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The Secretary  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

30<sup>th</sup> August 2019

**RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT**

**APPLICATION: CLONGRIFFIN SHD 2 ON LANDS AT CLONGRIFFIN, DUBLIN 13**

**APPLICANT: GERARD GANNON PROPERTIES**

Dear Sir/Madam,

Downey Planning, Chartered Town Planners, 1 Westland Square, Pearse Street, Dublin 2, on behalf of the applicant, Gerard Gannon Properties, Kinvara House, 52 Northumberland Road, Ballsbridge, Dublin 4, hereby wish to submit this planning application for a proposed Strategic Housing Development in respect of lands at Clongriffin, Dublin 13. The proposed development can be briefly described as a mixed-use development of 500 no. apartments (49 no. studios, 167 no. one beds, 259 no. two beds, and 25 no. three bed units) of which 235 no. units are residential and 265 no. units are 'Build to Rent' residential units with c.1,093.5 sq.m. of ancillary residential communal facilities/space and a total of c.3,125 sq.m of commercial development which includes 1 no. crèche, 1 no. community centre, 1 no. men's shed, 3 no. cafés/restaurants and 6 no. retail/commercial units, and all associated site works. This SHD application is known as Clongriffin SHD 2.

This application falls under the definition of a Strategic Housing Development in Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, being a development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses as set out in the Act.

We enclose herewith the planning application fee of €80,000 and two hard copies and three digital copies of the following documentation in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017:

1. Strategic Housing Development Planning Application Form;
2. Planning Application Fee (cheque enclosed for the sum of €80,000);
3. Copy of Newspaper Notice;



4. Copy of Site Notice;
5. Copy of letter to Dublin City Council;
6. Copy of letters to Prescribed Bodies;
7. Part V Validation Letter from Dublin City Council (with associated indicative costings also enclosed);
8. Draft BTR Legal Covenant Letter;
9. Irish Water letter;
10. GoCar Letter;
11. EIA Portal Confirmation;
12. List of Documents, Maps, Plans and Drawings submitted with the application;
13. Statement of Consistency with Planning Policy prepared by Downey Planning;
14. Statement of Response to An Bord Pleanála Pre-Application Consultation Opinion prepared by Downey Planning;
15. Planning Report prepared by Downey Planning;
16. Community & Social Infrastructure Audit Report prepared by Downey Planning;
17. School Demand Assessment Report prepared by Downey Planning;
18. Clongriffin Schedule prepared by Downey Planning and the Project Architects;
19. Clongriffin Individual Block Statistics prepared by Downey Planning and the Project Architects;
20. Sustainable Neighbourhoods BTR Justification Report prepared by Downey Planning and Liv Consult;
21. BTR Residential Operational Management Plan prepared by Liv Consult;
22. Building Management Plan prepared by Purple Property Management;
23. Environmental Impact Assessment Report (EIAR) prepared by Downey Planning and the EIA team;
24. Environmental Impact Assessment Report (EIAR) Appendices prepared by Downey Planning and the EIA team;
25. Architectural drawings and documentation prepared by CCK Architects & Urban Designers;
26. Architectural drawings and documentation prepared by Downey Planning & Architecture;
27. Building Lifecycle Report prepared by the Project Architects;
28. Engineering drawings and documentation prepared by Waterman Moylan Consulting Engineers;
29. Landscape Architectural drawings and documentation prepared by Ronan MacDiarmada Landscape Architects and Consultants;
30. Arboricultural Assessment Report prepared by The Tree File;
31. Sunlight Shadow Analysis Report prepared by DK Partnership;

32. Daylight Analysis Reports prepared by DK Partnership;
33. City District Heating Network Report prepared by DK Partnership;
34. Noise Assessment Report prepared by DK Partnership;
35. Verified Montages and CGIs documentation prepared by Digital Dimensions;
36. Wind Microclimate Study prepared by Arup;
37. Appropriate Assessment Screening Report prepared by Openfield Ecological Services;
38. Invasive Species report prepared by Peter Cuthbert;
39. Archaeological Baseline Study Report prepared by Courtney Deery Heritage Consultancy; and,
40. Public Lighting drawing and documentation prepared by Sabre Electrical Services.

For a detailed list of all drawings, documents, maps and plans submitted with the application, please refer to the enclosed schedule titled '*List of Documents, Maps, Plans and Drawings – Clongriffin SHD 2*'.

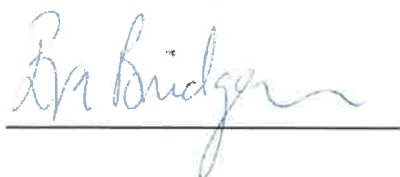
A dedicated website, [www.clongriffinshd2.ie](http://www.clongriffinshd2.ie) has also been established, on which the application details have been uploaded.

Please note that the necessary copies of this application have also been issued to the Planning Authority (Dublin City Council) and the relevant prescribed bodies as required by An Bord Pleanála's Pre-Application Consultation Opinion, dated 18<sup>th</sup> February 2019 (ref. ABP-303262-18).

We trust that the enclosed plans and particulars pertaining to this Strategic Housing Development application are in order and look forward to hearing from An Bord Pleanála in relation to this application in due course.

Should any clarification be required, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Eva Bridgeman', is written over a horizontal line.

Eva Bridgeman MIPI  
Director  
*For and on behalf of Downey Planning*