

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

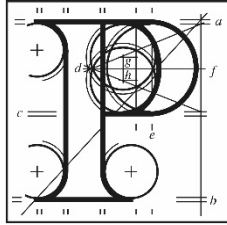
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	TETRARCH RESIDENTIAL LTD
--------------------	--------------------------

2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	EUROPA HOUSE, 2 ND FLOOR, BLOCK 9 HARCOURT CENTRE, HARCOURT STREET, DUBLIN 2, D02 WR20
Company Registration No:	620683

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	TOM PHILLIPS + ASSOCIATES
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] No: [] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	BRIAN HUTCHINSON
Firm/Company:	MCA ARCHITECTS

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL
--	---------------------------------------

6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	STRADBROOK HOUSE
Address Line 2:	STRADBROOK ROAD
Address Line 3:	MOUNTASHTON
Town/City:	BLACKROCK
County:	DUBLIN
Eircode:	IRELAND
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	X, Y = 722502.5897, 728065.3075 V_50215358_1.DWG
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	0.4813 ha
Site zoning in current Development Plan or Local Area Plan for the area:	E:TO PROVIDE FOR ECONOMIC DEVELOPMENT AND EMPLOYMENT
Existing use(s) of the site and proposed use(s) of the site:	EXISTING USE: COMMERCIAL OFFICE (VACANT), CAR PARK.

	PROPOSED USE: OFFICE, RESIDENTIAL (SENIOR LIVING SERVICED BTR APARTMENT SCHEME)
--	---

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

TETRARCH RESIDENTIAL LIMITED OWN A PORTION OF THE SITE. THE REMAINDER OF THE SITE IS UNDER THE OWNERSHIP OF BLACKROCK COLLEGE RFC. WE ATTACH A LETTER OF CONSENT FROM BLACKROCK COLLEGE RFC FOR THE INCLUSION OF PART OF THEIR LANDS WITHIN THIS SHD PLANNING APPLICATION. WE REFER THE BOARD TO APPENDIX A OF THIS PLANNING APPLICATION FORM.

State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Tetrarch Residential Limited EUROPA HOUSE, 2ND FLOOR, BLOCK 9 HARCOURT CENTRE, HARCOURT STREET, DUBLIN 2, D02 WR20 Blackrock College RFC SOMERSET HOUSE, STRADBROOK ROAD, BLACKROCK, CO. DUBLIN, A94 K2V8
--	---

Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [X] No: []
--	--------------------

If the answer is "Yes" above, identify the lands and state the nature of the control involved:

TETRARCH RESIDENTIAL LTD ALSO OWNS SOMERSET HOUSE, THE ADJACENT OFFICE BUILDING CURRENTLY USED AS A CHILDCARE FACILITY. THOSE ADJACENT LANDS ARE NOT INCLUDED WITHIN THIS SHD PLANNING APPLICATION

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [X] No: []
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
D19A/0740	CHANGE OF USE OF STRADBROOK HOUSE FROM OFFICE TO CHILDCARE AND ASSOCIATED MINOR ALTERATIONS	WITHDRAWN BEFORE DECISION
D17A/0867	AMENDMENTS TO PERMISSION REG. REF. D12A/0142 (SOMERSET HOUSE)	GRANT
D12A/0142	AMENDMENTS TO PERMISSION REG. REF. D12A/0142 (SOMERSET HOUSE)	GRANT
D12A/0117	AMENDMENTS TO PERMISSION REG. REF. D11A/0247 – CHANGE OF USE FROM OFFICE TO CHILDCARE AT FIRST FLOOR AND ASSOCIATED AMENDMENTS	WITHDRAWN BEFORE DECISION
D11A/0247	CHANGE OF USE FROM OFFICE TO CHILDCARE AT GROUND FLOOR AND ASSOCIATED AMENDMENTS	GRANT
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.: N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [X] No: []

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

ABP REF. 306949 – DALGUISE HOUSE (SHD) – GRANTED PERMISSION (25 AUGUST 2020) – DECISION SINCE QUASHED AT JUDICIAL REVIEW

Is the applicant aware of the site ever having been flooded?

Yes: [] No: [X]

If the answer is “Yes” above, please give details e.g. year, extent:

N/A

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[X]

If the answer is “Yes” above, please give details:

N/A

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

TETRARCH RESIDENTIAL LIMITED INTEND TO APPLY TO AN BORD PLEANÁLA (THE BOARD) FOR PERMISSION FOR A STRATEGIC HOUSING DEVELOPMENT WITH A TOTAL SITE AREA OF C. 0.48 HA, ON LANDS LOCATED AT AND ADJOINING STRADBROOK HOUSE, STRADBROOK ROAD, MOUNTASHTON, BLACKROCK, CO. DUBLIN.

THE PROPOSED MIXED-USE DEVELOPMENT WILL COMPRISE:

THE DEMOLITION OF THE EXISTING STRADBROOK HOUSE AND ADJOINING SURFACE CAR PARK, AND THE CONSTRUCTION OF: 108 NO. BUILD-TO-RENT RESIDENTIAL SENIOR LIVING APARTMENTS (83 NO. 1-BED APARTMENTS AND 25 NO. 2-BED APARTMENTS), WITH BALCONIES / WINTER GARDENS PROVIDED FOR ALL UNITS, ACROSS 2 NO. BLOCKS RANGING BETWEEN 3 TO 7-STOREYS OVER BASEMENT WITH SET BACK AT SIXTH-FLOOR LEVEL. THE PROPOSAL ALSO INCLUDES FOR 148 NO. SECURE BICYCLE PARKING SPACES, 55 NO. UNDERGROUND CAR PARKING SPACES, A TWO-WAY VEHICULAR AND CYCLIST ENTRANCE RAMP, AND BIN STORAGE, CIRCULATION AREAS AND ASSOCIATED PLANT AT BASEMENT LEVEL; A SELF-CONTAINED OFFICE UNIT, A RESIDENTIAL STAFF MANAGEMENT SUITE, RESIDENT'S FACILITIES, RESIDENTS' COMMUNAL AMENITY ROOMS, AND RESIDENTS' COMMUNAL OPEN SPACE, AS WELL AS 13 NO. SURFACE CAR PARKING SPACES (INCL. 1 NO. ACCESSIBLE COMMERCIAL CAR PARKING SPACE AND 12 NO. CAR PARKING SPACES FOR USE BY THE ADJOINING CRECHE (INCL. 1 NO. ACCESSIBLE)), 24 NO. SECURE CYCLE SPACES WITHIN SEPARATE BIKE STORE, SEPARATE BIN STORE FOR OFFICE USE, 30 NO. SHORT-TERM BICYCLE PARKING SPACES, AND 3 NO. ESB SUBSTATIONS AT GROUND FLOOR LEVEL; ADDITIONAL COMMUNAL AMENITY ROOMS AT FIRST, SECOND AND THIRD FLOOR LEVELS; ROOF GARDENS / TERRACES AT THIRD, FOURTH AND SIXTH-FLOOR LEVELS; GREEN ROOFS; AND PV PANELS ON THIRD, FOURTH AND SIXTH-FLOOR ROOF-LEVEL; AMENDMENTS TO EXISTING BOUNDARY WALL TO PROVIDE NEW VEHICULAR AND PEDESTRIAN ENTRANCES; PROVISION OF SECURITY GATES; AND ASSOCIATED SITE LANDSCAPING, BOUNDARY TREATMENTS, LIGHTING AND SERVICING, AND ALL ASSOCIATED WORKS ABOVE AND BELOW GROUND.

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [X] No: []
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [X] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	PAC/SHD/68/20
Meeting date(s):	24 MARCH 2020
(B) Consultation with An Bord Pleanála:	
State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-311879-21
Meeting date(s):	10 MARCH 2022
(C) Any Consultation with Prescribed Authorities or the Public:	
Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
IRISH WATER HAS CONFIRMED FEASIBILITY AND ACCEPTANCE IN RELATION TO THE PROPOSED DESIGN	

11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>IRISH DAILY STAR FRIDAY, 8 JULY 2022</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>Monday, 11 JULY 2022</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. WE REFER TO THE SITE LOCATION PLAN (DWG. BSL-MCA-00-00-DR-A-1000 PREPARED BY MCA)</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [] No: [X] WE REFER TO THE EIA SCREENING REPORT, PREPARED BY TOM PHILLIPS + ASSOCIATES</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p>Enclosed: N/A Yes: [] No: []</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: N/A Yes: [] No: []</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [] No: [X]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [X] No: []</p>

If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [X] No: []
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [X] No: []
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [X] No: [] N/A: []
If the answer to the above is “Yes”, list the prescribed authorities concerned:	IRISH WATER DÚN LAOGHAIRE RATHDOWN CHILDCARE COMMITTEE
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	FRIDAY, 8 JULY 2022
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [] No: [X]
If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [] No: [] N/A
If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [X] No: []</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: N/A (NO RELEVANT LOCAL AREA PLAN) Yes: [] No: []</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [] No: [] N/A: [X]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>

<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>
--	---

13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [X] No: []</p>
---	---

14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	0	0
2-bed	0	0
3-bed	0	0
4-bed	0	0
4+ bed	0	0
Total	0	0

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	83	4,341
2-bed	25	2,278
3-bed	0	0
4-bed	0	0
4+ bed	0	0
Total	108	6,619

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	0	0	0
1-bed	0	0	0
2-bed	0	0	0
3-bed	0	0	0
4-bed	0	0	0
4+ bed	0	0	0
Total	0	0	0

(b) State total number of residential units in proposed development:	108 NO. UNITS
(c) State cumulative gross floor space of residential accommodation, in m ² :	7,140 SQM (6,619 sqm apartments + 521 sqm Communal Amenity Space)

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
OFFICE (INCL. BIN STORE)	190 SQM
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	190 SQM
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	7,330 SQM
(d) Express 15(b) as a percentage of 15(c):	2.6 %

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	

<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	X	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	X	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		X
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>	X	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		X
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p>		X

<p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X

<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p style="text-align: center;">X</p> <p style="text-align: center;">WE REFER TO THE CHARACTER AND MATERIALITY REPORT PREPARED BY MCA, THE OPERATIONAL WASTE MANAGEMENT PLAN PREPARED BY AWN, THE INTEGRATED RETIREMENT COMMUNITY MANAGEMENT STRATEGY REPORT PREPARED BY ARAMARK AND THE DRAFT LEGAL COVENANT (S. 47 AGREEMENT), THE TRANSPORTATION ASSESSMENT REPORT, PREPARED BY NRB, THE ENGINEERING SERVICES REPORT, PREPARED BY CS CONSULTING AND THE STORWATER AUDIT, PREPARED BY JBA CONSULTING, THE LANDSCAPE DESIGN REPORT, PREPARED BY MURRAY & ASSOCIATES, THE DAYLIGHT AND SUNLIGHT REPORT, PREPARED BY IN2, THE MATERIAL CONTRAVENTION STATEMENT PREPARED BY TPA, THE STATEMENT OF CONSENSENCY PREPARED BY TPA, AND THE ARTICLE 299B STATEMENT PREPARED BY ALTEMAR, ALL SUBMITTED AS PART OF THIS SHD PLANNING APPLICATION. WE ALSO REFER TO APPENDIX B & C OF THIS PLANNING APPLICATION FORM, WHICH INCLUDE THE SCHEDULE OF DOCUMENT AND DRAWINGS SUBMITTED, RESPECTIVELY</p>	
---	--	--

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	1,200 SQM
State gross floor space of any proposed demolition, in m ² :	1,200 SQM
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	12,737 SQM NEW GFA PROPOSED + 1,200 SQM TO BE DEMOLISHED.

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	COMMERCIAL OFFICE (VACANT), CAR PARK.
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	
(c) State proposed use(s):	OFFICE, RESIDENTIAL (SENIOR LIVING SERVICED BTR APARTMENT SCHEME)
(d) State nature and extent of any such proposed use(s):	OFFICE: 190 SQM (INCL. BIN STORE) RESI: 12,547.6 SQM (INCL. BASEMENT AND EXTERNAL BIKE STORE)

(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:

Enclosed: Yes: [X] No: [] N/A: []

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>X</p> <p>WE REFER TO APPENDIX D OF THIS PLANNING APPLICATION FORM</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>		X
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	X	

(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		N/A
---	--	-----

20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>
<p>(C) Proposed Surface Water Disposal:</p>
<p>Please indicate as appropriate:</p>

<p>(a) Public Sewer/Drain: <input checked="" type="checkbox"/>]</p> <p>Soakpit: <input type="checkbox"/>]</p> <p>Watercourse: <input type="checkbox"/>]</p> <p>Other (please specify): _____</p>	
<p>(D) Irish Water Requirements:</p>	
<p>Please submit the following information:</p>	<p>Enclosed:</p>
<p>(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.</p>	<p>Yes: <input checked="" type="checkbox"/>] No: <input type="checkbox"/>]</p>
<p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.</p>	<p>Enclosed:</p> <p>Yes: <input checked="" type="checkbox"/>] No: <input type="checkbox"/>]</p>
<p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p>Enclosed:</p> <p>Yes: <input checked="" type="checkbox"/>] No: <input type="checkbox"/>]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed:</p> <p>Yes: <input checked="" type="checkbox"/>] No: <input type="checkbox"/>]</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Enclosed:</p> <p>Yes: <input checked="" type="checkbox"/>] No: <input type="checkbox"/>]</p>

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan</p>	<p>Enclosed:</p> <p>Yes: <input checked="" type="checkbox"/>] No: <input type="checkbox"/>]</p>
--	--

requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: []
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: []

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [] No: [X]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>WE REFER TO APPENDICES B AND C OF THIS PLANNING APPLICATION FORM, WHICH INCLUDE THE DOCUMENT AND DRAWINGS SCHEDULES RELTED TO THIS SHD PLANNING APPLICATION</p>

24. Application Fee:

(a) State fee payable for application:	€ 15,408
(b) Set out basis for calculation of fee:	$((€130 \times 108 \text{ NO. UNITS}) + (€7.20 \times 190 \text{ SQM})) =$ $(€14,040 + €1,368) =$ $€15,408$


<p>(c) Is the fee enclosed with the application?</p>	<p>Enclosed:</p> <p>Yes: [X] No: [X]</p> <p>WE REFER TO APPENDIX E OF THIS PLANNING APPLICATION FORM, WHICH PROVIDES CONFIRMATION OF FEE PAYMENT (€15,300) TO ABP</p> <p>WE ALSO INCLUDE A CHEQUE FOR €110 (THE BALANCE OF THE FEE) MADE OUT TO AN BORD PLEANALA</p>
--	---

25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p>
---	---

Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	MONDAY, 11 JULY 2022

26. Contact Details- Not to be Published**Applicant(s):**

First Name:	
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	TETRARCH RESIDENTIAL LTD
Director(s):	
Company Registration Number (CRO):	6206283
Contact Name:	TOM SHERIDAN
Primary Telephone Number:	01 240 4170
Other / Mobile Number (if any):	087 103 9009
E-mail address:	TSHERIDAN@TETRARCHCAPITAL.IE

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	STEPHEN
Surname:	BARRETT
Address Line 1:	80 HARCOURT STREET
Address Line 2:	
Address Line 3:	
Town / City:	DUBLIN 2
County:	DUBLIN
Country:	IRELAND
Eircode:	D02 F449
E-mail address (if any):	STEPHEN@TPA.IE
Primary Telephone Number:	01 478 6055
Other / Mobile Number (if any):	087 251 8739

Person responsible for preparation of maps, plans and drawings:

First Name:	BRIAN
Surname:	HUTCHINSON
Address Line 1:	4 HANOVER WHARF
Address Line 2:	ASGARD ROAD
Address Line 3:	
Town / City:	DUBLIN 2
County:	DUBLIN
Country:	IRELAND
Eircode:	D02 HX39
E-mail address (if any):	BHUTCHINSON@MCA.IE
Primary Telephone Number:	01 676 0916
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	TOM SHERIDAN
Mobile Number:	087 103 9009
E-mail address:	TSHERIDAN@TETRARCHCAPITAL.IE

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.

10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.

11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Appendix A – Letter of Consent from Blackrock College RFC for inclusion of lands in SHD Application



BLACKROCK COLLEGE R.F.C.
ESTABLISHED 1882

Somerset House, Stradbroke Road, Blackrock, Co. Dublin A94K2V8

P: (01) 280 5967

W: www.blackrockcollegerfc.ie

E: admin@blackrockcollegerfc.ie

VAT No. 0650593J

23 June 2023

Principal Planning Officer
An Bord Pleanála
64 Marlborough Street
Dublin 1

**RE: STRAEGIC HOUSING DEVELOPMENT APPLICATION AT BLACKROCK COLLEGE
RUGBY FOOTBALL CLUB LANDS, STRADBROOK ROAD, BLACKROCK, CO. DUBLIN**

TO WHOM IT MAY CONCERN

We, Blackrock College Rugby Football Club as the registered freehold owner of the subject lands (as per the attached plan) hereby provide consent to Tetrarch Residential Limited (the Applicant) to make a planning application in relation to the Strategic Housing Development for these lands at Stradbroke Road, Blackrock, Co. Dublin

Yours faithfully

Patrick Finn
Club Chairman

MONASTION

Monkstown
Baile na
Manach

Rockford
Manor



Appendix B – List of Document Inputs to this SHD Planning Application

2 no. hard copies of each the inputs specified below have been prepared for submission to An Bord Pleanála. 3 No. digital copies of the submission are also enclosed.

6 no. copies of the inputs outlined below have been prepared for submission to Dún Laoghaire-Rathdown County Council, along with 1 No. digital copy of the submission.

These are:

A) Documents:

Planning

- Cover Letter to ABP dated Monday, 11 July 2022, prepared by Tom Phillips + Associates.
- Cover Letter to Dún Laoghaire-Rathdown County Council dated Monday, 11 July 2022, prepared by Tom Phillips + Associates.
- Copy of Cover Letter to Irish Water dated Monday, 11 July 2022, prepared by Tom Phillips + Associates.
- Cover Letter to Dún Laoghaire-Rathdown Childcare Committee dated Monday, 11 July 2022, prepared by Tom Phillips + Associates.
- Copy of Site Notice, erected on Friday, 08 July 2022, prepared by Tom Phillips + Associates.
- 1 No. Original Newspaper Notice (and 7 No. scanned copies), published on Friday, 08 July 2022 in the Irish Daily Mail.
- *Planning Application Form* (incl. *Letter of Consent from Blackrock College RFC, Document Schedule, Drawing Schedule, Part V details* (incl. Applicant Part V Proposal and Dún Laoghaire Rathdown County Council Housing Department and EFT Payment Confirmation Details (€15,300)), dated Monday, 11 July 2022, prepared by Tom Phillips + Associates.
- *Statement of Consistency*, dated July 2022, prepared by Tom Phillips + Associates.
- *Material Contravention Statement*, dated July 2022, prepared by Tom Phillips + Associates.
- *Planning Report*, dated July 2022, prepared by Tom Phillips + Associates.
- *Response to An Bord Pleanála Opinion*, dated July 2022, prepared by Tom Phillips + Associates.
- *EIAR Screening Report*, dated Friday, July 2022, prepared by Tom Phillips + Associates.
- *Draft Legal Covenant (s. 47 Agreement) relating to Build to Rent Development*, prepared by the Applicant.
- *Legal Opinion on Zoning*, dated 11 May 2022, prepared by McCann FitzGerald LLP.
- ESRI Shapefile on CD, prepared by MCA Architects.
- Planning Fee (Balance by Cheque) (€110).

Architecture

- *Architectural Design Statement* (incl. *HQA and Schedule of Accommodation*), dated July 2022, prepared by MCA Architecture.
- *Housing Quality Assessment*, prepared by MCA Architects.
- *Character & Materiality Report*, prepared by MCA Architects.

Engineering (Civil)

- *Engineering Services Report*, dated 05 July 2022, prepared by CS Consulting Group.
- *Stormwater Audit Stage 1 Report*, dated 7 July 2022, prepared by JBA Consulting and with an associated cover letter prepared by CS Consulting Group.
- *Site Specific Flood Risk Assessment*, dated 06 July 2022, prepared by CS Consulting Group.
- *Stage 1 Construction Management Plan*, dated 01 July 2022, prepared by CS Consulting Group.
- *Stage 1 Demolition and Construction Waste Management Plan*, dated 01 July 2022, prepared by CS Consulting Group.
- *Structural Statement*, dated 05 July 2021, prepared by CS Consulting Group.
- *Irish Water Design Acceptance*, dated 01 July 2021, prepared by CS Consulting Group.

Engineering (M&E)

- *M&E Incoming Utility Services – Development at Stradbroke Road*, prepared by Renaissance Engineering.
- *Sustainability Report – Stradbroke Road SHD, Blackrock, Co. Dublin*, dated July 2022, prepared by Renaissance Engineering.
- *Building Lifecycle Report – Stradbroke Road SHD, Blackrock, Co. Dublin*, dated July 2022, prepared by Renaissance Engineering.
- *Site Lighting Datasheets*, dated July 2022 and prepared by Renaissance Engineering.

Transport & Traffic

- *Transportation Assessment Report (incl. Stg 1 RSA, DMURS Statement of Consistency, Preliminary Travel Plan, Transport Capacity Report)*, dated July 2022, prepared by NRB Consulting Engineers.

Landscaping

- *Landscape Design Report*, dated July 2022, prepared by Murray & Associates Landscape Architects.
- *Landscape Management Plan – Outline Specifications for Landscape Works*, dated June 2022, prepared by Murray & Associates Landscape Architects.
- *Arboricultural Inventory and Impact Assessment*, dated Tuesday, 05 July 2022, prepared by Murray & Associates Landscape Architects.

Ecology

- *Appropriate Assessment Screening & Natura Impact Statement – Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact Statement) AA for a Proposed Mixed-Use Development at Stradbroke Road, Mountashon, Blackrock, Co. Dublin*, dated 7 July 2022, prepared by Altemar Limited.
- *Ecological Impact Assessment (EclA) for a Proposed Mixed-Use Development at Stradbroke Road, Mountashon, Blackrock, Co. Dublin*, dated 08 July 2022, prepared by Altemar Limited.

Other

- *Townscape and Visual Impact Assessment*, dated June 2022, prepared by Macroworks.

- *Photomontage & CGIs*, dated 30 June 2022, prepared by Redline Studios.
- *Integrated Retirement Community Management Strategy Report*, dated Thursday, 30 June 2022, prepared by Aramark.
- *Operational Waste Management Plan for a Proposed Mixed-Use Development at Stradbroke Road, Mountashon, Blackrock, Co. Dublin*, dated Thursday, 30 June 2022, prepared by Awn Consulting.
- *Daylight & Sunlight Report (incl. Overshadowing Analysis)* dated 07 July 2022, prepared by IN2 Engineering Design Partnership.
- *South Suburban Office Report*, dated June 2022, prepared by Savills.
- *Stradbroke Road Extra Care Economic Benefits Assessment*, dated July 2022, prepared by Savills.
- *Social Infrastructure Audit*, dated July 2022, prepared by Tom Phillips + Associates.
- *Statement in accordance with Article 299B (1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001-2022, as amended for a proposed mixed-use development at a site on Stradbroke Road, Mountashon, Blackrock, Co. Dublin*, dated 08 July 2022, prepared by Altemar Limited.

Appendix C – List of Drawing Inputs to this SHD Planning Application

Architecture

MCA Architects				
Drawing No.	Title	Scale	Size	Rev.
BSL-MCA-00-00-DR-A-1000	Site Plans (incl. Site Location Map and Site Layout Plan)	As indicated	A1	P03
BSL-MCA-00-B-DR-A-1001	Basement Plan	1:200	A1	P04
BSL-MCA-00-00-DR-A-1002	Ground Floor Plan	1:200	A1	P04
BSL-MCA-00-01-DR-A-1003	First Floor Plan	1:200	A1	P04
BSL-MCA-00-02-DR-A-1004	Second Floor Plan	1:200	A1	P04
BSL-MCA-00-03-DR-A-1005	Third Floor Plan	1:200	A1	P04
BSL-MCA-00-04-DR-A-1006	Fourth Floor Plan	1:200	A1	P04
BSL-MCA-00-05-DR-A-1007	Fifth Floor Plan	1:200	A1	P04
BSL-MCA-00-06-DR-A-1008	Sixth Floor Plan	1:200	A1	P04
BSL-MCA-00-07-DR-A-1009	Roof Plan	1:200	A1	P04
BSL-MCA-00-ZZ-DR-A-1010	West Elevation	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1011	West and South Elevation	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1012	East and North Elevation	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1013	Sections A & B	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1014	Sections C & D	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1015	Sections E & F	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1016	Unit Types – 1-bedroom	1:100	A1	P03
BSL-MCA-00-XX-DR-A-1017	Unit Types – 2-bedroom	1:100	A1	P03
BSL-MCA-00-XX-DR-A-1018	Part V Proposal – Distribution Sheet 1 of 2	1:250	A1	P03
BSL-MCA-00-XX-DR-A-1019	Part V Proposal – Distribution Sheet 2 of 2	1:100/1:250	A1	P03
BSL-MCA-00-XX-DR-A-1020	Existing Site Plan / Demolition Plan	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1021	Existing West & South Elevations / Demolition	1:200	A1	P03

BSL-MCA-00-XX-DR-A-1022	Existing East & North Elevations / Demolition	1:200	A1	P03
BSL-MCA-A-1023	Taken In Charge	1:200	A1	P01

Engineering

CS Engineering				
Drawing No.	Title	Scale	Size	Rev.
BLK-CSC-ZZ-XX-DR-C-0001	Overall Site Layout	1:250	A1	P04
BLK-CSC-ZZ-XX-DR-C-0002	Topographical Survey	1:250	A1	-
BLK-CSC-ZZ-XX-DR-C-0003	Drainage Plan Layout	1:250	A1	P03
BLK-CSC-ZZ-B1-DR-C-0004	Basement Drainage Plan Layout	1:200	A1	P02
BLK-CSC-ZZ-XX-DR-C-0005	Watermain Plan Layout	1:250	A1	P04
BLK-CSC-ZZ-XX-DR-C-0006	Ground Floor Swept Path Analysis	1:250	A1	P02
BLK-CSC-ZZ-B1-DR-C-0007	Basement Layout Swept Path Analysis	1:250	A1	P02
BLK-CSC-ZZ-XX-DR-C-0008	Drainage Details Sheet 1 of 3	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0009	Drainage Details Sheet 2 of 3	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0010	Drainage Details Sheet 3 of 3	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0011	Watermain Details Sheet 1 of 2	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0012	Watermain Details Sheet 2 of 2	As indicated	A1	-
BLK-CSC-ZZ-R0-DR-C-0013	SUDS Layout	1:250	A1	P02
BLK-CSC-ZZ-XX-DR-C-0015	Proposed Road Plan Layout	1:250	A1	P03
BLK-CSC-ZZ-XX-DR-C-0016	Road Construction Details Sheet 1 of 2	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0017	Road Construction Details Sheet 2 of 2	As indicated	A1	P01
BLK-CSC-ZZ-XX-DR-C-0018	Proposed Road Profile	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0019	Visibility Splay	1:250	A1	P02
BLK-CSC-ZZ-XX-DR-C-0020	Attenuation Tank Construction Detail Sheet 1 of 2	NTS	A1	-
BLK-CSC-ZZ-XX-DR-C-0021	Attenuation Tank Construction Detail Sheet 2 of 2	NTS	A1	-
BLK-CSC-ZZ-XX-DR-C-0022	Foul Longsections	1:250	A1	P01

BLK-CSC-ZZ-XX-DR-C-0023	Storm Longsections	1:250	A1	P01
BLK-CSC-ZZ-XX-DR-S-0500	Southern Boundary Structural Details	As indicated	A1	-

Renaissance Engineering				
Drawing No.	Title	Scale	Size	Rev.
63-S0	Proposed Site Lighting Layout	1:200	A1	P2

Landscaping

Murrays Landscape Architects				
Drawing No.	Title	Scale	Size	Rev.
1873_PL_P_01	Masterplan	1:200	A1	6
1873_PL_P_03	Hard Landscape Plan	1:200	A1	3
1873_PL_P_02	Soft Landscape Plan	1:200	A1	3
1873_PL_P_01A	Green Roof Masterplan	1:100	A1	3
1873_TS_P_01	Tree Inventory Plan	1:200	A1	A
1873_TS_P_02	Tree Impact Plan	1:200	A1	A

Appendix D – Part V Details

- (i) Email from Tom Sheridan of Tetrarch Residential to Aiden Conroy of Dún Laoghaire-Rathdown County Council Housing Department, dated Monday, 18 October 2021, containing Part V proposals for the proposed development**

From: Tom Sheridan <tsheridan@tetrarchcapital.com>

Sent: Monday 18 October 2021 10:40

To: 'Conroy Aiden' <aidenconroy@DLRCOCO.IE>

Cc: Russell Grainge <rgrainge@circlevha.ie>

Subject: Blackrock Senior Living Scheme Part V

Aiden,

Part V proposal for Blackrock as follows:

- Block B – 36 units to be allocated for Social & Affordable Units, broken down as follows:
 - Social 20 number - 1 bedroom Units
 - Affordable “Cost rental” 16 number– 1 bedroom Units
- Market Rents in Blackrock, as advised by Saville’s
 - 1 bedroom = €1,950pm open market
 - Part V social = €1,657.50pm
 - Part V Affordable “Cost Rental” = €1,462.50
- Amenities, noted on ground floor & upper floor level will be available to all residents.

I have attached the latest plans for Blackrock and Part V allocation.

I have also CCd Circle so they are in the loop.

Any questions, give me a call.

Thanks

Kind regards

Tom

TC TEST CK

Tom Sheridan
Head of Development
Tetrarch Capital Limited
2nd Floor, Europa House
Block 9 Harcourt Centre,
Harcourt Street,
Dublin 2
T: +353 1 240 4170
M: +353 87 103 9009
E: tsheridan@tetrarchcapital.com
W: www.tetrarchcapital.com

From: Conroy Aiden <aidenconroy@DLRCOCO.IE>
Sent: Thursday 14 October 2021 11:42
To: tsheridan <tsheridan@tetrarchcapital.com>
Subject: FW: Blackrock Senior Living Scheme

Tom,

Good to talk with you again.

You can send on the Part V compliance proposal via email to me and I will consider and, if acceptable, will issue a validation letter.

Regards,
Aiden

Aiden Conroy

Aiden Conroy
Dún Laoghaire-Rathdown County Council
Housing Department
Part V

- (ii) Letter of Agreement re: Part V Leasing from Aiden Conroy of Dún Laoghaire-Rathdown Housing Department, dated 3 November 2021**

Housing Department
An Rannóg Tithíochta
Aiden Conroy
Part V Unit
Marine Road
Dún Laoghaire
Co. Dublin
Direct Tel: 01 2047936
aidenconroy@dlrcoco.ie

Tetrarch Capital Limited
2nd Floor, Europa House
Block 9 Harcourt Centre,
Harcourt Street,
Dublin 2
3rd November 2021

Re: Proposed Build to Rent Development at Blackrock RFC, Stradbroke Road, Blackrock, Co. Dublin

Dear Sirs,

I refer to your proposed development at Blackrock RFC, Stradbroke Road, involving the construction of 114 residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 (as amended):

- 25 Year Long-term lease of 20 no. one-bedroom units on-site with indicative market rents of €1,950 per one-bedroom unit (rents will also be subject to long-term lease discount and the Part V nett monetary value discount)
- Affordable Cost Rental of 16 no. One-bedroom units on-site with an indicative monthly market rent of €1,462.50.

I wish to confirm that this proposal for the on-site long-term lease of 20 no. units is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the County Development Plan and Housing Strategy. It is acknowledged that the indicative rents are estimated at this juncture. Furthermore, agreed rent levels will be subject to discount in respect of the assessed nett equivalent monetary value together with any other discount that may apply under the Enhanced/Long Term Lease scheme.

It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to lease the stated units, or such other units, or to lease them at the stated rents, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and market rents.

Should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs, land values and market rents, a review of current housing demand and determination of funding availability.

Yours faithfully,

Aíden Conroy

Aiden Conroy
Administrative Officer
Housing Department

Appendix E – Payment of Fee – EFT Confirmation

From: [Shane Costello](#)
To: [Stephen Barrett](#); [Tom Sheridan](#); [Aisling Merriman](#)
Subject: FW: Confirmation of fee received
Date: Tuesday 5 July 2022 13:08:27
Attachments:

All,

Please see below from ABP confirming receipt of the SHD application fee for Stradbroom.

Kind regards,

Shane.

Subject to Contract / Contract Denied



Shane Costello
Associate Director of Investments
Tetrarch Residential Limited
2nd Floor, Europa House,
Block 9, Harcourt Centre,
Harcourt Street, D02 WR20

T: +353 1 215 0691
M: +353 86 103 8598
W: www.tetrarchhomes.com

IMPORTANT NOTICE: *This message contains confidential and / or commercially sensitive information of Tetrarch Residential Limited (which trades as Tetrarch Homes) and / or its affiliates and all such information is intended only for the named addressee of this email. None of this information should be shared with any third party without the consent of Tetrarch Residential Limited. If you receive this message but are not the named addressee, you should not copy, distribute or in any way use this e-mail or any part hereof or attachment hereto or any part of any such attachment for any purpose. Please notify the sender immediately by e-mail or phone if you receive this e-mail in such circumstances and please then delete this e-mail together with any attachment(s) sent with it from your system. The sender does not accept liability for any errors or omissions in the contents of this message or any attachment(s) hereto. Finally and most importantly, please note that this email and any attachment sent with it is provided for information purposes only and should not be construed as a solicitation or offer of any kind to any party to buy or sell anything. This email is sent strictly subject to contract / contract denied.*

From: Stephen Deighan <S.Deighan@pleanala.ie>
Sent: Tuesday 5 July 2022 12:50
To: shane@tetrarchhomes.com
Cc: Patricia Leggett <P.Leggett@pleanala.ie>; Finance <finance@pleanala.ie>
Subject: Confirmation of fee received

Hi Shane,
Please see below confirmation of receipt of the fee received on 04.07.2022
Kind Regards,
Stephen

Transaction Details - Incoming Payments

Sender Details:	
Senders Name:	TETRARCH RESIDENTIAL LTD
Senders Reference:	TETRARCH RESIDEN LTD
Remittance Data Line 1:	STRADBROOK ROAD SHD 108 NO. UNIT SE
Remittance Data Line 2:	NIOR LIVING SCHEME
Beneficiary Details:	
Beneficiary Name:	AN BORD PLEANALA
Beneficiary BIC:	AIBKIE2DXXX
Beneficiary IBAN:	IE70AIBK93105500316067
Payment Details:	
Payment Amount:	15,300.00
Payment Currency:	EUR
Incoming Payment Fee:	0.00
Settlement Date:	04/07/2022
AIB Reference:	IE22070497862455
Payment Reference:	IE22070497862455
Credit Currency:	EUR
Equivalent Credit Amount:	15,300.00

Stephen Deighan
Executive Officer
Finance Section
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902
Tel: 01-873-7123
Facs: 01-8722684

Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

If you receive this email outside of normal working hours, I do not expect a response or action outside of your own working hours

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.

Please consider the environment before printing this mail.

Fógra Rúin: Tá an ríomhphost seo agus aon chomhaid atá nasctha leis faoi rún agus dírithe amháin don seolaí. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bainisteoir an chórais.

Tabhair faoi deara led thoil: aon tuairimí nochtaithe san ríomhphost seo is iad tuairimí an tseoltóra féin agus níl sé intuigthe gurb iad tuairimí An Bhoird Pleanála nó go gcloíonn siad le polasaithe ráite an Bhoird.

Confidentiality Notice: This email and any files transmitted with it are confidential and intended solely for the addressee. If you have received this email in error please notify the system manager.

Please Note: any views expressed in this email are those of the individual sender and may not necessarily reflect the views or accord with the stated policies of An Bord Pleanála.

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.