

Planning Department
Dublin City Council
Wood Quay
Dublin 8

2 January 2019

Strategic Housing Development
Planning Application to An Bord Pleanála (Ref. ABP-302706)
Lands at Former Dulux Factory Site, Davitt Road, Dublin 12

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Durkan (Davitt Road) Ltd. 63 York Road, Dun Laoghaire, Co. Dublin**, to lodge this planning application to An Bord Pleanála under the Strategic Housing Development application process. The proposal relates to a proposal for 265 build-to-rent units, and communal facilities at the Former Dulux Factory Site, Davitt Road, Dublin 12.

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. We confirm that 2 hard copies and 3 digital copies of all material is now submitted.

We note that Part 2, S4, (1)(b), stipulates that a copy of the planning application, shall be sent by the applicant to the planning authority or authorities in whose area or areas the proposed strategic housing development would be situated. As such, we confirm that 6 printed copies and 1 digital copies are now being issued to Dublin City Council by way of this formal submission.

In accordance with the requirements of Part 2, Section 5, (2) of the Planning & Development (Housing) and Residential Tenancies Act (2016), we can confirm that 4 pre-planning consultations have taken place with Dublin City Council on 16th August 2017, 7th September 2017, 1st November 2017 and 27th June 2018 and one consultation meeting was held with An Bord Pleanála on the 9th November 2018. The final proposal is a reflection of the discussions held and the feedback received in the Dublin City Council and An Bord Pleanála opinions.

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

No	Items	Consultant	No. of Copies	Copy/Original
1	Planning Application Fee - €41,822.80 €130x265 units = €34,450 €7.20 per sqm x 1,024sqm = €7,272.80 Total = €41,822.80	Applicant	Sent to An Bord Pleanála	Copy
2	Site Notice (As erected 02.01.2019)	BMC	1 hard copy 1 digital copies	Copy
3	Newspaper Notice – The Irish Daily Star 02.01.2019	BMC	1 hard copy 1 digital copies	Copy
4	Description of the Proposal	BMC	6 hard copies 1 digital copies	Copy
5	Strategic Housing Development - Planning Application Form	BMC	6 hard copies 1 digital copies	Copy
6	Planning Report	BMC	6 hard copies 1 digital copies	Copy
7	Statement of Consistency (including statement on housing mix)	BMC	6 hard copies 1 digital copies	Copy
8	Pre-Planning Minutes and Notes (with DCC and ABP)	BMC	6 hard copies 1 digital copies	Copy
9	EIAR Screening Report	BMC	6 hard copies 1 digital copies	Copy
10	Justification Report	BMC	6 hard copies 1 digital copies	Copy



Lands at Former Dulux Factory Site, Davitt Road, Dublin 12: SHD Planning Application

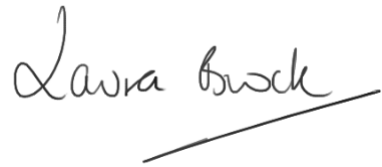
11	Architectural Design Statement	John Fleming Architects	6 hard copies 1 digital copies	Copy
12	Site Location Map	John Fleming Architects	6 hard copies 1 digital copies	Copy
13	Site Layout Plan	John Fleming Architects	6 hard copies 1 digital copies	Copy
14	Full Set of Architectural Drawings & Schedule (With Universal Design Statement Incorporated)	John Fleming Architects	6 hard copies 1 digital copies	Copy
15	Housing Quality Assessment	John Fleming Architects	6 hard copies 1 digital copies	Copy
16	Part V (Proposals and Letter from Dublin City Council)	JFA Architects/ Durkan (Davitt Road) Ltd	6 hard copies 1 digital copies	Copy
17	Landscape Architecture Drawings & Schedule	Áit Landscape Architects	6 hard copies 1 digital copies	Copy
18	Landscape Report	Áit Landscape Architects	6 hard copies 1 digital copies	Copy
19	Engineering Drawings & Schedule	Kavanagh Burke	6 hard copies 1 digital copies	Copy
20	Drainage Report (including Confirmation of Feasibility from Irish Water)	Kavanagh Burke	6 hard copies 1 digital copies	Copy
21	Flood Risk Assessment	JBA Consultants	6 hard copies 1 digital copies	Copy
22	Construction and Environmental Management Plan	Altemar Environmental Consultants	6 hard copies 1 digital copies	Copy
23	Appropriate Assessment Screening Report (Including Ecological Assessment)	Altemar Environmental Consultants	6 hard copies 1 digital copies	Copy
24	Energy and Sustainability Report	Fallon Design	6 hard copies 1 digital copies	Copy
25	Utility Report and Drawings	Fallon Design	6 hard copies 1 digital copies	Copy
26	Lighting Report	Fallon Design	6 hard copies 1 digital copies	Copy
27	Access and Lighting Arrangement	Fallon Design	6 hard copies 1 digital copies	Copy
28	Traffic Impact Assessment (Incorporating Reference to DMURS)	TPS	6 hard copies 1 digital copies	Copy
29	Massing Photomontages	3D Design Bureau	6 hard copies 1 digital copies	Copy
30	Daylight and Sunlight Analysis	3D Design Bureau	6 hard copies 1 digital copies	Copy
31	Building Lifecycle Report (Incorporating Building Management Strategy)	BMC	6 hard copies 1 digital copies	Copy
32	Creche Facilities Assessment	BMC	6 hard copies 1 digital copies	Copy
33	Social Audit Memo and Visual	BMC	6 hard copies 1 digital copies	Copy
34	Response to An Bord Pleanala Opinion	BMC	6 hard copies 1 digital copies	Copy
35	Response to An Bord Pleanala Opinion (Design)	John Fleming Architects	6 hard copies 1 digital copies	Copy
36	Response to An Bord Pleanala Opinion (Car Parking including correspondence from Go Car)	TPS Transport Consultants	6 hard copies 1 digital copies	Copy
37	Copies of letters to prescribed bodies and Dublin City Council	BMC	6 hard copies 1 digital copies	Copy
38	Letter in Relation to Legal Agreement	Cathal N. Young, O'Reilly & Co.	6 hard copies 1 digital copies	Copy

We confirm that we act for Durkan (Davitt Road) 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,





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