

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Date: 9th June 2022
JSA Ref. 20196

Dear Sir / Madam,

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT PRE-APPLICATION CONSULTATION REQUEST IN RELATION TO A PROPOSED MIXED-USE DEVELOPMENT AT BELGARD SQUARE EAST, TALLAGHT, DUBLIN 24.

On behalf of the applicant, Ravensbrook Limited, 8, Parnell Square East, Dublin 1, please find enclosed 6 no. copies of a proposed Strategic Housing Development application on a site of c. 1.26 hectares at Belgard Square East and Belgard Road, Tallaght, Dublin 24. The application has been submitted to An Bord Pleanála today.

Enclosures

The following documentation accompanies this consultation request in accordance with Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Article 28 of the Planning and Development (Strategic Housing Development) Regulations 2017:

- 1 no. CD copy of submitted documentation;
- 6 no. copies of this cover letter prepared by John Spain Associates;
- 6 no. SHD Application Forms;
- 6 no. copies of a letter of consent issued by South Dublin County Council;
- 6 no. copies of site notice (yellow) (small overlap with ABP-313606-22 to the north);
- 6 no. copies of original newspaper notice;
- 6 no. copies of Part V letter prepared by JSA including Part V letter from SDCC, estimate of costs prepared by the applicant and letter confirming date of acquisition (Part V units are nominated on the accompanying floor plans prepared by Henry J Lyons Architects);
- 6 no. copies of letters to prescribed bodies;
- 6 no. copies of draft BTR Covenant prepared by A&L Goodbody;
- 6 no. copies of Operational Management Plan prepared by Hooke & MacDonald;
- 6 no. copies of Architectural Drawings prepared by Henry J Lyons Architects;
- 6 no. copies of Architectural Reports prepared by Henry J Lyons including:
 - Architectural Statement of Response to ABP Opinion

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- Design Statement
- Building Lifecycle Report
- Housing Quality Assessment Report & Schedule of Areas
- 6 no. copies of Statement of Consistency with Planning Policy prepared by John Spain Associates;
- 6 no. copies of Statement of Material Contravention with South Dublin CDP 2016-2022 and Tallaght LAP 2020 prepared by John Spain Associates;
- 6 no. copies of Statement of Material Contravention with Draft South Dublin CDP 2022-2028 and Tallaght LAP 2020 prepared by John Spain Associates;
- 6 no. copies of Statement of Response to ABP Opinion prepared by John Spain Associates;
- 6 no. copies of Social Infrastructure Assessment prepared by John Spain Associates;
- 6 no. copies of EIA Screening Report prepared by AWN Consulting;
- 6 no. copies of Article 299B Statement prepared by AWN Consulting;
- 6 no. copies of a Hydrological Risk Assessment prepared by AWN Consulting;
- 6 no. copies of an Operational Phase Waste Management Plan prepared by AWN Consulting;
- 6 no. copies of Landscape Design & Access Statement and Landscape Management & Maintenance Plan and Drawings prepared by Park Hood Landscape Architects;
- 6 no. copies of Engineering Drawings and Engineering Services Report prepared by CS Consulting Engineers;
- 6 no. copies of Flood Risk Assessment Report prepared by CS Consulting Engineers;
- 6 no. copies of Traffic and Transport Assessment Report, Mobility Management Plan and DMURS compliance statement prepared by CS Consulting Engineers;
- 6 no. copies of Outline Construction Management Plan prepared by CS Consulting Engineers;
- 6 no. copies of a Construction and Demolition Waste Management Plan prepared by CS Consulting Engineers;
- 6 no. copies of a Service Operation Management Plan prepared by CS Consulting Engineers;
- 6 no. copies of a Structural Statement prepared by CS Consulting Engineers;
- 6 no. copies of Car Parking Management Strategy prepared by CS Consulting Engineers;
- 6 no. copies of a Quality Audit Response Document prepared by CS Consulting Engineers;
- 6 no. copies of Cover Letter and Daylight Adequacy Reports (3 separate reports) prepared by BPG3;
- 6 no. copies of AA screening Report prepared by Enviroguide Consulting;
- 6 no. copies of Ecological Impact Assessment Report (including Bat Survey) prepared by Enviroguide Consulting;
- 6 no. copies of Construction & Environmental Management Plan prepared by Enviroguide Consulting;
- 6 no. copies of Part L Planning Report and Drawings prepared by Axiseng Consulting Engineers;
- 6 no. copies of the Aeronautical Assessment Report prepared by O'Dwyer and Jones;
- 6 no. copies of Design, Townscape and Visual Impact Assessment prepared by City Designer.
- 6 no. copies of Arboricultural Report and drawings by Charles McCorkell Arboricultural Consultancy.

- 6 no. copies of Wind and Microclimate Modelling Report by B-Fluid.
- 6 no. copies of Telecommunication Report by ISM Ireland;
- 6 no. copies of Archaeological Assessment by IAC Consulting.

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

If you require any additional information please do not hesitate to contact us.

Yours faithfully,



John Spain Associates