

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

14th September 2018

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT IN RESPECT OF LANDS AT GLENCAIRN, MURPHYSTOWN WAY, DUBLIN 18

On behalf of the applicant, Castdale Limited, The Herbert Building, The Park, Carrickmines, Dublin 18, please find enclosed 6 no. hard copies and 3 no. soft copies of a planning application for a proposed strategic housing development at Glencairn, Murphystown Way, Dublin 18.

Application Copies

The enclosed 6 no. hard copies and 3 no. soft copies are provided as per 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'.

Development Details

The proposed development is described in the public notices as follows:

The proposed development seeks to demolish an existing house and outbuildings on site and provide for the construction of 341 no. residential units, a childcare facility with a GFA of 300 sq.m., associated internal roads, pedestrian and cycle paths, open space, and all associated site and infrastructural works. The application site has an overall area of c. 9.59 hectares.

The residential component of the development consists of 243 no. apartments and 98 no. houses, to be provided as follows:

- 45 no. 1-bed apartments;
- 174 no. 2-bed apartments;

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- 24 no. 3-bed apartments;
- 39 no. 3 storey, 4-bed (Type A1) houses;
- 7 no. 3 storey, 4-bed (Type A2) houses;
- 3 no. 3 storey, 5-bed (Type A3) houses;
- 14 no. 2 storey, 3-bed (Type B1) houses;
- 3 no. 2 storey with dormer, 4-bed (Type B2) houses;
- 17 no. 2 storey, 3-bed (Type C1) houses;
- 1 no. 2 storey, 3-bed (Type C2) houses;
- 4 no. 2 storey, 3-bed (Type C3) house;
- 2 no. 2 storey, 5-bed (Type D1) houses; and
- 8 no. 2 storey, 5-bed (Type D2) houses.

The 243 no. apartments are proposed to be provided within 6 no. apartment buildings of 4 and 5 no. storeys in height, including undercroft basements, 1 no. 4 storey apartment building (with childcare facility at ground floor level) and adjacent surface car parking, and a 2 no. storey apartment building with adjacent surface parking. The houses consist of 2 and 3 storey terraced, semi-detached and detached dwellings. Bin and cycle storage areas are proposed within the apartment blocks and bin stores are proposed for the houses. A recycling bring bank, 3 no. electricity sub-stations and a DRI unit for gas services are proposed for the site.

The proposal seeks to relocate the entrance portal (including the entrance railings, piers, archways and gates), from the existing location at the entrance to the site, to a new location within the site in closer proximity to the permitted new entrance to Glencairn House (new entrance and boundary wall to Glencairn House permitted under Reg. Reg.: D17A/0913). A new entrance arrangement is to be provided at the existing entrance portal location. The proposal includes landscaping, car parking, and boundary treatments within the curtilage of the existing gate lodge (no works proposed to gate lodge building). The application site includes the ruins of Murphystown Castle (Recorded Monument Ref. No. DU023-025), which are located towards the western boundary of the site, and which are to be incorporated into an open space amenity area.

A total of 519 no. car parking spaces are proposed, which includes 289 no. basement and 230 no. surface level spaces. A total of 24 no. motorcycle parking spaces are proposed. The development provides a total of 530 no. cycle parking spaces. The associated site and infrastructural works include tie-ins to existing infrastructure, foul and surface water drainage, attenuation tanks, open space including playground, cycle stores / spaces, hard and soft landscaping, boundary treatments, internal roads, cyclepaths and footpaths. The proposal includes for access to and improvements to the greenway to the south and to Murphystown Way to the west of the application site.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dun Laoghaire Rathdown County Development Plan 2016-2022.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

Enclosures

The following documentation (6 no. copies) has been submitted to An Bord Pleanála and 6 no. copies have been provided herein to Dun Laoghaire Rathdown County Council in accordance with Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017:

- Application Form for a Section 4 SHD Planning Application and attachments (2 no. letters from Irish Water, letters of consent from Dun Laoghaire Rathdown County Council, TII);
- Newspaper Notice;
- Site Notice;
- 3 no. soft copies of application documentation (disc);
- Cover letter prepared by John Spain Associates (JSA), including email correspondence from prescribed bodies and EIA Portal confirmation (Appendices 1 and 2);
- Statement of Consistency and Planning Report prepared by John Spain Associates (JSA);
- Environmental Impact Assessment Report and NTS prepared by John Spain Associates (JSA) and Consultants;
- Climate Change Impact Assessment prepared by John Spain Associates and others;
- Statement of Response to the Board's Opinion prepared by JSA and others;
- Justification Report for Relocation of the Existing Entrance Portal prepared by JSA, OMP, DBFL and Molloy Associates;
- Architectural Drawings, Schedule of Drawings, Schedules Document including Accommodation Schedule & Housing Quality Assessment (HQA), Design Statement Brochure, Statement of Response, and Building Lifecycle Report prepared by O'Mahony Pike (OMP) Architects;
- Part V proposals including a Part V brochure prepared by O'Mahony Pike (OMP) Architects, Part V letter from Dun Laoghaire Rathdown County Council, a Part V Cover Letter and an Estimate of Costs prepared by the Applicant
- Landscape Drawings & Schedule, Glencairn Entrance Landscape Rationale Report, and Landscape Design Rationale Statement prepared by Brady Shipman Martin (BSM) Landscape Architects;
- Tree Survey and Arboricultural Assessment, Tree Retention, Protection and Removal Plan prepared by Arborist Associates and Brady Shipman Martin (BSM);
- Appropriate Assessment Screening Report prepared by Brady Shipman Martin (BSM) Landscape Architects and Ecological Consultants;
- Engineering Services Report, Drawings and Schedule, and a Response to DLRC Drainage Matters, prepared by DBFL Consulting Engineers;
- Site Specific Flood Risk Assessment Report prepared by DBFL Consulting Engineers;
- Stage 1 Surface Water Drainage Audit prepared by Punch Consulting Engineers;
- Construction and Environmental Management Plan prepared by DBFL Consulting Engineers;
- Preliminary Hydrogeological Site Assessment Report prepared by BlueRock Environmental Limited;
- Traffic and Transport Assessment and Mobility Management Plan prepared by DBFL Consulting Engineers;
- Road Quality Audit prepared by DBFL Consulting Engineers;
- Description of Utilities Report, Site Lighting Report and Site Services and Lighting Drawings, prepared by PMEPC Consulting Ltd;
- Site Investigation Report prepared by IGSL ground investigation and geotechnical specialists;
- Waste and Environmental Management Plan prepared by Byrne Environmental Consulting Limited (BECL)
- Daylight and Sunlight Assessment prepared by Digital Dimensions

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, and specifically the Planning

and Development (Strategic Housing Development) Regulations 2017 and application guidance documents issued by An Bord Pleanála.

In preparing this planning application, including all drawings and reports, we had regard to the issues raised during pre-application meetings with Dun Laoghaire Rathdown County Council and the tri-partite meeting with the Board and the requirements of relevant Section 28 Guidelines and the Dun Laoghaire Rathdown County Development Plan 2016-2022.

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

Yours sincerely,



John Spain Associates