

Ms O’Sullivan,  
Planning Connections and Developer Services,  
Irish Water,  
Colvill House,  
24-26 Talbot Street,  
Dublin 1.

08 April 2021

**Strategic Housing Development for 170 no. Build-to-Rent Units  
On lands located at the Glen Abbey Complex, Belgard Road,  
Cookstown Industrial Estate, Dublin 24 D24 W2XA.**

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by **Square Foot Property Services Limited, Core B, Block 71, The Plaza, Parkwest, Dublin 12**, to lodge this planning application to An Bord Pleanála under the Strategic Housing Development application process. The proposal relates to a proposal for 170 no. build-to-rent units, creche and associated communal facilities on lands located at the Glen Abbey Complex, Belgard Road, Cookstown Industrial Estate, Dublin 24 D24 W2XA.

This planning application is lodged in accordance with Section 3 of the Planning & Development (Housing) and Residential Tenancies Act 2016 being a development of 100 houses or more and complies with the requirements of Part 2, Section 4 (1) in terms of the particulars enclosed herewith.

The final proposal reflects the discussions held and the feedback received from South Dublin County Council and An Bord Pleanála during the pre-application consultation process.

Electronic copies are now submitted to the following prescribed bodies:

1. Irish Water
2. Department of Defence
3. The Irish Aviation Authority
4. Transport Infrastructure Ireland
5. National Transport Authority
6. Coras Iompair Éireann
7. South Dublin County Childcare Committee

We confirm that 2 hard copies and 3 digital copies of all material has been issued to the Board. We confirm that 6 hard copies and 1 digital copy has been issued to South Dublin County Council at this time.

The application may be inspected online at the following website set up by the applicant:  
[www.glenabbeyshd.ie](http://www.glenabbeyshd.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.

In accordance with the requirements of the SHD application process, a .dwg file of the application site boundary is provided within the soft copies of the application herewith.

An EIAR was not submitted with the application as the proposed development did not fall under the requirements set out in Schedule 5 Part 2 of the Planning and Development Regulations 2001, (as amended).

In accordance with Article 285 of the 2017 Regulations please find enclosed the following documentation:

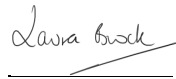
No	Items	Consultant	No. of Copies	Copy/Original
1.	<b>Planning Application Fee - €23,273.60</b> €130x170 units = €22,100 €7.20 per sqm x 163sqm = €1,173.60 Total = <b>€23,273.60</b>	Applicant	1 no. cheque send to the Board	Original
2.	Site Notice (As erected 08.04. 2021)	BMC	1 electronic copy	Copy
3.	Newspaper Notice – The Irish Daily Star 09.04.2021	BMC	1 electronic copy	Copy
4.	Description of Development	BMC	1 electronic copy	Copy
5.	Strategic Housing Development - Planning Application Form	BMC	1 electronic copy	Copy
6.	Letter of Consent – Comans Wholesale Limited	Landowner	1 electronic copy	Copy
7.	Combined Planning Report and Statement of Consistency	BMC	1 electronic copy	Copy
8.	Response to An Bord Pleanála Opinion	BMC	1 electronic copy	Copy
9.	BTR Legal Covenant	Clarke Solicitors	1 electronic copy	Copy
10.	Cover letters to prescribed bodies	BMC	1 electronic copy	Copy
11.	Cover letters to ABP and South Dublin County Council	BMC	1 electronic copy	Copy
12.	Part V (Letter from South Dublin County Council, part v drawings and costings)	C+W O'Brien Architects/ Turner and Townsend	1 electronic copy	Copy
13.	EIAR Screening Report	BMC	1 electronic copy	Copy
14.	BTR Justification Report	BMC	1 electronic copy	Copy
15.	Social Infrastructure Assessment	BMC	1 electronic copy	Copy
16.	Material Contravention Statement	BMC	1 electronic copy	Copy
17.	Architectural Design Statement	C+W O'Brien Architects	1 electronic copy	Copy
18.	Site Location Map	C+W O'Brien Architects	1 electronic copy	Copy
19.	Site Layout Plan	C+W O'Brien Architects	1 electronic copy	Copy
20.	Full Set of Architectural drawings, drawing register, schedules and housing quality assessment and .dwg file	C+W O'Brien Architects	1 electronic copy	Copy
21.	Design Statement including response to An Bord Pleanála Opinion (Design)	C+W O'Brien Architects	1 electronic copy	Copy
22.	Full Set of Engineering drawings including surface water/drainage details, water supply and wastewater and drawing register.	Curtins	1 electronic copy	Copy
23.	Engineering Report including Irish Water Letter of Feasibility/Statement of Design Acceptance	Curtins	1 electronic copy	Copy
24.	Flood Risk Assessment	Curtins	1 electronic copy	Copy
25.	Transport Impact Assessment including Road Safety Audit	Curtins	1 electronic copy	Copy

26.	DMURS Statement	Curtins	1 electronic copy	Copy
27.	Construction Demolition Waste Management Plan	Curtins	1 electronic copy	Copy
28.	Mobility Management Plan	Curtins	1 electronic copy	Copy
29.	Response to An Bord Pleanála Opinion (Traffic/Roads)	Curtins	1 electronic copy	Copy
30.	Construction Management Plan	Curtins	1 electronic copy	Copy
31.	Landscape Drawings and register	Cunnane Stratton Reynolds	1 electronic copy	Copy
32.	Landscape Design Statement	Cunnane Stratton Reynolds	1 electronic copy	Copy
33.	Landscape and Visual Impact Assessment	Cunnane Stratton Reynolds	1 electronic copy	Copy
34.	Noise Impact Assessment	JAK	1 electronic copy	Copy
35.	M&E and Lighting Drawings	JAK	1 electronic copy	Copy
36.	Lighting Report	JAK	1 electronic copy	Copy
37.	Utility Report	JAK	1 electronic copy	Copy
38.	Energy and Sustainability Report & Climate Change Adaptation	JAK	1 electronic copy	Copy
39.	Building Lifecycle Report	JAK	1 electronic copy	Copy
40.	BTR Operational Management Plan	JAK	1 electronic copy	Copy
41.	Glint & Glare Statement	JAK	1 electronic copy	Copy
42.	Sunlight & Daylight Assessment	JAK	1 electronic copy	Copy
43.	CGIs and Verified Views	3DDB	1 electronic copy	Copy
44.	Aeronautical Assessment Report -	O'Dwyer and Jones	1 electronic copy	Copy
45.	Appropriate Assessment Screening Report	Moore Group	1 electronic copy	Copy
46.	Bat Report	Moore Group	1 electronic copy	Copy

We trust that the documentation provided meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Planning and Development (Strategic Housing Development) Regulations 2017.

We conclude that we act for Square Foot Property Services Limited and request that all future correspondence in relation to this matter be directed to this office. If you have any queries please contact me directly.

Yours sincerely,



**Laura Brock**  
 MRUP MIPI MRTPI  
[laura@brockmcclure.ie](mailto:laura@brockmcclure.ie)  
 01 599 3859