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Commission for Railway Regulation,
Temple House,
Temple Road,
Blackrock,
Co. Dublin

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	Cheque sent to An Bord Pleanala
2	Description of Development	BMC	1 digital copy
3	Strategic Housing Development – Application Form	BMC	1 digital copy
4	Site Notice	BMC	1 digital copy
5	Newspaper Notice	BMC	1 digital copy
6	Letter of Consent – Dun Laoghaire Rathdown County Council	_	1 digital copy
7	Planning Report (this includes a Section on BTR Justification on behalf of the applicant)	BMC	1 digital copy
8	Statement of Response to An Bord Pleanala Opinion	BMC	1 digital copy
9	Statement of Consistency	BMC	1 digital copy
10	Environmental Impact Screening Report	Enviroguide	1 digital copy

11	Material Contravention Statement	BMC	1 digital copy
12	Community Infrastructure Statement	BMC	1 digital copy
13	Cover Letter to Dun Laoghaire County Council and Letters to Prescribed Bodies	BMC	1 digital copy
14	Copy of Draft Legal BTR Covenant	Ted Living Limited	1 digital copy
15	Engineering Drawing Schedule	DBFL	1 digital copy
16	Engineering Drawings	DBFL	1 digital copy
17	Infrastructure Design Report	DBFL	1 digital copy
18	Traffic and Transport Assessment Report	DBFL	1 digital copy
19	Parking Strategy Report	DBFL	1 digital copy
20	Mobility Management Plan	DBFL	1 digital copy
21	Preliminary Construction Management Plan/Construction Traffic Management Plan	DBFL	1 digital copy
22	DMURS Compliance Statement	DBFL	1 digital copy
23	Site Specific Flood Risk Assessment	DBFL	1 digital copy
24	Preliminary Culvert Diversion Methodology	DBFL	1 digital copy
25	Confirmation of Feasibility from Irish Water (Included in Infrastructure Design Report)	DBFL/IW	1 digital copy
26	Irish Water Design Acceptance (Included in Infrastructure Design Report)	DBFL/IW	1 digital copy
27	Stage 1 Road Safety Audit (Quality Audit)	Bruton Consulting Engineers	1 digital copy
28	Storm Water Audit Stage 1	Punch	1 digital copy
29	Ground Investigations Report	Ground Investigations Ireland	1 digital copy
30	Environmental Assessment and Waste Classification	O Callaghan Moran & Associates	1 digital copy
31	A Bat Assessment of Buildings and Lands at Old Dunleary Road	Brian Keeley	1 digital copy
32	Screening Report for Appropriate Assessment	Openfield	1 digital copy
33	Ecological Impact Statement	Openfield	1 digital copy
34	Arboricultural Assessment (Tree survey)	J McConville & Associates	1 digital copy
35	Tree Survey (Drawing)	J McConville & Associates	1 digital copy
36	Proposed Site Lighting Layout	OCSC	1 digital copy
37	Lighting Analysis	OCSC	1 digital copy
38	Energy and Sustainability Report	OCSC	1 digital copy
39	Daylight Sunlight Report	OCSC	1 digital copy
40	Pedestrian Wind Comfort Study	OCSC	1 digital copy
41	Archaeology and Cultural Heritage	Archer Heritage Planning	1 digital copy
42	Operational Waste Management Plan	AWN	1 digital copy
43	Construction & Demolition Waste Management Plan	AWN	1 digital copy
44	Outward Noise Impact Assessment	AWN	1 digital copy
45	Building Life Cycle Report	Aramark	1 digital copy
46	Property Management Strategy Report	Aramark	1 digital copy
47	Report on the Architectural/Historical Significance of Dunleary House "Yellow Brick Building"	Slatterys Architects Historical Building Consultants	1 digital copy
48	KPPMG Future Analytics Report – Demographic Drivers and Changing Housing Demand in Dublin	KPMG Future Analytics	1 digital copy
49	KPPMG Future Analytics Report – Dual Aspect in Residential Development	KPMG Future Analytics	1 digital copy
50	Specific Assessment – Section 3.2 of the Building Height Guidelines (2018)	Independent Site Management Ltd.	1 digital copy
51	Regulation 299b Statement	Enviroguide	1 digital copy

52	Landscape and Visual Impact Appraisal	Mitchells + Associates	1 digital copy
53	Letter of Support from Go Car	GoCar	1 digital copy
54	Drawing Schedule – Architectural Drawings	MOLA Architecture	1 digital copy
55	Architectural Drawings	MOLA Architecture	1 digital copy
56	Schedule of Landscape Drawings	Cameo	1 digital copy
57	Landscape Drawings	Cameo	1 digital copy
58	Landscape Design and Access Statement	Cameo	1 digital copy
59	Architectural Design Statement (including Universal Access Statement).	MOLA Architecture	1 digital copy
60	Part V Provision Booklet including Part V Costings & Validation letter from DLRCC Housing.	MOLA Architecture/Ted Living	1 digital copy
61	Schedule of Areas	MOLA Architecture	1 digital copy
62	Housing Quality Assessment (HQA) Booklet.	MOLA Architecture	1 digital copy
63	Verified View Montages, CGI's and Presentational Views	3D Design Bureau	1 digital copy
64	Site Boundary – Digital version – Shapefile	MOLA Architecture	1 digital copy

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 – Iarnrod Eireann
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
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