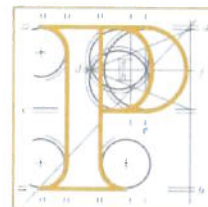


Our Case Number: ABP-321937-25

Your Reference: Kilgobbin Apt Ltd



An
Bord
Pleanála

Downey Chartered Town Planners
29 Merrion Square North
Dublin 2
D02 RW64

Date: 02 May 2025

Re: This proposed development is for flood defences at key locations along the Carrickmines and Shanganagh rivers including new walls/raised existing walls, culverts, localised screens upgrades and localised works in the river. An Environmental Impact Assessment Report (EIAR) is submitted with application

This proposed Flood Relief Scheme for the Carrickmines-Shanganagh Rivers at sites in the townlands of Woodside, Kilgobbin, Carrickmines, Brennanstown, Shankill, Loughlinstown, Shanganagh and Hackettsland

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please note that the proposed development shall not be carried out unless the Board has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Aisling Reilly
Executive Officer
Direct Line: 01-8737131

JA02

Teil
Glaó Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN BORD PLEANÁLA
LDG- _____
ABP- _____
15 APR 2025
Fee: € 50.00 Type: CO
Time: 17.00 By: HAND

14th April 2025

RE: Flood Relief Scheme for the Carrickmines and Shanganagh Rivers

ABP Case Ref: ABP-321937-25

Observer: Kilgobbin Apt Ltd

Dear Sir/Madam,

1.0 Introduction

DOWNEY, Chartered Town Planners, 29 Merrion Square, D02RW64, on behalf of our client, Kilgobbin Apt Ltd., Unit C5, Block C, Santry Business Park, Swords Road, Santry, Dublin 9, are making this submission to An Bord Pleanála regarding Dun Laoghaire Rathdown County Council's proposed Flood Relief Scheme for the Carrickmines and Shanganagh Rivers (ABP Ref. ABP-321937-25). The statutory fee of €50 is being submitted with this. Please address all correspondence to DOWNEY.

Our client are the owners of lands at Riverside Cottage, Kilgobbin Road, Stepside, Dublin 22 and are preparing a Large-Scale Residential Development planning application, having progressed through Section 247 and S.32B Pre-Application Consultations with Dun Laoghaire Rathdown County Council. We note that our client's lands are adjacent to the river and are identified as a construction compound for the project. While our client supports the principle of the Flood Relief works, we wish to raise some concern with the proposed use of their lands as a construction compound and seeks to ensure that such works do not adversely affect our client from delivering their proposed development.

2.0 Site Location and Description

Our client's lands are located within a mostly undeveloped greenfield site adjacent to Kilgobbin Road, Stepside, Dublin 22. This subject site is situated 850 metres west of the Gallops Luas stop, 600 metres east of Belarmin Village Centre and Plaza, 800 metres west of the Leopardstown Village Centre Shopping Mall, 2km southeast of Carrickmines Retail Park, within close proximity of numerous recreational amenities and sports club and is circa 16km south of Dublin City Centre.

The subject site is bordered to the south by the ruins of Kilgobbin Castle, to the east by Kilgobbin Road, to the west by the Belarmin Vale residential development and neighbourhood centre as well as two separate Primary Schools (Gaeilscoil Thaobh Na Coille Primary School and Stepside Educate Together National School) and other established residential developments such as Sandyford Hall to the north



Fig. 1 – Location of Kilgobbin Apt Ltd lands at Riverside Lodge

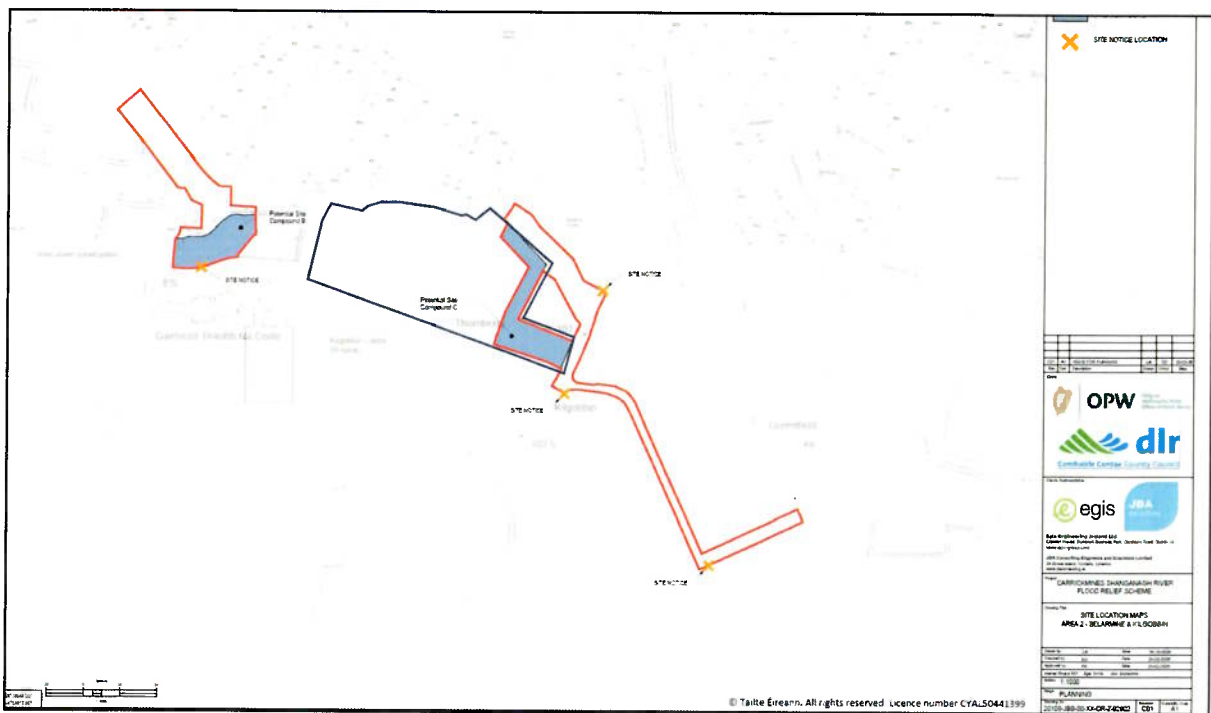


Fig. 2 – Location of Kilgobbin Apt Ltd lands (outlined blue) in context of proposed works (Source: Area 2 Belarmine & Kilgobbin Site Location Map)

As can be seen from Fig. 2 above, it is proposed that a construction compound (Proposed Site Compound C) will be provided within part of our client's lands at Riverside Lodge. This compound would be on the Kilgobbin Road side of the site.

3.0 Grounds of Submission

As set out in sections 1 and 2 of this submission, our client does not object to the principle of the proposed Flood Relief Scheme and indeed they support it and note the benefits that it would bring to the area. However, proposed Construction Compound C is indicated as being on part of their lands, which they are preparing to lodge a planning application for a large-scale Residential Development (LRD) (and which is intended to be submitted to Dun Laoghaire Rathdown County Council in the next 2-4 weeks). In light of this, this submission seeks to ensure that the Flood Relief Scheme works can be carried out without adverse impacts on our client's proposed development and crucially does not prevent it from taking place.

Our client is proposing to apply for a Large-scale Residential Development (LRD) that will provide 108 no. apartment units within 2 no. blocks ranging in height from 4 to 6-storeys and associated car parking, open space, and site development works. Importantly, as part of the open space for the scheme, a playground and also a pedestrian and cycle link (and potentially a fire tender access) is proposed to run close to the southern boundary of the site and onto Kilgobbin Road. This is an objective of the DLR County Development Plan and is seen as critical in providing improved connectivity from Ballyogan Luas stop to these lands and also on to Belarmine to the west (please refer to Fig. 3 for details).

However, Construction Compound C, which is proposed as part of the Flood Relief Scheme for the Carrickmines and Shanganagh Rivers, would completely take over the connection to Kilgobbin Road and also much of the open space for the site (please refer to Fig. 4). In this regard, Construction Compound C has the potential to adversely affect the future development of our client's lands, if it is not properly coordinated in terms of timing and duration of construction.

As noted earlier, we are not objecting to the principle of the Flood Relief Scheme, but rather requesting the following:

1. The extent of the proposed Construction Compound C be reduced in scale such that it does not prevent our client's development from taking place, particularly in relation to the construction of the apartment block, delivery of open space and delivery of the connection onto Kilgobbin Road.
2. That the contractor carrying out the proposed Flood Relief Scheme, consult with our client prior to commencement of any works taking place and to agree such works in advance with them.



Fig. 3 – Proposed Site Layout Plan as presented to DLR County Council during the S.32B

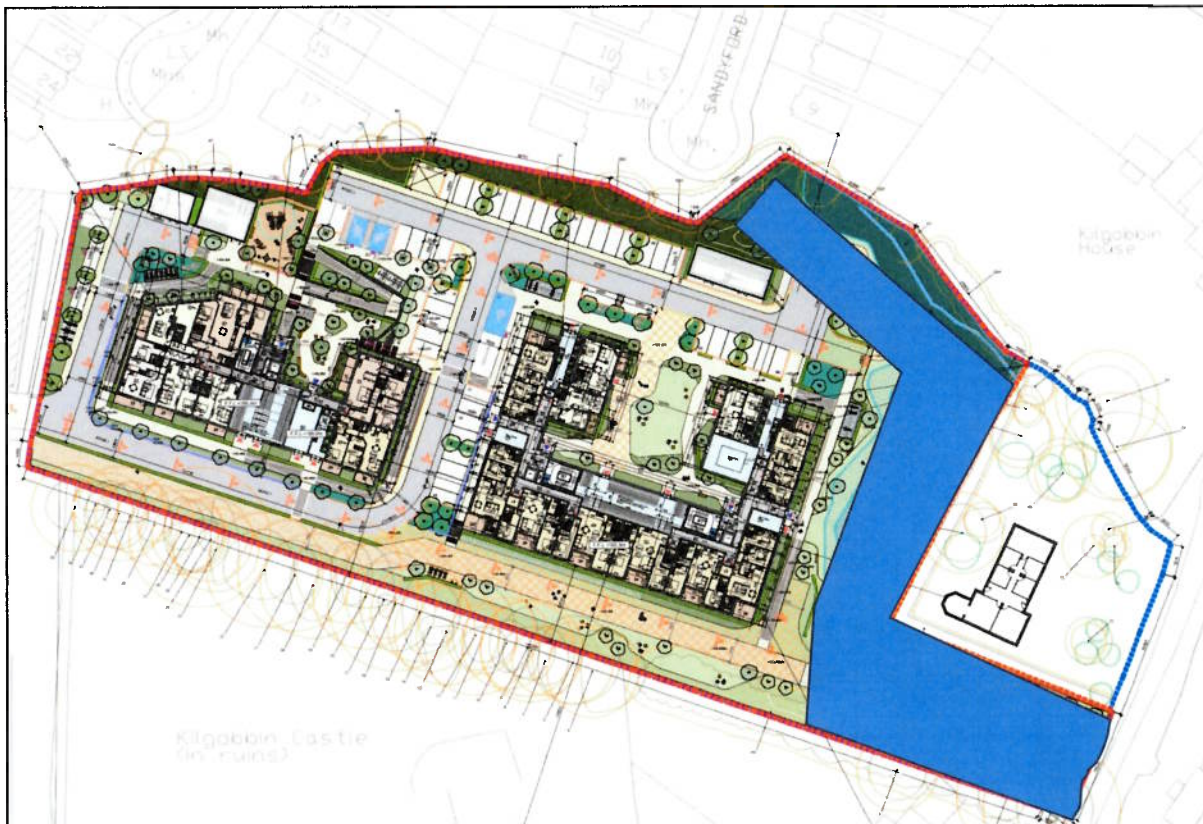


Fig. 4 – Proposed Site Layout Plan as presented to DLR County Council during the S.32B with Proposed Construction Compound C overlayed in Blue.

4.0 Conclusion

DOWNEY, Chartered Town Planners, 29 Merrion Square, D02RW64, on behalf of our client, Kilgobbin Apt Ltd., Unit C5, Block C, Santry Business Park, Swords Road, Santry, Dublin 9, have prepared this submission regarding Dun Laoghaire Rathdown County Council's proposed Flood Relief Scheme for the Carrickmines and Shanganagh Rivers.

This submission seeks to protect our client from the potential impact that the proposed Construction Compound C may have on the delivery of our client's intended residential development on the lands, of which, proposed Construction Compound C forms part of. The delivery of this housing development and the proposed pedestrian/cycle link between Belarmine and Kilgobbin Road is consistent with the policies and objectives of the County Development Plan.

In this regard, our client is requesting the following:

1. The extent of the proposed Construction Compound C be reduced in scale such that it does not prevent our client's development from taking place, particularly in relation to the

construction of the apartment block, delivery of open space and delivery of the connection onto Kilgobbin Road.

2. That the contractor carrying out the proposed Flood Relief Scheme, consult with our client prior to commencement of any works taking place and to agree such works in advance with them.

We trust that An Bord Pleanála will take this submission into account when assessing the proposed Flood Relief Scheme and can attach appropriately worded conditions to an approval that does not prejudice our client's development from taking place in tandem with this proposed Flood Relief Scheme.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Donal Duffy', with a long, sweeping horizontal line extending to the right.

Donal Duffy MIPI
Director
For and on behalf of Downey