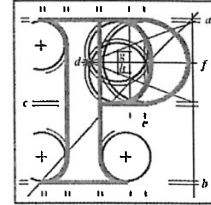


**Our Case Number:** ABP-315183-22

**Planning Authority Reference Number:** LRD6002/22S3



**An  
Bord  
Pleanála**

Raheny Heritage Society  
C/O F J Pelly  
116 Ennafort Road  
Raheny  
Dublin 5  
D05 V384

**Date:** 23 December 2022

**Re:** Construction of 580 no. apartments and associated site works.  
Lands to the east of Saint Paul's College, Sybil Hill Road, Raheny, Dublin 5

Dear Sir / Madam,

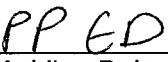
An Bord Pleanála has received your submission including your fee of €50.00 in relation to the above-mentioned large-scale residential development and will consider it under the Planning and Development Act 2000, as amended.

Your observations in relation to this appeal will be taken into consideration when the appeal is being determined.

Section 130(4) of the Planning and Development Act 2000, as amended, provides that a person who makes submissions or observations to the Board shall not be entitled to elaborate upon the submissions or observations or make further submissions or observations in writing in relation to the appeal and any such elaboration, submissions or observations that is or are received by the Board shall not be considered by it.

If you have any queries in relation to the appeal, please contact the undersigned. Please mark in block capitals "Large-Scale Residential Development" and quote the above-mentioned reference number in any correspondence with An Bord Pleanála.

Yours faithfully,

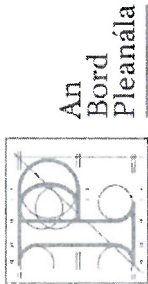
  
\_\_\_\_\_  
Ashling Doherty  
Executive Officer  
Direct Line: 01-8737160

LRD40 Acknowledge valid observer submission

|                           |                |                                                        |
|---------------------------|----------------|--------------------------------------------------------|
| <b>Teil</b>               | <b>Tel</b>     | (01) 858 8100                                          |
| <b>Glaó Áitiúil</b>       | <b>LoCall</b>  | 1800 275 175                                           |
| <b>Facs</b>               | <b>Fax</b>     | (01) 872 2684                                          |
| <b>Láithreán Gréasáin</b> | <b>Website</b> | <a href="http://www.pleanala.ie">www.pleanala.ie</a>   |
| <b>Ríomhphost</b>         | <b>Email</b>   | <a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a> |

|                      |                       |
|----------------------|-----------------------|
| 64 Sráid Maoilbhríde | 64 Marlborough Street |
| Baile Átha Cliath 1  | Dublin 1              |
| D01 V902             | D01 V902              |

Lodgement Cover Sheet - LDG-060057-22



An  
Bord  
Pleanála

Details

|                                  |                          |
|----------------------------------|--------------------------|
| Lodgement Date                   | 19/12/2022               |
| Customer                         | FJ Pelly Raheny Heritage |
| Lodgement Channel                | In Person                |
| Lodgement by Agent               | No                       |
| Agent Name                       | Society                  |
| Correspondence Primarily Sent to |                          |
| Registered Post Reference        |                          |

|                                 |                    |
|---------------------------------|--------------------|
| Lodgement ID                    | LDG-060057-22      |
| Map ID                          |                    |
| Created By                      | Klaudia Wieszowska |
| Physical Items included         | No                 |
| Generate Acknowledgement Letter |                    |
| Customer Ref. No.               |                    |
| PA Reg Ref                      |                    |

Categorisation

|                |                          |
|----------------|--------------------------|
| Lodgement Type | Observation / Submission |
| Section        | Processing CRD           |

|                                |                           |
|--------------------------------|---------------------------|
| PA Name                        | Dublin City Council North |
| Case Type (3rd Level Category) |                           |

Fee and Payments

|                        |        |
|------------------------|--------|
| Specified Body         | No     |
| Oral Hearing           | No     |
| Fee Calculation Method | System |
| Currency               | Euro   |
| Fee Value              | 0.00   |
| Refund Amount          |        |

|                                |               |
|--------------------------------|---------------|
| Observation/Objection Allowed? |               |
| Payment                        | PMT-046948-22 |
| Related Payment Details Record | PD-046838-22  |

Observation

315183

(CRD)

|                     |  |
|---------------------|--|
| PA Case Number      |  |
| PA Decision Date    |  |
| County              |  |
| Development Type    |  |
| Development Address |  |
| Appellant           |  |
| Supporting Argument |  |

|                             |  |
|-----------------------------|--|
| Development Description     |  |
| Applicant                   |  |
| Additional Supporting Items |  |

An Bord Pleanála  
(Large – Scale Residential Developments)  
64 Marlborough Street  
Dublin 1

18 December 2022

**Planning Application Observation**

Submitted by

Raheny Heritage Society (RHS)  
[www.rahenyheritage.ie](http://www.rahenyheritage.ie)

Re. Planning Application Ref. ABP-315283 -22  
(DCC Ref. LRD6002/22-S3)

**Foxlands Residential Development**

**Applicant – Raheny 3 Limited Partnership**

At

**St. Paul's College Playing Fields**  
Sybil Hill Road, Raheny, Dublin 5

For

**580 Apartments a Creche, Nursing Home and Playing Fields Facilities**

\*F J Pelly  
116 Ennafort Road  
Raheny  
Dublin D05 V384

|                         |           |
|-------------------------|-----------|
| <b>AN BORD PLEANÁLA</b> |           |
| LDG-                    | 060057-22 |
| ABP-                    |           |
| 19 DEC 2022             |           |
| Fee: €                  | 50        |
| Type:                   | cash      |
| Time:                   | 1203      |
| By:                     | hurd      |

Lucinda Mc Mahon  
Secretary RHS  
108 Belmont Park  
Dublin D05 CH95

|                  |       |
|------------------|-------|
| AN BORD PLEANÁIL |       |
| LDG-             |       |
| ABP-             |       |
| 19 DEC 2022      |       |
| Fee: €           | Type: |
| Time:            | By:   |

## Overview

**Planning Applicant** – (2022) Foxfield 3 Limited Partnership, aka Marlet Group  
aka (2018) Crekav Trading G P Limited

**Site Location** – St Paul's College Playing Fields, Raheny, Dublin 5

### Planning Application History:

2018 – ABP-300559-18 The High Court [(2021) (IEHC 303)] (2020 No.725)  
2022 – DCC Ref. No. LRD6002/22-S3 ABP-315183-22

**Current Development's Considerations** – The applicant's design team has failed to give little weight to Justice Humphreys' legal case judgements that lead to his ruling in favour of the above High Court Applicant: Clonres CLG. / Respondent: An Bord Pleanála.

## Key Issues

### Biodiversity:

**Winter Feeding Birds** – The site was traditionally an important ex-situ winter feeding site for a variety of international Red Listed endangered bird species: Light-bellied Brent Geese, Curlew, Oystercatcher, to name a few. Since the winter 2018/19, the proposed development site was fenced and no longer mown/managed. As a result the site is no longer suitable for winter feeding birds due to the height of the grass. To date, the applicant has failed to comply with the E U Birds Directive to scientifically prove that the act of not mowing the grass is not having a negative impact relative to the numbers of Red Listed birds returning to the Dublin Bay Biosphere Catchment Area.

**Summer Nesting Birds** – The recent Birds Species Survey documents the Swift, House Martin, Swallow, Starling, Goldcrest, Linnet, Herring Gull, Lesser Black-backed Gull, Jay and Buzzard frequenting this site. All these birds, their nests and their eggs are protected under the Wildlife Acts (1976 – 2021)

This St. Anne's Park Survey was conducted 1<sup>st</sup> March to 31 August inclusive (year not stated.) The Survey required consent from the Wild Life Service.

### Other Protected Species:

**Eurasian Badger** – Protected under Wildlife Acts (1976 – 2021). There is on this site a Badger Sett. The applicant suggests moving the badgers to elsewhere in St Anne's Park. This act requires to be scientifically proven as badgers are extremely territorial and just cannot be relocated without careful consideration.

**Bats (5 species)** - Protected under Wildlife Acts (1976 -2021) and E U Habitats Directive (92/43/EEC) These species are recorded to frequent in the vicinity of the said site. The bats are sensitive to colour and / or temperature of LED lights. *"Bat – friendly tree felling and Pre Demolition Survey is appropriate and would be required to be delivered in full if planning is given".* (ref. St. Anne's Park report).

**Hedgehogs Species** – Hedgehogs frequent the environments of the site and are protected under the Wildlife Acts (1976 – 2021)

**Pygmy Shrew** – Pygmy Shrews frequent the environments of the site and are protected under the Wildlife Acts (Acts 1976 – 2021)

### **Proposed Nursing Home Facilities – (Z15 “Open for Consideration”)**

#### **Block G - 4 Storeys High**

Hawkins / Brown Drawing Nos. FORA-HBA-GG-00-DR-A-20-0101 to 0104 (Scale 1:200)

The drawings are incomplete and have the appearance of “Work-in- Progress”. Apart from the layout of the bedrooms and their fitting out details, all other areas are devoid of appropriate similar information.

Information is a prerequisite to assess whether the layout of the facilities will be in compliance with HIQA’s statutory requirements:

Ref. “National Standards for Adult Safeguarding” in accordance with the “Health Act 2007 (as amended) and Associated Regulations”.

Ref. National Standards for Residential Care Settings for Older People (Published 2016)

To RHS’s knowledge the DCC Planning Authority omitted to nominate HIQA as a planning observation Stakeholder. Based on the Nursing Home documentation, presently in the public domain, it is highly questionable that HIQA would issue an operational licence.

Equally, should planning permission be granted for the Nursing Home, it is difficult to imagine how the Nursing Home management and staff could operate the facility to meet HIQA’s stringent inspection requirements.

## **Preview**

This is the fourth occasion the Developer has lodged a planning application on this Z 15 zoned “Institutional and Community Use” green field site. The Developer on this occasion is submitting the planning application in the entity name of: Raheny 3 Limited Partnership, aka Marlet Group, aka Crekav Landbank Investment Ltd, aka Crekav Trading G P Ltd.

### **Site location**

St. Anne’s Park, zoned Z 9, is DCC’s premier park whose layout is that of a mixed sylvan and pasture vista setting. The proposed development requires to be critically assessed with how the development sensitively and visually blends in with the existing landscape.

The proposed planning application development is situated in the Civil Parish of Raheny, on a landlocked green field site. The site is bounded on three sides by St. Anne’s Park and on the fourth side by St. Paul’s College, Sybil Hill House (protected structure) and the Meadows Housing Estate. All these structures are two storeys high. (Appendix Ref. RHS Photo 28)

### **Site Acreage**

In 2015, Orsigny Ltd. conveyed to Crekav Landbank Investment Ltd. 6.16 ha. (Ref. Registry of Deeds, - Appendix “Form 1: Registry of Deeds” 4 page document).

Subsequently Crekav...Ltd. donated or sold a parcel of the 6.16 area (possibly .06 ha.) to St. Paul’s College to permit the College to retain sufficient land to construct a regulated size GAA pitch (ref. DCC planning application 4185/15).

This left Crekav...Ltd. with a reduced ownership of 6.1 ha. land bank (Appendix -Ref. Urban Place Map). It is the understanding of RHS that only the lands in the applicant’s ownership, namely the 6.1 ha., that should be used for calculating the various percentages areas required by DCC Planning, namely “Public Open Space” etc. See last page of this submission.

### **Z15 Zoning – “Institutional and Community Use”**

The applicant is relying on Z15 “open for consideration” primarily seeking planning approval for an LRD consisting of 580 apartments spread over seven tower blocks, ranging in height 4 to 7 storeys. Secondly, the application includes three community facilities, some of which are operationally questionable (explained later).

The civil parish of Raheny is not designated a LAP parish (Ref. written statement – Table F Chap.2.2.8). Because the applicant’s site is not in a LAP designated parish, it is the opinion of RHS that the site is restricted only to institutional and commercial use type developments.

About two years ago the Department of Education sanctioned the construction of an Educate Together school for the Clontarf, Killester and Raheny catchment. There was no site in that considerable catchment area. All sites that were available have been hoovered up for Large

Scale Developments. Due to this lack of a local site being available the school had to be established on virgin land in Baldoyle.

### **Judge Humphrey's Judgement**

Over 1100 third party observation submissions did not support the previous planning application, which led to the development being quashed in the High Court. Maintaining the site's Z 15 zoning status integrity remains a strong priority for the local and the wider community. Twice recently, DCC Councillors from the five city's districts voted, almost 100%, to reject the previous application, as did Justice Humphrey's judgement:

*"These lands were zoned Z 15 "to protect and provide for Institutional and Community use"". (Ref. para 7 – High Court case (2021) IEHC 303) (2020 No. 725 JR)*

*"It seems to me that the meaning of the development plan, properly considered, is quite clear and the inspector's analysis is unfortunately not in accordance with it"... ( Ref. para. 85, ibid.)*

During the previous planning process, the developer started to erect the construction hoarding around the site. This act contravenes the planning regulations. This attitude of the developer may have been the incident that led Justice Humphreys to have recorded into the court proceedings:

Justice Humphrey's comments *"The notice party's submissions starting point was 'I can do what I want with my land' absent statutory interference. But that is a false premise .... If a particular development or type of development is not in accordance with proper planning and sustainable development, then permission should be refused"... (Ref. para. 81, ibid.)*

The proposed development site was renowned nationally and internationally as a winter-feeding site for a variety (species) of E U 'Red Listed' endangered birds. As a result of abandoning the cutting of the grass, now not one of the recorded bird species frequents the site. It is unknown if their numbers are surviving elsewhere in the Dublin Biosphere Catchment. This act of omission occurred during the planning process and when multi-court proceedings were in progress where the proposed development's Natura Impact on the site was the primary issue.

The failure to cut the grass, while the High Court proceedings were in session, also infringed the E U Bird Habitat Directive – "to scientifically prove that the birds were in a fit state to return to their summer breeding grounds and mate" The E U Bird Habitat Directive requires that their survival be scientifically proven prior to conducting any operational act on the site. The developer curtly refused to comply and passed the onus on to the An Bord Pleanála Inspector.

Justice Humphrey's comment: *"Without taking from the principles of land law we are all, at best, leaseholders on Planet Earth. All property must be held with some view to the benefit of society as a whole and of future generations and is not to be dealt with as one sees fit. Ref. para. 84, ibid.)*

It is RHS opinion that the applicant should still have to comply with the E U Bird Directive and scientific assess how the current count state of the birds' numbers for each variety.

### **Biosphere**

St. Paul's College playing fields are of considerable environmental, ecological and recreational importance.

Presently, remaining on the proposed development's site are four E U "Red Listed" endangered bat species and a badger set. All are nocturnal creatures, who survive in secluded, light sensitive locations and are human shy. In all probability, similar to the birds they will become extinct within the St Paul's College – St. Anne's Park – DCC catchment. Again, in compliance with the E U Habitat Directive their continued survival within the St. Paul's – St. Anne's Park curtilage requires to be scientifically proven by the developer.

### **Z 15 "Institutional and Community Use" Facilities**

100 Bed Nursing Home; 6 Classroom Creche; 6 Playing Fields

#### **Nursing Home Observations and Queries – Block G**

The proposed Nursing Home will be four storeys high. The upper three floors will be to the same plan layout arrangement. The facility will cater for 115 residents – most are single bedrooms. However, there will be a number of double - bed rooms. Each of the upper three floors will cater for 35 residents, leaving the ground floor catering for ten people.

Ref. Hawkins / Brown Drawings FORA-HBA.....20-0101 to 20-0104 (Scale 1:200).The information on Drg's at this scale are extremely difficult to read and comprehend. This difficulty is further exacerbated by being overlaid /blanked out by a larger font type.

The design layout /space provided is so minimized that the operational capabilities of the establishment might be infringed, thus leading to questions by HIQA. A licence to operate could be refused.

Nursing Homes are regulated under:

Health (Nursing Home) (Amendment) Act 2007

National Standards for Residential Care Settings for Older People (Published May 2016)

The drawings have the appearance of being a "work-in- progress" when standard compared with the apartments' 22 No. Architectural "Composite Drawings")

There are no female / gent toilets, shower, or changing facilities for the staff, located appropriate to their workstation.

Similarly, there are no toilet facilities for visitors, nor hand washing facilities in the nursing stations.

No staff canteen facilities shown.

The building design should be (frail) Senior People friendly

The corridors on the three upper floors have 500 mm protrusions, directly opposite each other which reduce the c.2.8m width to c.1.8m. These protrusions may be a hazard for residents with impaired sight or in a wheelchair. Similarly, during a fire alert incident. For clarity consult the RHS sketch – (Ref. Appendix “RHS Sketch”)

Daylit corridors have a health beneficial effect in place of 24-hour artificial lighting.

There is no secluded area at ground floor level provided for visitors and a resident to meet in private.

All floors have at least one communal large multi-purpose room, which is constantly altering its functional requirement throughout the day. Each function requires different types of furniture.

The drawings are silent on where furniture types are stored when not required.

One would assume this furniture change over event for the residents would be discommoding / unsettling for the residents. Where do the residents go to during these furniture change over events without causing upset to the residents?

As the proposed layout design stands, meeting the statutory operational high standards required by HIQA is questionable. It is not inconceivable that in the near future a “change of use” for the building will be applied for, otherwise a derelict building will become a blot on the site.

### **Playing Pitches**

This Z 15 “Institution and Community Use” Planning Application enticement will consist of the provision of six Mini sized (5 aside) playing pitches in lieu of six full sized publicly accessible playing pitches (by licence and long established tradition).

DCC agreed with the Vincentian Order to a land exchange for the benefit of St Paul’s College to have the pitches adjoining the College’s curtilage. It should not be forgotten that the Parish of Raheny c.1900 had public access to a large parcel of land on this site’s north boundary for use as a cricket pitch.

These mini pitches are realistically only suitable for under aged primary school going children. In fairness they have the advantage in that they will be fully enclosed, especially for the children, giving a considerably safe environment.

The lands containing the proposed four playing pitches that run parallel with the Main Avenue are unplayable during the winter as a result of fluvial flooding / waterlogged underfoot conditions. This was acknowledged within the masterplan which accompanied a previous planning application (Ref. DCC 4185/15).

This present “Community Use” should not be viewed as a planning application concession, as in fact it is the restoration of a “traditional public right of access and use”.

DCC Park’s Dept. is to take these pitches on as an “in-charge arrangement”. Is this a lease or is it a public ownership transfer? Who pays for grass cutting and ground maintenance? If it is

the DCC (Public Purse?) then the developer is being financially rewarded. If in the event that DCC rejects the use of the pitch's areas, then the developers will have to finance the maintenance costs.

If all three questions answer negatively then it is not a planning application approval for "Community Use", but a restoration of long standing, c.100 years "right of use" held by the population of the civil parishes of Raheny, Clontarf and Killester.

Fluvial Flooding occurs on this proposed development site, primarily during the winter months, but also occasionally for short periods in the summer months. The surface water drainage on this site is in a north to south direction and becomes visible along the site's south boundary, adjacent to St Anne's Park Main Avenue. (*See Appendix Photos Nos 11 to 16*)

There is a land drain, if a M H cover is an indicator, running parallel with the fence. It surfaces discharges just outside the S – E boundary fence, onto Park Lands. It continues the surface across the south to north cross pathway and discharges onto the Main Avenue Road and thence into a road gully.

It is presumed that the development's site works budget will include connecting this surface drainage into the proposed development's surface water drainage system.

#### **Development Site Acreages (confusion)**

There is considerable confusion, and possibly the planning inspector will be confused, relative to what acreage has been used in the calculations to determine the percentage acreages for: open space, public open space, (developable and site areas), play areas, exercise areas and the less than 50% area.

This confusion emanates from: site notice and other applicant documents, (6.7 ha., 6.5 ha., 2.09 ha., 1.78 ha., 1.8 ha.,). Another source of confusion is the site maps (ref. NMP L1 – 104 & L1 – 101). The scale notation on these maps is 1:500. In reality they are drafted to a non - standard scale of c. 1:560.?

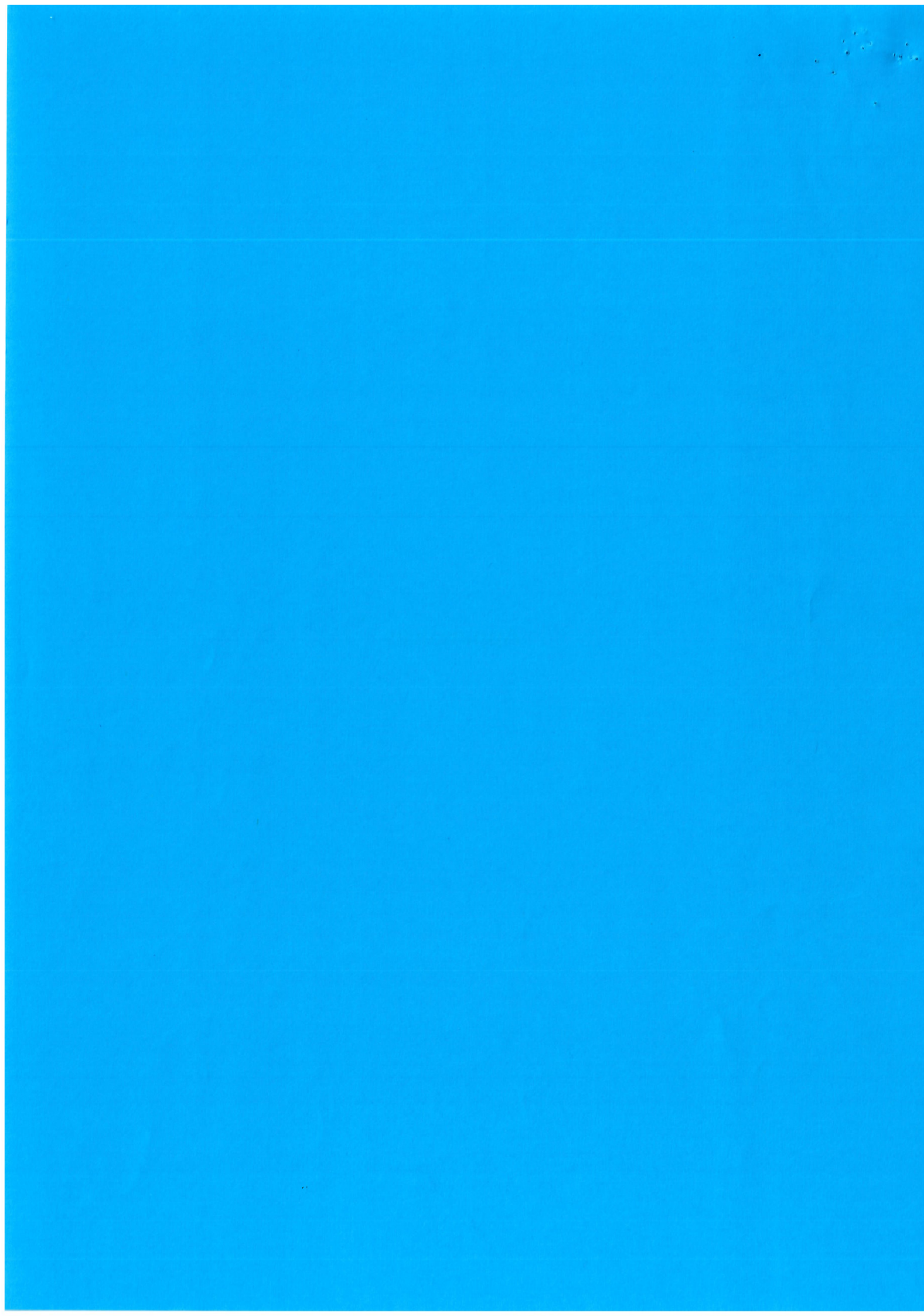
To date the understanding of RHS is: 6.7 ha. is possibly the total construction acreage made up of the access road (right of way) in Orsigny ownership, the LRD site (in the applicant's ownership), and wayleave for the surface water discharge to the Nanikin River (in St. Park's ownership).

In 2015, Orsigny Ltd. conveyed to Crekav Landbank Investment Ltd. 6.16 ha. (Appendix Ref. Form 1: Registry of Deeds).

Subsequently Crekav...Ltd. donated or sold a parcel of the 6.16 area (possibly.06 ha.) to St. Paul's College to permit the College to retain sufficient land to construct a regulated size GAA pitch (ref. DCC planning application 4185/15). This left Crekav...Ltd. with a 6.1 ha. landbank (Appendix ref." Urban Place Map")

It the understanding of RHS that only the lands (6.1 ha.) in the applicant's ownership can be used for calculating the above-mentioned percentages.

## Appendices

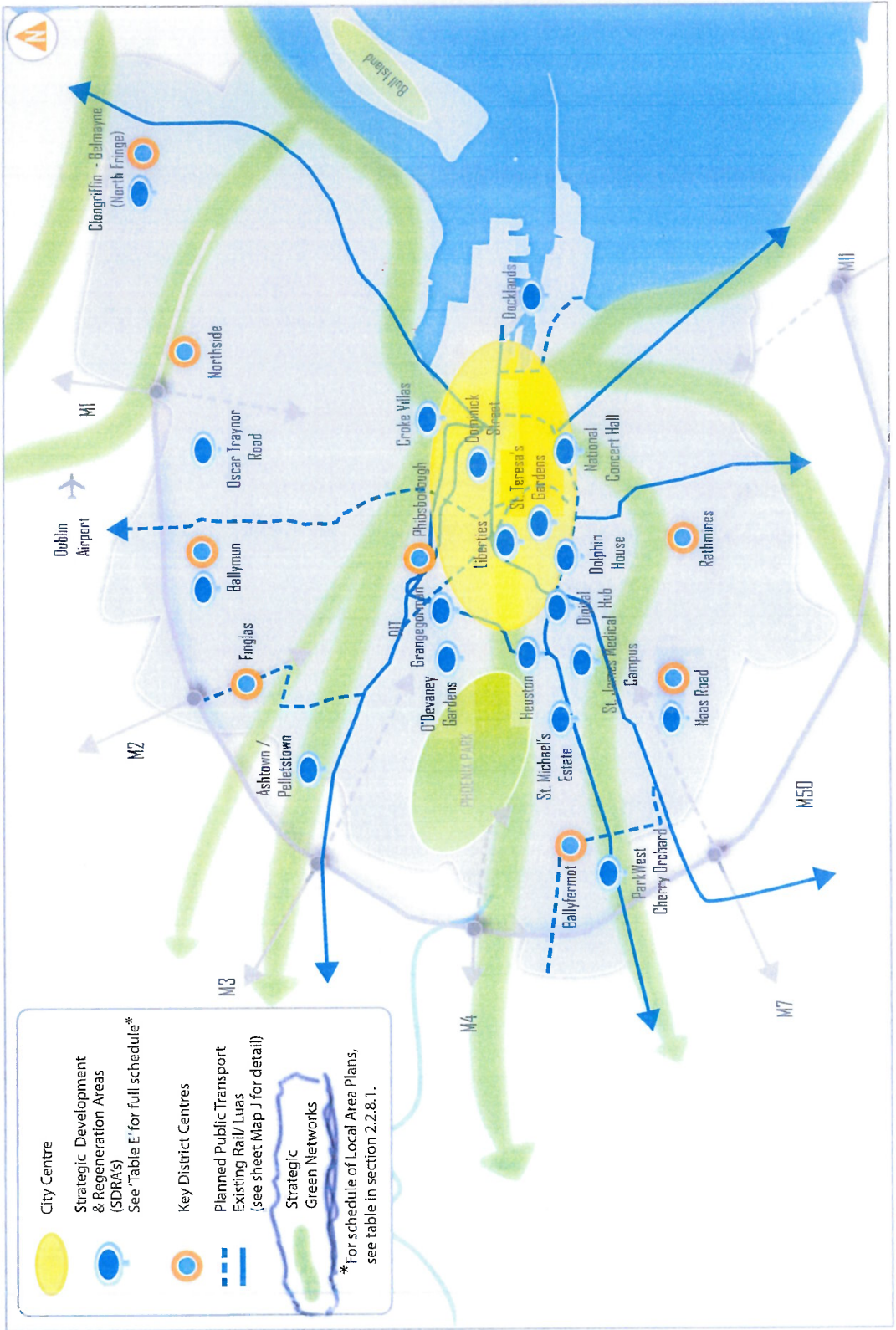




RHS PHOTO. 28

RHS - FIG 2.C

Fig.2 Core Strategy



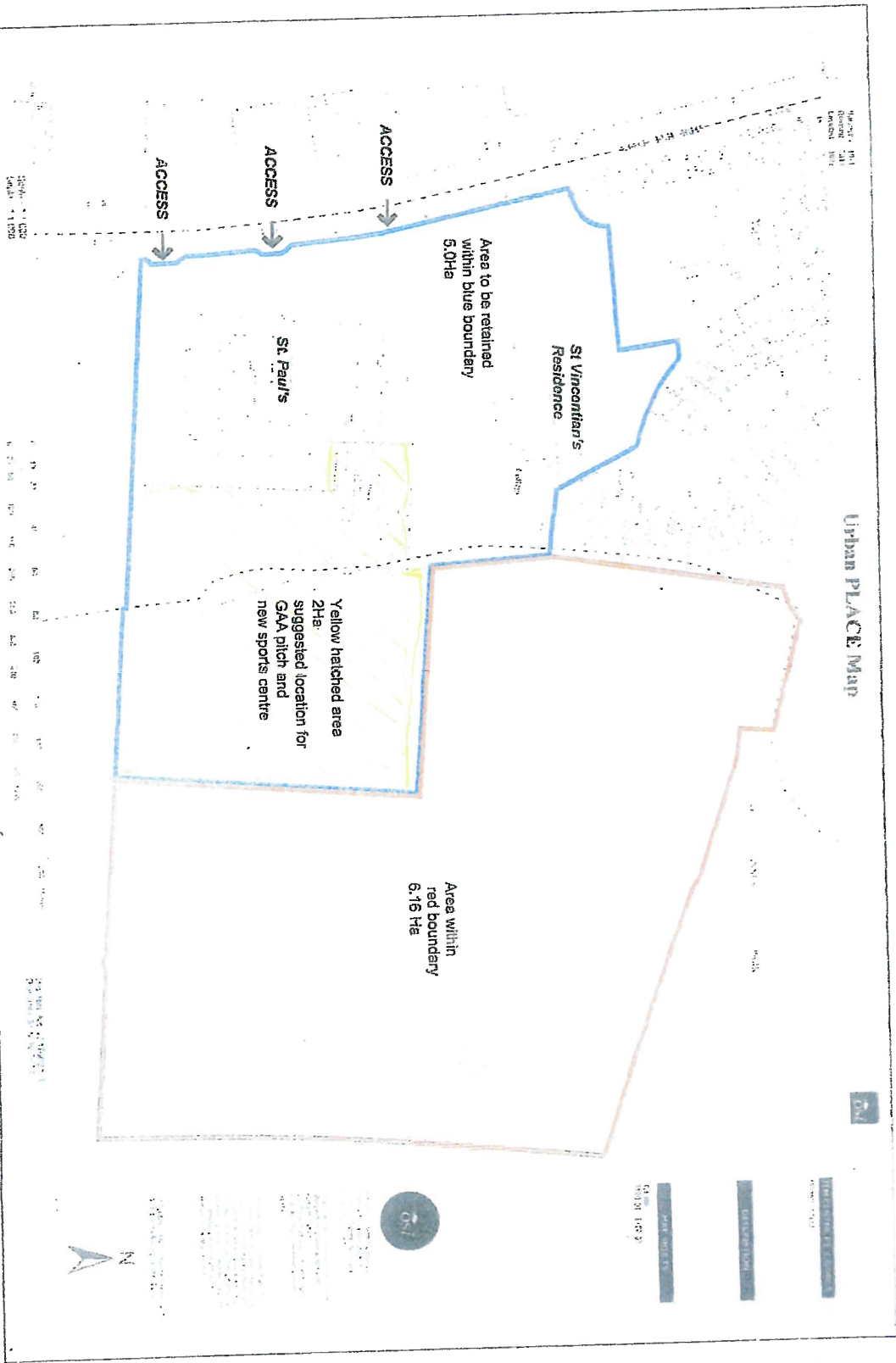
Urban PLACE Map



Information provided  
on 10/01/2012

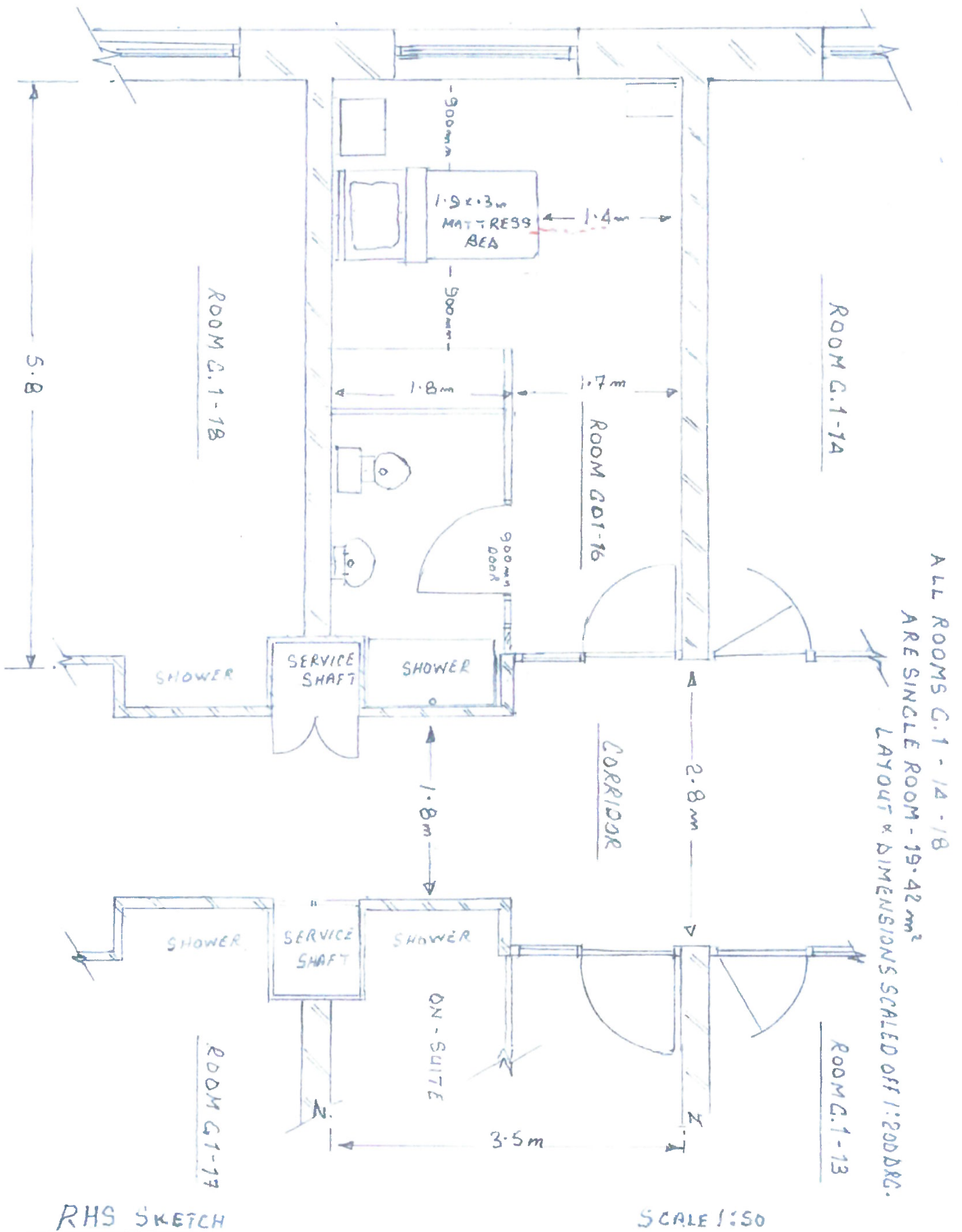
Consultation

Map  
Scale 1:500



RAHENY 3 LIMITED PARTNERSHIP

DCC LRD 6002/22-S3





COLLEGE PLAYING FIELDS - WEST END

PHOTO. 11



2543

25/1/16

COLLEGE PLAYING FIELDS - WEST END

PHOTO. 12



COLLEGE PLAYING FIELDS - EAST END

PHOTO. 13



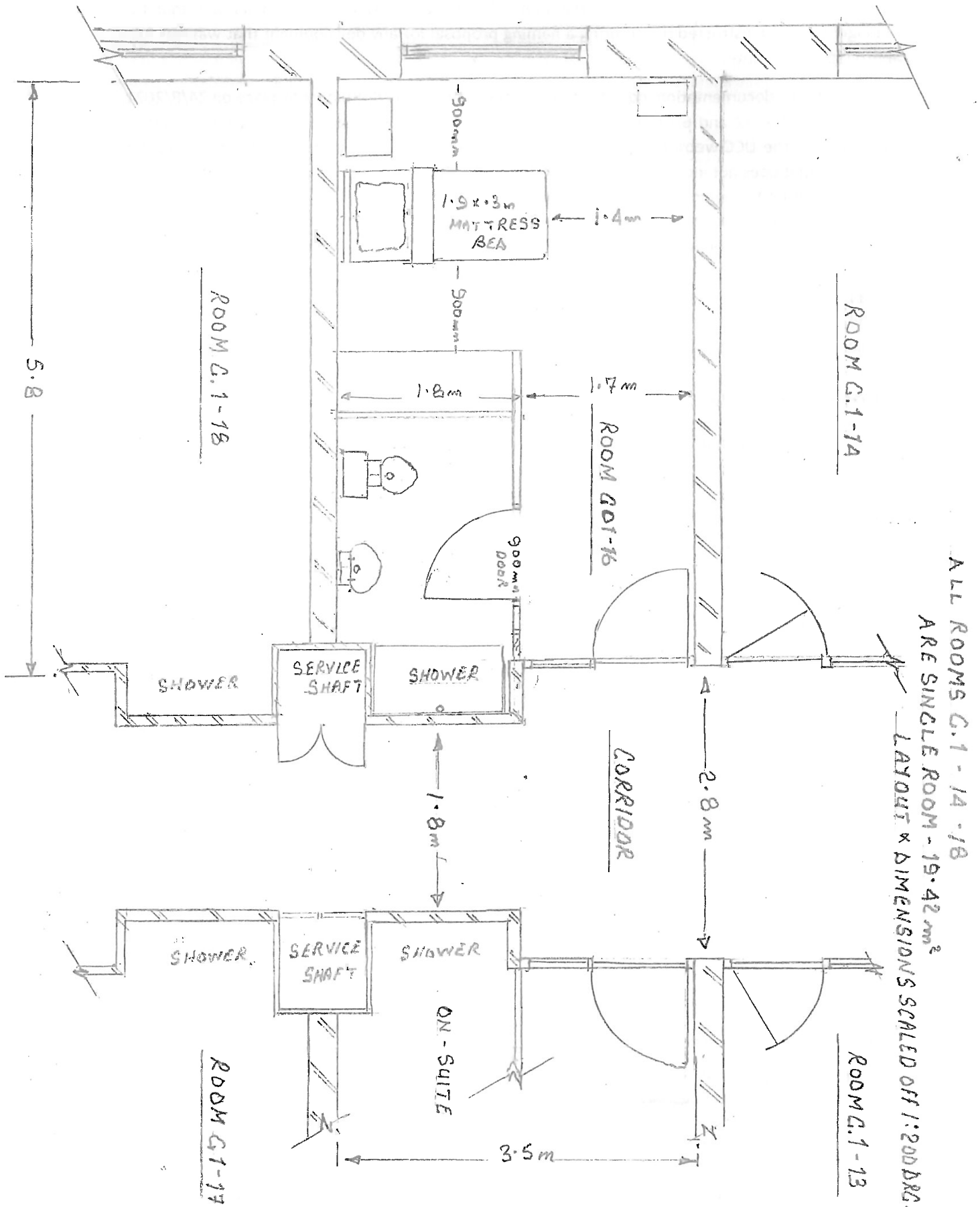
COLLEGE PLAYING FIELDS - EAST END

FLOODING ONTO LINK AVE.

PHOTO. 14

# RAHENY 3 LIMITED PARTNERSHIP

DCC LRD 6002/22-S3



RHS SKETCH

SCALE 1:50



COLLEGE PLAYING FIELD - EAST END

DRAINING ONTO ST ANNE'S PARK AVE.

PHOTO. 15



AS ABOVE

PHOTO. 16.

## Description of the Property

Note - Property Details not included in the Deed should not be provided hereunder.

Address  
(as in deed):

ALL THAT AND THOSE the lands situate at St. Paul's College, Sybil Hill, Raheny, Dublin 5 measuring 6.16 hectares (15 acres) or thereabouts which are more particularly delineated with a red verged line on the Map.

Situate in TOWN:

TOWNLAND:

PARISH:

BARONY:

CITY:

X

DUBLIN

COUNTY:

DUBLIN

Area (if in deed):

X

6.16 hectares (15 acres)

Map Co-ordinates (if included in deed):

GeoDirectory (if included in the deed):

\*use additional sheet for further PROPERTIES if necessary

## For Assignments Only

Note - Lease details to be provided where application is made for registration of an Assignment.

Lease Date (DDMMYYYY):

|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|

Forename/s

Surname/Company Name

Lessor:

Lessee:

Term:

Rent:

Commencement Date:

ROD Reference:

An tÚdaráis Clárúcháin Maoine  
The Property Registration Authority  
Clarlann na nGníomhas  
Registry of Deeds

29 OCT 2015

Baile Átha Cliath  
Dublin

FOR OFFICIAL USE ONLY

Application Code:

Date:

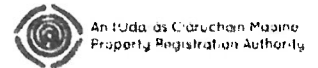
Registration Method:

29<sup>th</sup> October 2015

2015 10 29

89 225 2

## Form 1: Registry of Deeds



**Application by solicitor for registration of a Deed of Conveyance/Assignment/Grant/Assent/Judgment Mortgage or other document other than those referred to in Forms 2-8 (Rule 6).**

**See also Forms 13-15 for the registration of Property Adjustment Orders and Forms 16-16B for Judgment Mortgages**

I, **HUGH MCGRODDY** Solicitor for **CREKAV LANDBANK INVESTMENTS LIMITED**

apply for registration of a deed the particulars of which are set out hereunder.  
I certify that the particulars are in accordance with the Deed.

For Office  
Use Only  
Fees-  
Validation

Signed (by Solicitor):

Name of Lodging Party: **WILLIAM J. BRENNAN & CO. SOLICITORS**

Address of Lodging Party: **33 UPPER MERRION STREET  
DUBLIN 2**

Solicitor's Reference: **CLI004/0038/HMG**

Name of Deed (Select one, as appropriate):

☒ Conveyance ☐ Assignment ☐ Grant ☐ Assent ☐ Judgment Mortgage ☐ Other

If 'Other', please give details:

Date of Deed: **1 7 0 8 2 0 1 5**

DDMMYYYY

Revenue Stamp Issued? If Yes, please enter Stamp Certificate ID:

☒ Yes

☐ No

**15 - 0484152 - 4D1B - 120815 - G**

Example: 12-0123456-A12B-DDMMYY-A

### Name of all Grantors:

|    | Forename/s | Surname/Company Name                                |
|----|------------|-----------------------------------------------------|
| 1: |            | <input checked="" type="checkbox"/> ORSIGNY LIMITED |
| 2: |            |                                                     |
| 3: |            |                                                     |
| 4: |            |                                                     |

\* Use additional sheet for further GRANTORS if necessary

### Name of all Grantees:

|    | Forename/s | Surname/Company Name                                                    |
|----|------------|-------------------------------------------------------------------------|
| 1: |            | <input checked="" type="checkbox"/> CREKAV LANDBANK INVESTMENTS LIMITED |
| 2: |            |                                                                         |
| 3: |            |                                                                         |
| 4: |            |                                                                         |

\* Use additional sheet for further GRANTEEES if necessary

# Particulars of ACTS Returned on Within Search S2017RD106287P

| Registration<br>Reference/ Serial<br>Number and Date of<br>Registration | Name and Date<br>of the<br>Instrument | Grantor                            | Grantee                                 | Nature of<br>Instrument;<br>Notes;<br>Consideration | Description and Situation of<br>Premises                                                                          | Vacate/<br>Satisfactions |
|-------------------------------------------------------------------------|---------------------------------------|------------------------------------|-----------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------|
| 2006047022<br>28-FEB-2006                                               | Deed of Covenant<br>31-JAN-2003       | O'Neill James<br>Orsigny Ltd       | Arts Sports and Tourism<br>Minister For | Deed of Covenant<br>-----<br>therein                | premises at Sybil Hill Raheny<br>City: DUBLIN<br>County: Dublin<br>-----                                          |                          |
| 2006047023<br>28-FEB-2006                                               | Deed of Covenant<br>24-MAR-2004       | O'Neill James<br>Orsigny Ltd       | Arts Sports and Tourism<br>Minister For | Deed of Covenant<br>-----<br>therein                | premises Sybil Hill Raheny<br>City: DUBLIN<br>County: Dublin<br>-----                                             |                          |
| 2006180144<br>29-AUG-2006                                               | Assignment<br>13-JAN-2003             | O'Neill James (rev)<br>Orsigny Ltd | Electricity Supply Board                | Assignment<br>-----<br>therein                      | Ground St Pauls College Raheny part of the<br>lands of Sybil Hill Road<br>City: DUBLIN<br>County: Dublin<br>----- |                          |
| 2008084297<br>17-APR-2008                                               | Indenture<br>07-FEB-2008              | Orsigny Ltd                        | MKN Developments Ltd                    | Conveyance<br>-----<br>therein                      | Lands at St Paul's Sybil Hill Raheny<br>City: DUBLIN<br>County: Dublin<br>-----                                   |                          |

# Particulars of ACTS Returned on Within Search S2017RD106287P

| Registration<br>Reference/ Serial<br>Number and Date of<br>Registration | Name and Date<br>of the<br>Instrument | Grantor                             | Grantee                            | Nature of<br>Instrument;<br>Notes;<br>Consideration | Description and Situation of<br>Premises                                        | Vacate/<br>Satisfactions |
|-------------------------------------------------------------------------|---------------------------------------|-------------------------------------|------------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------|--------------------------|
| 2013002036<br>14-JAN-2013                                               | Rectification<br>29-NOV-2012          | Orsigny Ltd<br>MKN Developments Ltd | Rectification                      | Rectification                                       | Lands at St Paul's Sybil Hill Raheny<br>City: DUBLIN<br>County: Dublin          |                          |
| 2015089225<br>29-OCT-2015                                               | Conveyance<br>17-AUG-2015             | Orsigny Ltd                         | Crekav Landbank<br>Investments Ltd | Conveyance<br>Therein                               | Ground at St Paul's College Sybil Hill Raheny<br>City: DUBLIN<br>County: Dublin |                          |

End of Search Results. Generated at 17-NOV-2017 12:37:46

# Urban PLACE Map

Map of the  
Planning Area  
Local Plan

- EXISTING DEVELOPMENT
- EXISTING DEVELOPMENT
- EXISTING DEVELOPMENT

St Vincentian's  
Residence

Area to be retained  
within blue boundary  
5.0Ha

Area within  
red boundary  
6.16 Ha

Yellow hatched area  
2Ha  
suggested location for  
GAA pitch and  
new sports centre

St Paul's

ACCESS

ACCESS

ACCESS



Scale 1:1000

Scale 1:1000

Scale 1:1000