

National Transport Authority
Harcourt Lane,
Dun Sceine,
Dublin 2

Our Ref. 18143

26 August 2019

RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA

PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 1,034 NO. RESIDENTIAL UNITS, 2NO. CHILDCARE FACILITIES (C.909 SQ. M AND C.557 SQ. M GFA), 1NO. RETAIL UNIT (C.178 SQ. M GFA), 1NO. COMMUNITY FACILITY (C.785 SQ. M GFA) AND ALL ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, LANDSCAPE AND BOUNDARY WORKS, INCLUDING NEW SITE ENTRANCES, PEDESTRIAN, CYCLE AND VEHICULAR ACCESS, CAR AND BICYCLE PARKING FACILITIES, BIN STORAGE, WATER AND DRAINAGE INFRASTRUCTURE INCLUDING THE ANCILLARY SITE DEVELOPMENT AND LANDSCAPE WORKS ASSOCIATED WITH THIS.

Dear Sir / Madam,

Please be advised that Adwood Limited intend to apply to An Bord Pleanála for permission for proposed residentially led development and associated landscaping and site infrastructure work at lands in the townlands of Kilcarbery, Corkagh Demesne, Deansrath, and Nangor, Co. Dublin.

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, a copy of the application, including the Environmental Impact Assessment Report, is enclosed for your information.

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

“The proposed development consists of a residential-led development comprising 1,034no. residential units, 1no. community facility, 1no. retail unit and 2no. childcare facilities in buildings ranging from 2 to 6-storeys. The breakdown of residential accommodation is as follows: - 578no. own door houses, including: - 449no. 3-bed 2-storey houses (House Type A, A1, A2, B, C, D, G & H); 31no. 4-bed 2-storey houses (House Type E & J); 98no. 4-bed 3-storey houses (House Type F & F1); 154no. own door duplex / apartments, in 3 to 4-storey buildings, including: - 41no. 1-bed duplex / apartments (Type M1 & M2); 49no. 2-bed duplex / apartments (Type K, N1 & N2); 64no. 3-bed duplex / apartments (Type L, L1, L2 & L3). 302no. apartment units accommodated in 9no. 4 to 6-storey buildings (with own door access ground floor apartments), including: - Block 1 accommodating 29no. apartments (6no. 1-beds, 18no. 2-beds and 5no. 3 beds); Block 2 accommodating 24no. apartments (4no. 1-beds, 15no. 2-beds and 5no. 3 beds); Block 3 accommodating 30no. apartments (13no. 1-beds and 17no. 2-beds); Block 4 accommodating 30no. apartments (13no. 1-beds and 17no. 2-beds); Block 5 accommodating 45no. apartments (12no. 1-beds, 22no. 2-beds and 11no. 3-beds); Block 6 accommodating 37no. apartments (16no. 1-beds and 21no. 2-beds); Block 7 accommodating 37no. apartments (16no. 1-beds and 21no. 2-beds) – Temporary childcare facility at ground floor level to revert to 7no. residential units on completion of permanent purpose-built childcare facility in Phase 3; Block 8 accommodating 33no. apartments (5no. 1-beds, 23no. 2-beds and 5no. 3-beds); Block 9 accommodating 37no. apartments (16no. 1-beds and 21no. 2-beds). Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplex and apartment units. Upper level balconies are proposed on elevations of all multi-aspect duplex and apartment buildings.

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The proposed development includes, in addition, 1no. retail unit (c. 178 sq. m gross floor area), 1no. community building (c. 785 sq. m gross floor area), 1no. temporary childcare facility (c. 557 sq. m gross floor area in lieu of 7no. ground floor apartment units in Block 7 pending construction of permanent childcare facility at Grange Square) and 1no. permanent childcare facility at Grange Square (c. 909 sq. m gross floor area). And, all associated and ancillary site development works, hard and soft landscaping, boundary treatment works, including: new vehicular access from Outer Ring Road / Grange Castle Road (R136) (left in and left out arrangement) to the west and 2no. new vehicular access points onto Old Nangor Road (L5254) to the north and associated works to existing adjoining roads; new internal street network, including spine road (c. 6m in width) extending from Outer Ring Road / Grange Castle Road (R136) to the west onto Old Nangor Road (L5254) to the north; new pedestrian and cycle path network; public amenity open space (c. 4.6 Ha); surface water attenuation measures (SuDs); wastewater pumping station including 18hr storage tank and associated infrastructure; 1,510no. surface car parking spaces; 1,105no. covered bicycle parking spaces and communal bin storage for all terraced houses, duplex / apartment and apartment blocks.”

The application contains a statement setting out how the proposal is consistent with the objectives of the South Dublin County Development Plan 2016 – 2022 and the Kilcarbery – Grange Masterplan (2017).

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

Yours sincerely,


pp. Eleanor Mac Partlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

Transport Infrastructure Ireland,
Parkgate Street,
Dublin 8.

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Eleanor Mac Partlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

Minister for Culture, Heritage and the Gaeltacht,
% The Manager, Development Applications Unit,
Department of Culture, Heritage and the Gaeltacht,
Newtown Road,
Wexford.

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Associate Director
STEPHEN LITTLE & ASSOCIATES

Heritage Council,
Church Lane,
Kilkenny,
Co. Kilkenny.

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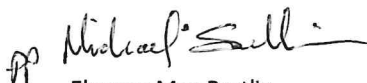
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Yours sincerely,



Eleanor Mac Partlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

Irish Water
Colvill House,
24-26, Talbot Street,
Dublin 1.

Our Ref. 18143

26 August 2019

RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA

PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 1,034 NO. RESIDENTIAL UNITS, 2NO. CHILDCARE FACILITIES (C.909 SQ. M AND C.557 SQ. M GFA), 1NO. RETAIL UNIT (C.178 SQ. M GFA), 1NO. COMMUNITY FACILITY (C.785 SQ. M GFA) AND ALL ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, LANDSCAPE AND BOUNDARY WORKS, INCLUDING NEW SITE ENTRANCES, PEDESTRIAN, CYCLE AND VEHICULAR ACCESS, CAR AND BICYCLE PARKING FACILITIES, BIN STORAGE, WATER AND DRAINAGE INFRASTRUCTURE INCLUDING THE ANCILLARY SITE DEVELOPMENT AND LANDSCAPE WORKS ASSOCIATED WITH THIS.

Dear Sir / Madam,

Please be advised that Adwood Limited intend to apply to An Bord Pleanála for permission for proposed residentially led development and associated landscaping and site infrastructure work at lands in the townlands of Kilcarbery, Corkagh Demesne, Deansrath, and Nangor, Co. Dublin.

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Associate Director
STEPHEN LITTLE & ASSOCIATES

Irish Aviation Authority,
The Times Building,
11 – 12, D'Olier Street,
Dublin 2.

Our Ref. 18143

26 August 2019

RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA

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Associate Director

STEPHEN LITTLE & ASSOCIATES

Property Management Branch,
Department of Defence,
Station Road,
Newbridge,
Co. Kildare

Our Ref. 18143

26 August 2019

RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA

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pp. Eleanor Mac Partlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

South Dublin Childcare Committee,
Room C4,
Clondalkin Civic Offices,
Clondalkin,
Dublin 22.

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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, a copy of the application, including the Environmental Impact Assessment Report, is enclosed for your information.

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

“The proposed development consists of a residential-led development comprising 1,034no. residential units, 1no. community facility, 1no. retail unit and 2no. childcare facilities in buildings ranging from 2 to 6-storeys. The breakdown of residential accommodation is as follows: - 578no. own door houses, including: - 449no. 3-bed 2-storey houses (House Type A, A1, A2, B, C, D, G & H); 31no. 4-bed 2-storey houses (House Type E & J); 98no. 4-bed 3-storey houses (House Type F & F1); 154no. own door duplex / apartments, in 3 to 4-storey buildings, including: - 41no. 1-bed duplex / apartments (Type M1 & M2); 49no. 2-bed duplex / apartments (Type K, N1 & N2); 64no. 3-bed duplex / apartments (Type L, L1, L2 & L3). 302no. apartment units accommodated in 9no. 4 to 6-storey buildings (with own door access ground floor apartments), including: - Block 1 accommodating 29no. apartments (6no. 1-beds, 18no. 2-beds and 5no. 3 beds); Block 2 accommodating 24no. apartments (4no. 1-beds, 15no. 2-beds and 5no. 3 beds); Block 3 accommodating 30no. apartments (13no. 1-beds and 17no. 2-beds); Block 4 accommodating 30no. apartments (13no. 1-beds and 17no. 2-beds); Block 5 accommodating 45no. apartments (12no. 1-beds, 22no. 2-beds and 11no. 3-beds); Block 6 accommodating 37no. apartments (16no. 1-beds and 21no. 2-beds); Block 7 accommodating 37no. apartments (16no. 1-beds and 21no. 2-beds) – Temporary childcare facility at ground floor level to revert to 7no. residential units on completion of permanent purpose-built childcare facility in Phase 3; Block 8 accommodating 33no. apartments (5no. 1-beds, 23no. 2-beds and 5no. 3-beds); Block 9 accommodating 37no. apartments (16no. 1-beds and 21no. 2-beds). Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplex and apartment units. Upper level balconies are proposed on elevations of all multi-aspect duplex and apartment buildings.

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The proposed development includes, in addition, 1no. retail unit (c. 178 sq. m gross floor area), 1no. community building (c. 785 sq. m gross floor area), 1no. temporary childcare facility (c. 557 sq. m gross floor area in lieu of 7no. ground floor apartment units in Block 7 pending construction of permanent childcare facility at Grange Square) and 1no. permanent childcare facility at Grange Square (c. 909 sq. m gross floor area). And, all associated and ancillary site development works, hard and soft landscaping, boundary treatment works, including: new vehicular access from Outer Ring Road / Grange Castle Road (R136) (left in and left out arrangement) to the west and 2no. new vehicular access points onto Old Nangor Road (L5254) to the north and associated works to existing adjoining roads; new internal street network, including spine road (c. 6m in width) extending from Outer Ring Road / Grange Castle Road (R136) to the west onto Old Nangor Road (L5254) to the north; new pedestrian and cycle path network; public amenity open space (c. 4.6 Ha); surface water attenuation measures (SuDs); wastewater pumping station including 18hr storage tank and associated infrastructure; 1,510no. surface car parking spaces; 1,105no. covered bicycle parking spaces and communal bin storage for all terraced houses, duplex / apartment and apartment blocks."

The application contains a statement setting out how the proposal is consistent with the objectives of the South Dublin County Development Plan 2016 – 2022 and the Kilcarbery – Grange Masterplan (2017).

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 South Dublin County Council. The application may also be inspected online at the following website set up by the applicant: www.kilcarberyshd.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).

Yours sincerely,


Eleanor Mac Partlin
Associate Director
STEPHEN LITTLE & ASSOCIATES