



**Brock  
McClure**

PLANNING & DEVELOPMENT CONSULTANTS

63 York Road  
Dun Laoghaire  
Co. Dublin

[www.brockmcclure.ie](http://www.brockmcclure.ie)

Planning Department  
Dún Laoghaire-Rathdown County Council  
Marine Road  
Dun Laoghaire  
Co. Dublin

27<sup>th</sup> October 2023

## Large Scale Residential Development Application to Dún Laoghaire-Rathdown County Council

**Lands at Junction of Sallynoggin Road and Glenageary Avenue, and  
Glenageary Roundabout, Glenageary, Co. Dublin**

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Red Rock Glenageary Limited, 3 Crosthwaite Grove, Dun Laoghaire, Millington, Dublin**, to lodge this LRD application to Dún Laoghaire-Rathdown County Council under the Large-Scale Residential Development (LRD) process. The request relates to a proposal for 138 no. residential units with associated residential amenity spaces, a childcare facility, public plaza and 7 no. commercial units and associated open spaces on lands at **Junction of Sallynoggin Road and Glenageary Avenue, and Glenageary Roundabout, Glenageary, Co. Dublin**.

This application is made in accordance with the details set out in the Planning & Development (Large Scale Residential Development) Regulations 2021 whereby a pre-application LRD Meeting has taken place with Dún Laoghaire-Rathdown County Council on the 21<sup>st</sup> September 2023. The final proposal reflects the discussions with Dún Laoghaire-Rathdown County Council.

As confirmed with Dún Laoghaire-Rathdown County Council, this LRD Planning Application request includes 6 hard copies and 1 digital copy. We also confirm that a digital copy of all material is available to be viewed by the public at the following website: [www.glenagearygatelrd.ie](http://www.glenagearygatelrd.ie). The following details are provided:

No	Items	Consultant	Copy / Original	No. of Copies
1.	Appropriate Fee - <b>€27,004.80</b> (Confirmation of EFT appended to Application Form)	Applicant	Copy	1
2.	Site Ownership Details	Applicant	Copy	6
3.	Letter of Consent - DLRCC	Applicant	Copy	6
4.	Letter of Consent – Lidl Ireland GmbH	Applicant	Copy	6
5.	Development Description	Brock McClure Consultants	Copy	6
6.	Planning Application Form	Brock McClure Consultants	Copy	1
7.	LRD Application Form No. 19	Brock McClure Consultants	Copy	1
8.	Part V Acknowledgement Letter	Brock McClure Consultants	Copy	6
9.	Part V Costings	Duke McCaffrey	Copy	6
10.	Site Notice – Erected on 27 <sup>th</sup> October 2023 - Yellow	Brock McClure Consultants	Copy	1
11.	Newspaper Notice – Published in the Irish Daily Star on 27 <sup>th</sup> October	Brock McClure Consultants	Original	1
12.	Planning Report & Statement of Consistency	Brock McClure Consultants	Copy	6
13.	Statement of Response to LRD Opinion (Incl. DLRCC LRD Opinion) and Design Statement Response from Design Architect	Brock McClure Consultants John Fleming Architects	Copy	6
14.	Social Infrastructure Audit	Brock McClure Consultants	Copy	6
15.	Architectural & Masterplanning Design Statement	John Fleming Architects	Copy	6
16.	Site Location Map	John Fleming Architects	Copy	6
17.	Site Layout Plan	John Fleming Architects	Copy	6



18.	Full Set of Architectural Drawings & Drawing Register (incl. Part V Proposal)	John Fleming Architects	Copy	6
19.	Housing Quality Assessment & Development Schedules	John Fleming Architects	Copy	6
20.	Universal Design Statement	John Fleming Architects	Copy	6
21.	Landscape Architecture Drawings & Drawing Register	Parkhood Landscape Architects	Copy	6
22.	Landscape Design Statement	Parkhood Landscape Architects	Copy	6
23.	Townscape and Visual Impact Assessment	Parkhood Landscape Architects	Copy	6
24.	Engineer Drawings & Schedule	AECOM	Copy	6
25.	Infrastructure Report (incl. Confirmation of Feasibility from Irish Water)	AECOM	Copy	6
26.	Flood Risk Assessment	AECOM	Copy	6
27.	Traffic and Transport Assessment (incl. Letter of Support from GoCar)	AECOM	Copy	6
28.	Cycle Audit	AECOM	Copy	6
29.	Mobility Management Plan	AECOM	Copy	6
30.	Quality Audit (Stage 1 and Stage 2) incl. Road Safety Audit	Bruton Consultants	Copy	6
31.	Storm Water Audit	PUNCH	Copy	6
32.	Public Lighting Layout and Report	JAK	Copy	6
33.	Media & ESB Site Services Layout	JAK	Copy	6
34.	Building Lifecycle Report	JAK	Copy	6
35.	Sustainability and Services Report	JAK	Copy	6
36.	Public Odour Mitigation Statement	JAK	Copy	6
37.	Glint and Glare Mitigation Statement	JAK	Copy	6
38.	Appendix 1 – Conditional Planning Exemptions	JAK	Copy	6
39.	Operational Waste Management Plan	AWN	Copy	6
40.	Resource & Waste Management Plan	AWN	Copy	6
41.	Noise and Vibration Impact Assessment	AWN	Copy	6
42.	Microclimate Assessment	AWN	Copy	6
43.	Screening Report for Appropriate Assessment	Openfield	Copy	6
44.	Ecological Impact Assessment	Openfield	Copy	6
45.	Environmental Impact Assessment Screening Report	Verde	Copy	6
46.	Climate Change Impact Assessment Report	Enviroguide	Copy	6
47.	Construction Environmental Management Plan	Vision Contracting	Copy	6
48.	Daylight and Sunlight Assessment	3D Design Bureau	Copy	6
49.	Photomontages / CGIs / Verified Views	3D Design Bureau	Copy	6
50.	Operational Management Plan	Hooke & MacDonald	Copy	6

We confirm that we act for **Red Rock Glenageary Limited** 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,

**Laura Brock**  
MRUP MIPI MRTPI  
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01 559 3859

