989.60 (Breakdown as per planning application form)	BMC/Applicant	EFT paid 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 + IAA Response Letter	BMC	2 hard copies 3 digital copies
10.	Response to ABP Opinion	BMC	2 hard copies 3 digital copies



SHD -Lands at Blackglen Road, Sandyford, Dublin 18: Planning Application

11.	Community Infrastructure Statement	BMC	2 hard copies 3 digital copies
12.	Material Contravention Statement	BMC	2 hard copies 3 digital copies
13.	Architectural and Master planning Design Statement to include ABP Opinion Response , Housing Quality Assessment & Schedule of Accommodation, Part V	O'Mahony Pike Architects	2 hard copies 3 digital copies
14.	Housing Quality Assessment & Schedule of Accommodation	O'Mahony Pike Architects	2 hard copies 3 digital copies
15.	OMP ABP Opinion Response Document	O'Mahony Pike Architects	2 hard copies 3 digital copies
16.	Site Location Map	O'Mahony Pike Architects	2 hard copies 3 digital copies
17.	Site Layout Plan	O'Mahony Pike Architects	2 hard copies 3 digital copies
18.	Full Set of Architectural Drawings & Drawing Register	O'Mahony Pike Architects	2 hard copies 3 digital copies
19.	Site Boundary ESRI Shapefile	O'Mahony Pike Architects	CD
20.	Landscape Architecture Drawings & Drawing Register	Gannon + Associates Landscape Architects	2 hard copies 3 digital copies
21.	Landscape Design Rationale	Gannon + Associates Landscape Architects	2 hard copies 3 digital copies
22.	Green Infrastructure Plan	Gannon + Associates Landscape Architects	2 hard copies 3 digital copies
23.	Landscape Plan	Gannon + Associates Landscape Architects	2 hard copies 3 digital copies
24.	Engineering Drawings & Drawing Register	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
25.	Site Specific Flood Risk Assessment	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
26.	Engineering Assessment Report (including Confirmation of Feasibility from Irish Water /SuDS and Attenuation Measures)	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
27.	Construction Management Plan	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
28.	Engineering Report – Site Services Report	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
29.	Engineering Report – Utilities	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
30.	Traffic Impact Assessment	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
31.	DMURS Compliance Statement	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
32.	Mobility Management Plan	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
33.	Appropriate Assessment Screening Report	Enviroguide	2 hard copies 3 digital copies



34.	Environmental Impact Assessment Screening Report	Enviroguide	2 hard copies 3 digital copies
35.	Regulation 299B Statement	Enviroguide	2 hard copies 3 digital copies
36.	Ecological Impact Assessment including Bat and Bird Survey	Enviroguide	2 hard copies 3 digital copies
37.	Arboricultural Survey Drawings & Drawing Schedule	Enviroguide	2 hard copies 3 digital copies
38.	Arboricultural Report	Enviroguide	2 hard copies 3 digital copies
39.	Tree Survey / Tree Retention Plan / Tree Constraints	Enviroguide	2 hard copies 3 digital copies
40.	Arboricultural Impact Assessment	Enviroguide	2 hard copies 3 digital copies
41.	Operational Waste Management Plan	Enviroguide	2 hard copies 3 digital copies
42.	Lighting Layout	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
43.	Lighting Report	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
44.	Sustainability and Energy Statement	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
45.	Drawings and Drawing register	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
46.	Photomontages / CGIs	Modelworks	2 hard copies 3 digital copies
47.	Assessment of the Visual Impact on the Built Environment	Modelworks	2 hard copies 3 digital copies
48.	Daylight and Sunlight Analysis	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
49.	Site Specific Construction and Demolition Waste Management Plan	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
50.	Building Lifecycle Report	Aramark	2 hard copies 3 digital copies
51.	Property Management Strategy Report	Aramark	2 hard copies 3 digital copies
52.	Details on Microclimate – Wind Desktop Study	O' Connor Sutton Cronon Consulting Engineers	2 hard copies 3 digital copies
53.	Architectural Heritage Impact Assessment	Robert Goodbody	2 hard copies 3 digital copies
54.	Blackglen Road Archaeological Assessment	IAC	2 hard copies 3 digital copies
55.	Noise Impact Assessment	Enfonic Ltd.	2 hard copies 3 digital copies
56.	Universal Access Statement	MSA	2 hard copies 3 digital copies

57.	Telecommunication Report	ISM	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.bgrshd.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.

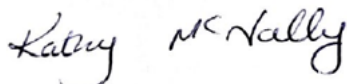
Furthermore, and in accordance with Section 8(1)(b)(ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016, the applicant has notified the following authorities of the making of the SHD application:

1. Dun Laoghaire-Rathdown Childcare Committee
2. An Taisce
3. Department of Culture, Heritage and Gaeltacht
4. Inland Fisheries Ireland
5. Irish Water
6. National Transport Authority
7. The Heritage Council
8. Transport Infrastructure Ireland
9. Waterways Ireland


We confirm that we act for **Zolbury 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,



Kathy McNally
BSc Spatial Planning, MIPI
kathy@brockmcclure.ie

 Ph: +353 1 559 9859