

Planning Department,
Dun Laoghaire Rathdown County Council,
County Hall,
Marine Road,
Dun Laoghaire,
Co. Dublin.

Date: 5th August 2022

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION IN RESPECT OF A PROPOSED RESIDENTIAL DEVELOPMENT AT CARRICKMINES GREAT, GLENAMUCK ROAD SOUTH, DUBLIN 18

Introduction

On behalf of the applicant, Grafton Issuer DAC, please find enclosed 6 no. hardcopies and 3 no. soft copies of an application for a seven year planning permission for a Strategic Housing Development at lands at Carrickmines Great, Glenamuck Road South, Dublin 18. The site has an area of c. 3.056 ha. The lands are located to the south and west of Springfield Lane, to the east of Cairnbrook residential estate and north of Rockville Drive / Glenamuck Cottages.

The application site is located within the **Dun Laoghaire Rathdown County Council administrative area**.

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

Application Copies

The enclosed 6 no. hard copies and 3 no. soft copies are provided in accordance with Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017 which states;

'An applicant shall submit to the planning authority or each authority in whose area the proposed strategic housing development would be situated 6 printed copies of his or her application for permission for a proposed strategic housing development, together with one copy of the application in a machine-readable form on a digital device'.

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi
Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi
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Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

Proposed Development

The proposed development for which a **seven year** permission is sought is described as follows in the public notices:

“The proposed development seeks to demolish existing outbuildings on site and provide for the construction of 167 no. residential units, a childcare facility with a GFA of 188 sq.m., associated internal roads, pedestrian and cycle paths, open space, and all associated site and infrastructural works.

The residential component of the development consists of 98 no. apartments and 69 no. houses, to be provided as follows:

- 30 no. 1-bed apartments;
- 47 no. 2-bed apartments;
- 21 no. 3-bed apartments;
- 43 no. 4-bed (Type A, A1 and D) houses;
- 26 no. 3-bed (Type B, C and E) houses;

The 98 no. apartments are to be provided within 3 no. apartment buildings of 5 no. storeys in height, each over basement level, with adjacent surface car parking. The houses consist of 2 and 3 storey terraced, semi-detached and detached dwellings.

The proposal contains a total of 237 no. car parking spaces, including 173 no. at surface level and 64 no. at basement level, 253 no. bicycle parking spaces, including 34 no. at surface level and 219 no. secure spaces at ground floor level of the apartment buildings, and 6 no. motorcycle parking spaces at basement level. The vehicular access to the development is to be provided from Cairnbrook residential estate to the west, including associated works to facilitate same. A vehicular entrance is also proposed from Springfield Lane to access the house proposed on the northern part of the site. Pedestrian and cycle links are proposed to Springfield Lane to the north and to link to the permitted development (Reg. Ref.: PC/H/01/19) at Rockville Drive / Glenamuck Cottages to the south.

Bin stores, plant rooms and block cores are located at basement and ground floor level of the apartment buildings. The proposed development includes private amenity space, consisting of balconies / terraces for all apartments and private gardens for the houses, public and communal open space, including children’s play areas and an ancillary play area for the childcare facility, PV panels and green roofs at roof level of the apartment buildings, public lighting, utilities infrastructure and an ESB Substation. The proposal includes all associated site and infrastructural works, including tie-ins to existing infrastructure in the Cairnbrook residential estate, foul and surface water drainage, attenuation tanks, hard and soft landscaping, boundary treatments, internal roads, cyclepaths and footpaths.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan and local area plan. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.”

Enclosures

6 no. hardcopies and 3 no. soft copies of the following documentation, as submitted to An Bord Pleanála, is enclosed:

Planning Particulars

- Strategic Housing Development Application Form, including Solicitor's letter, Irish Water COF and SODA letters;
- Site notice and newspaper notice (including original copy of newspaper notice);
- Cover Letter to ABP prepared by John Spain Associates;
- Cover letters to prescribed bodies / authorities and Dun Laoghaire Rathdown County Council prepared by John Spain Associates;
- Part V proposals, including Part V Booklet prepared by OMP Architects, a Part V Cover Letter prepared by John Spain Associates, an Estimate of Costs prepared by the applicant and a Part V Validation Letter from DLRCC;

Planning Reports:

- Statement of Response to the Board's Opinion prepared by John Spain Associates;
- Planning Report and Statement of Consistency and prepared by John Spain Associates;
- Social and Community Infrastructure Audit / Assessment prepared by John Spain Associates;
- Statement of Material Contravention prepared by John Spain Associates;

Architecture:

- Architectural Drawings and Drawing Schedule prepared by OMP Architects;
- Technical Document, including a schedule of accommodation and HQA, Design Statement prepared by OMP Architects;
- Statement of Response prepared by OMP Architects;

Engineering:

- Engineering Drawings and Drawing Schedule prepared by Waterman Moylan;
- Engineering Assessment Report prepared by Waterman Moylan;
- Flood Risk Assessment prepared by Waterman Moylan;
- DMURS Statement of Consistency prepared by Waterman Moylan;
- Preliminary Construction and Environment Management Plan prepared by Waterman Moylan;
- Traffic and Transport Assessment prepared by Waterman Moylan;
- Travel Plan prepared by Waterman Moylan;
- Report on Public Transport Capacity prepared by Waterman Moylan;
- Cycle Audit Report prepared by Waterman Moylan;
- Response to DLRCC Drainage Department, prepared by Waterman Moylan;
- Response to DLRCC Transportation Report prepared by Waterman Moylan;
- Response to An Bord Pleanála Opinion prepared by Waterman Moylan;
- Surface Water Audit prepared by Punch Consulting;
- Road Safety Audit prepared by Bruton;

Landscape:

- Landscape Drawings and Drawing Schedule prepared by Dermot Foley Landscape Architects (DFLA);
- Design Rationale - Landscape Architecture prepared by DFLA;
- Arboricultural Assessment and Drawings prepared by Arborist Associates;

Environmental Reports:

- Appropriate Assessment Screening Report prepared by Enviroguide;
- Environmental Impact Assessment Screening Report prepared by Enviroguide;
- Statement in accordance with Article 299B(1)(b)(ii)(II)(C) prepared by Enviroguide;
- Ecological Impact Assessment Report prepared by Enviroguide, including the following appendices:
 - Value Of Ecological Resources
 - EPA Impact Assessment Criteria
 - NBDC Records of Invasive Plants & Rare or Protected Species
 - In-Depth Flora Survey and Hedgerow Assessment
 - Amphibian Survey Report
 - Bat Survey Report
 - Operations Environmental Management Plan
 - Invasive Alien Species Management Plan
- Hydrological and Hydrogeological Assessment prepared by Enviroguide;
- Landscape and Visual Impact Assessment prepared by Modelworks;
- Verified Photomontages and CGI's brochure prepared by Modelworks;
- Archaeology and Cultural Heritage Report prepared by Courtney Deery;
- Microclimate Assessment prepared by AWN;
- Noise & Vibration Impact Assessment prepared by AWN;
- Resource & Waste Management Plan prepared by AWN;
- Operational Waste Management Plan prepared by AWN;

Mechanical and Electrical Engineering

- Mechanical and Electrical drawings and Drawing Schedule prepared by McElligotts Consulting Engineers;
- Public Lighting Report prepared by McElligotts Consulting Engineers;
- Energy, Utilities and Telecommunications Statement prepared by McElligotts Consulting Engineers;

Other Reports:

- Daylight & Sunlight Assessments report prepared by Digital Dimensions;
- Building Lifecycle Report prepared by Aramark;
- Property Management Strategy Report prepared by Aramark;

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

Yours faithfully,


John Spain Associates

Dún Laoghaire Rathdown County Childcare Committee
Unit 16,
Deansgrange Business Park,
Blackrock,
Co. Dublin,
A94 Hx50

5th August 2022

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION FOR 167 NO. RESIDENTIAL UNITS AND A CHILDCARE FACILITY AT CARRICKMINES GREAT, GLENAMUCK ROAD SOUTH, DUBLIN 18

Introduction

On behalf of the applicant, Grafton Issuer DAC, please find enclosed a soft copy of application to An Bord Pleanála for a seven year planning permission for a Strategic Housing Development on lands at Carrickmines Great, Glenamuck Road South, Dublin 18. The site has an area of c. 3.056 ha. The lands are located to the south and west of Springfield Lane, to the east of Cairnbrook residential estate and north of Rockville Drive / Glenamuck Cottages.

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, an electronic copy of the application is enclosed for your information.

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

Development Description

The proposed development for which a **seven year** permission is sought is described as follows in the public notices:

“The proposed development seeks to demolish existing outbuildings on site and provide for the construction of 167 no. residential units, a childcare facility with a GFA of 188 sq.m., associated internal roads, pedestrian and cycle paths, open space, and all associated site and infrastructural works.

The residential component of the development consists of 98 no. apartments and 69 no. houses, to be provided as follows:

- *30 no. 1-bed apartments;*

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- 47 no. 2-bed apartments;
- 21 no. 3-bed apartments;
- 43 no. 4-bed (Type A, A1 and D) houses;
- 26 no. 3-bed (Type B, C and E) houses;

The 98 no. apartments are to be provided within 3 no. apartment buildings of 5 no. storeys in height, each over basement level, with adjacent surface car parking. The houses consist of 2 and 3 storey terraced, semi-detached and detached dwellings.

The proposal contains a total of 237 no. car parking spaces, including 173 no. at surface level and 64 no. at basement level, 253 no. bicycle parking spaces, including 34 no. at surface level and 219 no. secure spaces at ground floor level of the apartment buildings, and 6 no. motorcycle parking spaces at basement level. The vehicular access to the development is to be provided from Cairnbrook residential estate to the west, including associated works to facilitate same. A vehicular entrance is also proposed from Springfield Lane to access the house proposed on the northern part of the site. Pedestrian and cycle links are proposed to Springfield Lane to the north and to link to the permitted development (Reg. Ref.: PC/H/01/19) at Rockville Drive / Glenamuck Cottages to the south.

Bin stores, plant rooms and block cores are located at basement and ground floor level of the apartment buildings. The proposed development includes private amenity space, consisting of balconies / terraces for all apartments and private gardens for the houses, public and communal open space, including children's play areas and an ancillary play area for the childcare facility, PV panels and green roofs at roof level of the apartment buildings, public lighting, utilities infrastructure and an ESB Substation. The proposal includes all associated site and infrastructural works, including tie-ins to existing infrastructure in the Cairnbrook residential estate, foul and surface water drainage, attenuation tanks, hard and soft landscaping, boundary treatments, internal roads, cyclepaths and footpaths."

Public Consultation

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.carrickminesgreatshd.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. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie

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

Yours sincerely,



John Spain Associates

Irish Water,
Colvill House,
94-96 Talbot Street,
Dublin 1.

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