

Ms Dowdall,
Development Officer,
South Dublin County Childcare Committee,
C6 Clondalkin Civic Offices,
9th Lock Road,
Clondalkin,
Dublin 22
(Via wetransfer).

16 May 2022

**Strategic Housing Development for 242 Residential Units and Associated Uses
On lands located at the Broomhill Road Tallaght, Dublin 24, D24XA52 and Unit 51, Broomhill Road, Tallaght, Dublin 24,
D24E124.**

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by **Garyaron Homes, Unit H2, Merrywell Business Park, Lower Ballymount Road, Dublin 12, D12XXR3**, to lodge this planning application to An Bord Pleanála under the Strategic Housing Development application process. The proposal relates to a proposal for 242no. residential units. A childcare facility, a gym and associated amenity spaces on lands located at the **Broomhill Road, Tallaght, Dublin 24, D24 XA52 and Unit 51, Broomhill Road, Tallaght Dublin 24, D24E124**.

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 Pleanala during the pre-application consultation process.

This correspondence is issued pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, which requires that a copy of the planning application is issued to prescribed bodies.

Electronic copies are now submitted to the following prescribed bodies:

1. Irish Water
2. National Transport Authority
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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.broomhillroadshd.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, 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	Planning Application Fee - €38,621.84	Applicant – Garyaron Homes	Cheque Sent to An Bord Pleanala	Original
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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 Garyaron Homes 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,



Matthew McRedmond
MRUP MIPI
matthew@brockmclure.ie



Ph: 01-5593859
Mobile: 087-9614164

National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2
D02 WT20
(via wetransfer)

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Mobile: 087-9614164

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Colvill House
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