

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development

Application to An Bord Pleanála

We, **Castdale Limited**, intend to apply to An Bord Pleanála for permission for a strategic housing development at **Glencairn, Murphystown Way, Dublin 18**. The application site is located adjacent to Glencairn House, which is a protected structure under RPS Ref. No. 1643. The Record of Protected Structures identifies the following elements which comprise the protected structure: 'House, Gate Lodge, Outbuildings and Conservatory, Entrance Railings, Piers, Archway and Gates'. The application site includes the Gate Lodge and Entrance Railings, Piers, Archway and Gates, associated with Glencairn House.

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;
- 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 location for 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.

The application together with the Environmental Impact Assessment Report 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.glencairnshd.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, 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's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: (Agent).



Date of erection of site notice:.....14/09/2018.....