

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

26th November 2021

Strategic Housing Development **Planning Application to An Bord Pleanála**

Lands at the former TedCastles Site & Dun Leary House (a proposed Protected Structure), Dun Leary Road, Cumberland Street and Dunleary Hill, Dun Laoghaire, Co. Dublin

ABP Pre Consultation Reference ABP -305866-19

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by the applicant, **Ted Living Limited, Riverside One, Sir John Rogerson's Quay, Dublin 2**, to lodge this SHD planning application to An Bord Pleanála under the Strategic Housing Development application process.

The proposal relates to a **Build to Rent** proposal for 146 residential units with extensive residential amenity facilities, a retail unit, works to incorporate DunLeary House into the development as co-working office space, public realm upgrade works, private and communal open space and all associated site works on **lands at the former Tedcastles Site & Dun Leary House (a proposed Protected Structure), Old Dun Leary Road, Cumberland Street and Dunleary Hill, Dun Laoghaire, 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 accordance with Article 285 of the 2017 Regulations please find enclosed the following documentation:

No	Items	Consultant	No. of Copies
1	Planning Fee – paid by cheque to An Bord Pleanala	Ted Living Limited	1 no. cheque from applicant
2	Description of Development	BMC	2 hard copies 3 digital copies
3	Strategic Housing Development – 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	Letter of Consent – Dun Laoghaire Rathdown County Council	–	2 hard copies 3 digital copies
7	Planning Report (this includes a Section on BTR Justification on behalf of the applicant)	BMC	2 hard copies 3 digital copies
8	Statement of Response to An Bord Pleanala Opinion	BMC	2 hard copies 3 digital copies
9	Statement of Consistency	BMC	2 hard copies 3 digital copies
10	Environmental Impact Screening Report	Enviroguide	2 hard copies



			3 digital copies
11	Material Contravention Statement	BMC	2 hard copies 3 digital copies
12	Community Infrastructure Statement	BMC	2 hard copies 3 digital copies
13	Cover Letter to Dun Laoghaire County Council and Letters to Prescribed Bodies	BMC	2 hard copies 3 digital copies
14	Copy of Draft Legal BTR Covenant	Ted Living Limited	2 hard copies 3 digital copies
15	Engineering Drawing Schedule	DBFL	2 hard copies 3 digital copies
16	Engineering Drawings	DBFL	2 hard copies 3 digital copies
17	Infrastructure Design Report	DBFL	2 hard copies 3 digital copies
18	Traffic and Transport Assessment Report	DBFL	2 hard copies 3 digital copies
19	Parking Strategy Report	DBFL	2 hard copies 3 digital copies
20	Mobility Management Plan	DBFL	2 hard copies 3 digital copies
21	Preliminary Construction Management Plan/Construction Traffic Management Plan	DBFL	2 hard copies 3 digital copies
22	DMURS Compliance Statement	DBFL	2 hard copies 3 digital copies
23	Site Specific Flood Risk Assessment	DBFL	2 hard copies 3 digital copies
24	Preliminary Culvert Diversion Methodology	DBFL	2 hard copies 3 digital copies
25	Confirmation of Feasibility from Irish Water (included in Infrastructure Design Report)	DBFL/IW	2 hard copies 3 digital copies
26	Irish Water Design Acceptance (Included in Infrastructure Design Report)	DBFL/IW	2 hard copies 3 digital copies
27	Stage 1 Road Safety Audit (Quality Audit)	Bruton Consulting Engineers	2 hard copies 3 digital copies
28	Storm Water Audit Stage 1	Punch	2 hard copies 3 digital copies
29	Ground Investigations Report	Ground Investigations Ireland	2 hard copies 3 digital copies
30	Environmental Assessment and Waste Classification	O Callaghan Moran & Associates	2 hard copies 3 digital copies
31	A Bat Assessment of Buildings and Lands at Old Dunleary Road	Brian Keeley	2 hard copies 3 digital copies
32	Screening Report for Appropriate Assessment	Openfield	2 hard copies 3 digital copies
33	Ecological Impact Statement	Openfield	2 hard copies 3 digital copies
34	Arboricultural Assessment (Tree survey)	J McConville & Associates	2 hard copies 3 digital copies
35	Tree Survey (Drawing)	J McConville & Associates	2 hard copies 3 digital copies
36	Proposed Site Lighting Layout	OCSC	2 hard copies 3 digital copies
37	Lighting Analysis	OCSC	2 hard copies 3 digital copies
38	Energy and Sustainability Report	OCSC	2 hard copies 3 digital copies
39	Daylight Sunlight Report	OCSC	2 hard copies 3 digital copies
40	Pedestrian Wind Comfort Study	OCSC	2 hard copies 3 digital copies
41	Archaeology and Cultural Heritage	Archer Heritage Planning	2 hard copies 3 digital copies
42	Operational Waste Management Plan	AWN	2 hard copies

			3 digital copies
43	Construction & Demolition Waste Management Plan	AWN	2 hard copies 3 digital copies
44	Outward Noise Impact Assessment	AWN	2 hard copies 3 digital copies
45	Building Life Cycle Report	Aramark	2 hard copies 3 digital copies
46	Property Management Strategy Report	Aramark	2 hard copies 3 digital copies
47	Report on the Architectural/Historical Significance of Dunleary House “Yellow Brick Building”	Slattery's Architects Historical Building Consultants	2 hard copies 3 digital copies
48	KPPMG Future Analytics Report – Demographic Drivers and Changing Housing Demand in Dublin	KPMG Future Analytics	2 hard copies 3 digital copies
49	KPPMG Future Analytics Report – Dual Aspect in Residential Development	KPMG Future Analytics	2 hard copies 3 digital copies
50	Specific Assessment – Section 3.2 of the Building Height Guidelines (2018)	Independent Site Management Ltd.	2 hard copies 3 digital copies
51	Regulation 299b Statement	Enviroguide	2 hard copies 3 digital copies
52	Landscape and Visual Impact Appraisal	Mitchells + Associates	2 hard copies 3 digital copies
53	Letter of Support from Go Car	GoCar	2 hard copies 3 digital copies
54	Drawing Schedule – Architectural Drawings	MOLA Architecture	2 hard copies 3 digital copies
55	Architectural Drawings	MOLA Architecture	2 hard copies 3 digital copies
56	Schedule of Landscape Drawings	Cameo	2 hard copies 3 digital copies
57	Landscape Drawings	Cameo	2 hard copies 3 digital copies
58	Landscape Design and Access Statement	Cameo	2 hard copies 3 digital copies
59	Architectural Design Statement (including Universal Access Statement).	MOLA Architecture	2 hard copies 3 digital copies
60	Part V Provision Booklet including Part V Costings & Validation letter from DLRCC Housing.	MOLA Architecture/Ted Living	2 hard copies 3 digital copies
61	Schedule of Areas	MOLA Architecture	2 hard copies 3 digital copies
62	Housing Quality Assessment (HQA) Booklet.	MOLA Architecture	2 hard copies 3 digital copies
63	Verified View Montages, CGI's and Presentational Views	3D Design Bureau	2 hard copies 3 digital copies
64	Site Boundary – Digital version – Shapefile	MOLA Architecture	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.tedcastlesliving.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. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. The railway operator – Iarnród Éireann
5. Commission for Railway Regulation

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

We confirm that we act for **Ted 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

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