

Dún Laoghaire-Rathdown County Council,
County Hall, Marine Road,
Dún Laoghaire,
Co. Dublin,
A96 K6C9.

8th April 2022
JSA REF: 20055/RK

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION IN RESPECT OF A BUILD-TO-RENT RESIDENTIAL DEVELOPMENT OF 377 NO. UNITS AT THE FORMER BLAKES AND ESMONDE MOTORS SITE, STILLORGAN, CO. DUBLIN.

On behalf of the applicant, Cairn Homes Properties Ltd., please find enclosed a Strategic Housing Development planning application comprising the construction of a mixed-use scheme of "Built to Rent" BTR apartments, laid out in 6 no. blocks ranging in height from 3-9 storeys comprising 377 no. apartment units. The development also includes c. 841 sq.m. restaurant / café floorspace (in 5 no. units at ground floor & lower ground floor), a Community Sports Hall (c. 933 sq. m), office space c. 195 sq. m, Residential amenity floorspace (c. 1,016 sq. m) and a creche of c. 215 sq. m

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 (as amended), 6 no. copies of the application is enclosed. CD copies are also included.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at www.blakesshd.com

Enclosures

The following documentation accompanies this planning application in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017:

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI
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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
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1. Particulars
1. Cover Letter to An Bord Pleanála
2. Application Form
3. Site Notice
4. Newspaper Notice
5. CD-Rom copy
6. SHD Application Fee
7. Letter of Consent (DLR)
8. Build to Rent Management Plan
9. Building Lifecycle Report
10. Draft BTR Covenant
11. Part V Proposals
12. ITM Red Line Area (on CD Rom)
13. Irish Water Confirmation of Feasibility and Design Acceptance.
14. Cover Letter to Dun Laoghaire Rathdown County Council
15. Cover Letters to Prescribed Bodies
2. John Spain Associates
16. Statement of Consistency & Planning Report
17. An Bord Pleanála Response Document
18. Statement of Material Contravention
19. Community/Social Infrastructure Audit
3. OMP Architects
20. Architectural Design Statement
21. Architectural Drawings plans elevations sections (including schedule of drawings and accommodation)
22. Technical Report (includes Housing Quality Assessment)
23. ABP Architectural Response
24. Part V Booklet
4. Waterman Moylan Consulting Engineers
25. Engineering Drawings and Schedule
26. Engineering Assessment Report (including Stormwater Audit by Punch)
27. Traffic and Transportation Assessment
28. Car Parking Rationale Report
29. Travel Plan (MMP)
30. DMURs Document
31. Construction Management Plan
5. JBA Consulting Engineers Flood Risk
32. Site Specific Flood Risk Assessment
6. Kevin Fitzpatrick Landscape Architects
33. Landscape Drawings
34. Landscape Design Report
7. The Tree File Arborist
35. The Tree File Tree Survey and Drawings
8. Modelworks
36. Photomontages

37. Townscape and Visual Impact Assessment
9. Arup
38. Micro-climate/Wind
10. Enviroguide Consulting
39. EIAR Screening
40. Article 299B Statement
11. AWN Consulting
41. Hydrological Assessment
42. Noise Report
43. Air Quality Report
44. Construction & Demolition Waste and By-Product Management Plan
45. Operational Phase Waste Management Plan
12. Altomar Bryan Deegan
46. AA Screening and NIS
47. ECIA and Bat Report
13. IES Daylight Report
48. Sunlight/daylight
14. Telecommunications Report ISM
49. Telecommunications Report
15. IAC Archaeology Report
50. Archaeological Desktop Assessment
16. Ethos Engineering
51. Residential Energy Statement
52. M&E Utilities Report
53. Site Lighting Report and drawings
54. Commercial Sustainability & Energy Statement
17. Burton Engineers
55. Road Safety Audit, Access Audit, Cycle Audit and Walking Audit
18. Derry O'Leary
56. Public Transport Capacity Report

If you have any queries please do not hesitate to contact us.

Yours faithfully,



John Spain Associates