

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01V902.

Date: 20th September 2019

Dear Sir / Madam,

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 426 NO. DWELLINGS AND SPORTS PITCHES, CRECHE, AND RESIDENTIAL AMENITY BUILDING AT FARRANKELLY, DELGANY, GREYSTONES, CO. WICKLOW

On behalf of the applicant, Cairn Homes Properties Ltd, 7 Grand Canal, Grand Canal Street Lower, Dublin 2, we hereby submit this planning application to An Bord Pleanála in respect of a permission for a residential development of 426 no. dwellings, a creche (c. 599 sq. m), Residential amenity building (c. 325 sq. m), Active open space of 4.5 hectares, greenway of c. 2.4 hectares and open space as follows:

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

Proposed Development

The proposed development for which a ten year permission is sought is described as follows in the public notices:

The development will consist of the construction of a residential development of 426 no. dwellings, a creche (c. 599 sq. m), residential amenity building (c. 325 sq. m), active open space of 4.5 hectares, greenway of c. 2.4 hectares as follows:

A) 245 no. houses comprising; 148 no. 3 bedroom houses, 93 no. 4 bedroom houses, and 4 no. 5 bedroom houses [houses are provided with two car parking spaces and solar panels] – House Type E, 3 storey to front – 2 storey to rear; House Types G1,G2,G3, and H dormer house types, all other house types 2 storey;

B) 93 no. apartments with balconies in 3 no. 4 storey apartment buildings (Blocks 1 and 2 over part basement/podium) comprising 36 no. 1 bedroom apartments, 53 no. 2 bedroom apartments and 4 no. 3 bedroom apartments;

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI, Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Blaine Cregan B Eng BSc MSc

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

C) 44 no. 2 bedroom duplex apartments and 44 no. 3 bedroom duplex apartments in 11 no. 3 storey duplex buildings;

D) Provision of a 2 storey split level residential amenity building of c. 325 sq. m (3 no. car parking spaces and 12 no. bicycle spaces). Temporary use of the residential amenity building as a marketing suite for a period of 3 years.

E) Provision of a 2 storey creche of c. 599 sq. m (10 no. car parking & 12 no. cycle spaces), 1 no. ESB substation (beside creche) and ESB kiosks, associated single storey bicycle storage and refuse storage buildings.

F) Active Open Space of c. 4.5 hectares comprising: 1 no. playing pitch, 1 no. multi-purpose pitch (with all weather surface), tennis courts, children's play area, trim trail and parking (30 no. car parking spaces & 20 no. bicycle spaces),

G) Approximately 4.2 hectares of open space comprising; a pedestrian and cycle route or 'greenway' (and associated paths, stream crossing and lighting) at the "Three Trouts" stream (c. 2.4 hectares); c. 1.8 hectares of open space within the development (including playground areas); all ancillary landscape works with public lighting, planting and boundary treatments including regrading/re-profiling of site where required as well as provision of cycle paths.

H) Access to the subject site will be from a new priority junction (including upgraded frontage), located on the Kilcoole Road (R761). The proposal includes for the construction of a vehicular/pedestrian access from Priory Road as well as 3 no. independent vehicular access points from Priory Road to serve 9 no. dwellings, construction of cyclist and pedestrian link to boundary of Eden Gate development located to the south, 762 no. car parking spaces and 225 no. cycle spaces.

I) Surface water and underground attenuation systems as well as all ancillary site development works (reprofiling of site as required) as well as to drainage services (including underground pumping station), all on a site of c. 21.2 hectares.

J) Temporary marketing signage for a period of 3 years (located beside Priory Road and Kilcoole Road).

K) All associated site development and landscape works.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development and accompanies this application.

The proposed residential development has been prepared in accordance with the requirements of the relevant Section 28 Guidelines, the NPF, the Regional Spatial and Economic Strategy for the East and Midlands, the Wicklow County Development Plan 2016-2022 and the Greystones-Delgany-Kilcoole LAP 2013, and has been the subject of a series of pre-application consultations with the Planning Authority under Section 247 and a tripartite meeting with An Bord Pleanála prior to the submission of this planning application to An Bord Pleanála.

In addition, separate consultations were undertaken with relevant personnel in the Planning Authority to ensure all relevant matters have been addressed as part of the pre-application process. Consultation have also been undertaken with other relevant bodies including the Irish Water and the Department of Culture Arts and Gaeltacht.

Location

The subject lands of 21.2 hectares are located in the townlands of Farrankelly and Killincarraig, Delgany, Greystones, Co. Wicklow, existing residential development (Eden Gate & Glenbrook Park) to the south, the Kilcoole Road (R761), to the east, and Priory Road to the west.

Zoning

The overall subject lands are zoned, Residential, Active Open Space and Open Space.

The site comprises the majority of the Farrankelly Action Plan area. A Draft Action Plan for AP6 was prepared by the applicant and was submitted to Wicklow County Council during pre-application consultation (in December 2018). Wicklow County Council approved the Action Plan for the area (see letter enclosed from WCC dated 2nd April 2019), which is included in the SHD application.

Please refer to the Planning Report and Statement of Consistency for a more detailed assessment in respect to how the proposal complies with the land use zoning framework.

ABP's Consultation Opinion & Section 5 SHD - Pre-Application Consultation Meeting with the Board (Tri-Partite Meeting)

A pre-application meeting was undertaken with An Bord Pleanála on the 7th February 2019, under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. This meeting was attended by representatives from Wicklow County Council and the applicant's team, and the items on the Board's agenda were discussed.

This planning application is accompanied by a Statement of Response to the Board's Opinion of the proposed development (which is dated the 21st February 2019). The Statement of Response, which should be read in conjunction with all application documentation, clearly set out how the items raised by the Board have been fully addressed in the documentation now submitted for approval.

John Spain Associates Statement of Response is intended to provide a useful overview of the responses to the items in the Board's Opinion. The overall Statement of Response refers the reader to other documentation within the application pack which provides greater detail in respect of the items addressed within the JSA Statement of Response.

Consultation with Planning Authority under Section 247

The first stage of the SHD process is a consultation with the Planning Authority (under section 247 of the Planning & Development Act, 2000, as amended). A description of the pre-application consultation undertaken by the Applicant with Wicklow County Council under Section 247 has been included within the Planning Report and Statement of Consistency.

Part V

The applicant has entered into initial discussions with the Housing Department of Wicklow County Council in respect to the Part V requirements. The applicant's Part V proposals are described and mapped in the Part V material accompanying this SHD application prepared by Metropolitan Workshop Architects (and included in Appendix 3 of the Planning Report and Statement of Consistency). The proposed Part V allocation is the transfer of 42 no. units by the applicant to Wicklow County Council.

The applicant agrees to accept a condition on a grant of planning permission, if the Board is minded to approve the proposed development, which requires the applicant to enter into a Part V agreement with Wicklow County Council as per their requirements prior to the commencement of development. .

Drawings, Plans and Particulars

The planning application is accompanied by a full set of architectural drawings which have been prepared in accordance with the requirements of Articles 297 and 298 of the Planning and Development Regulations 2001-2018.

The planning application drawing packages include a Site Location Map, Site Layout Plan, Taken in Charge drawing, Landscape Masterplan and Engineering drawings. The full list of enclosures is set out below. Each drawing pack is accompanied by a schedule of drawings as required under Q. 23 of the SHD Application Form. Lands under the control of the applicant are identified on the drawings.

Notices

The location of the notices were agreed with An Bord Pleanála, prior to lodgement.

Statement of Consistency with Planning Policy

A stand-alone Statement of Consistency with Planning Policy and Planning Report, prepared by John Spain Associates, accompanies this planning application, demonstrating that the proposal is consistent with the relevant guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), the National Planning Framework (NPF), the RSES for the Mid-East Region, the Wicklow County Development Plan 2016-2022 and the Greystones-Delgany-Kilcoole LAP 2013.

Environmental Impact Assessment Report (EIAR)

An Environmental Impact Assessment Report and a Non-Technical Summary have been prepared for and accompany this planning application.

In this context the following topics/issues have been reviewed and addressed in the context of the proposed development:

- Introduction and Methodology,
- Project Description and Alternatives Examined,
- Population and Human Health,
- Biodiversity,
- Land and Soils,
- Water,
- Air Quality and Climate,
- Noise and Vibration,
- Landscape and Visual Impact, including Photomontages,
- Material Assets – Waste,
- Material Assets – Traffic,
- Material Assets - Utilities,
- Archaeology and Cultural Heritage,
- Risk Management
- Interactions,
- Principal Mitigation and Monitoring Measures,

- Non-Technical Summary.

In accordance with the requirements of the Regulations the following copies have been provided to the relevant parties:

- 2 no. hard and 3 no. soft copies to An Bord Pleanála
- 6 no. hard and 3 no. soft copies to the Planning Authority
- Copies to the 6 no. prescribed authorities listed in the Board's Opinion on the proposed application, noting that some prescribed bodies requested soft copies only, as set out below (copy of emails confirming same and cover letters issued to same are attached for reference purposes).

EIA Portal

Appendix 2 of this cover letter comprises of a copy of a confirmation notice email from the Department of Housing, Planning and Local Government EIA Portal, stating that the information provided to the portal has been uploaded to the EIA Portal on the 19th of September 2019 under Portal ID number 2019153.

Application Site Boundary

Please note that the application site boundary has been provided in .dwg format on CD ROM with all geometry referenced to ITM as specified in Section 6 of the Application Form.

Irish Water Requirements

The requirements in respect of Irish Water (IW) set out in Section 20 of the SHD Application Form are addressed in the form, the IW correspondence received (accompanying the application form) and the Water Services Report, including appendices, prepared by ROD Consulting Engineers.

ROD Consulting received a Statement of Design Acceptance dated 18th September 2019 from Irish Water, enclosed with the application form, following further consultation prior to lodgement.

The applicant confirms that all water and foul drainage services will be designed and installed in accordance with Irish Water standards.

Prescribed Bodies

As required in the Board's Consultation Opinion a copy of the application has been sent to the prescribed bodies set out below. Several prescribed bodies stated that they would prefer to receive a soft copy of the planning application documentation only. These are noted below, and a copy of email correspondence confirming this preference to receive a soft copy only is included as Appendix 1 to this cover letter.

1. Irish Water;
2. National Transport Authority (NTA) **(Soft Copy Only)**;
3. The Department of Culture, Heritage and the Gaeltacht;
4. The Heritage Council **(Soft Copy Only)**;
5. An Taisce; **(Soft Copy Only)**
6. Wicklow Childcare Committee.**(Soft Copy Only)**

Fee

Please find enclosed fee of **€72,032.80** (including EIAR fee), made payable to An Bord Pleanála for a proposed Strategic Housing Development application as prescribed in the Strategic Housing Development Fee Schedule issued on the 15th of March 2017. The basis of calculation is as follows

426 no. units x €130	€55,380
924 sq. m x €7.20	€6,652.80
EIAR	€10,000

Enclosures

The following documentation accompanies this planning application 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:

List of Inputs	
Particulars	
1.	Cover Letter prepared by John Spain Associates
2.	Site Notice/Newspaper Notice
3.	Application Form for SHD Schedule of Areas / Plot Ratio / Site Coverage
4.	Prescribed Bodies Letters
5.	EIAR Portal Confirmation Email
6.	SHD Application Fee
7.	Letters of Consent (Evans' & Borg)
8.	Farrankelly Action Plan
9.	Part V Letter (Also Appendix 3 of the Planning Report and Statement of Consistency)
10.	IW Statement of Design Acceptance
John Spain Associates	
11.	Planning Report & Statement of Consistency
12.	Social Infrastructure Assessment
13.	Response to ABP Opinion
14.	Material Contravention Statement
15.	EIAR Volume I
16.	EIAR Volume II
17.	EIAR Volume III
Metropolitan Workshop Architects	
18.	Architectural Design Statement
19.	Architectural Drawings plans elevations sections (including schedule of drawings and accommodation)
20.	Housing Quality Assessment
ROD Consulting Engineers	
21.	Traffic and Transport Assessment (DMURS Compliance Appendix E)

List of Inputs	
22.	Civil – Engineering Planning Report
23.	Engineering Drawings and Schedule
24.	Site Specific Flood Risk Assessment
Kevin Fitzpatrick Landscape Architects	
25.	Landscape Drawings and Landscape Design Report
Miscellaneous Reports/Docs	
26.	External Lighting Analysis (Waterman Moylan)
27.	Energy Statement (Waterman Moylan)
28.	Public Lighting Layout (Sabre)
29.	Construction Management Plan (Carin PLC)
30.	Building Lifecycle Report (Carin PLC)
31.	Construction Phase Waste Management Plan (Byrne Environmental)
32.	Operational Phase Waste Management Plan (Byrne Environmental)
33.	Screening Report for Appropriate Assessment (Openfield)
34.	Tree Survey and Report (Arborist Associates)
35.	Bat Report (Dr. Tina Aughney)
36.	Sunlight, Daylight and Shadow Assessment (Chris Shackleton Consulting)
37.	Photomontages (Chris Shackleton Consulting)
38.	Road Safety Audit Stage 1 (PMCE)
39.	CGIs (3D Design Bureau)
40.	Surface Water Audit (JBA)

The application website is www.farrankellyshdplanning.com

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017 and application guidance documents issued by An Bord Pleanála.

Six no. hard copies, and three no. soft copies, of this planning application have been submitted to Wicklow County Council as the appropriate planning authority in which the proposed Strategic Housing Development (SHD) is located.

If you require any additional information please do not hesitate to contact us.

Yours faithfully,



John Spain Associates

APPENDIX 1: CORRESPONDENCE FROM PRESCRIBED BODIES NOTING PREFERENCE FOR RECEIPT OF SOFT COPY APPLICATION DOCUMENTATION ONLY

An Taisce

Rory Kunz

From: An Taisce Office <info@antaisce.org>
Sent: Thursday 22 August 2019 11:31
To: Rory Kunz
Subject: Application Format

Dear Rory:

Thank you for your telephone call this morning. We request a digital copy of the application to this email address with a hard copy of just the cover letter in the post to the following address:

An Taisce
c/o Ian Lumley
Tailors' Hall
Back Lane
Dublin D08 X2A3

Kind regards,

An Taisce
Administration Team

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An Taisce - The National Trust for Ireland | www.antaisce.org
The Tailors' Hall, Back Lane, Dublin 8, Ireland
Company Reg. No. 12469 | Charity Ref. No. CHY4741 | Charity Regulator No. 20006358
An Taisce is a membership-based charity
Join at www.antaisce.org/membership

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National Transport Authority

Rory Kunz

From: <Info@nationaltransport.ie> <info@nationaltransport.ie>
Sent: Thursday 13 June 2019 13:59
To: Rory Kunz
Subject: RE: Strategic Housing Farrankelly Greystones NTA:00000156000000028

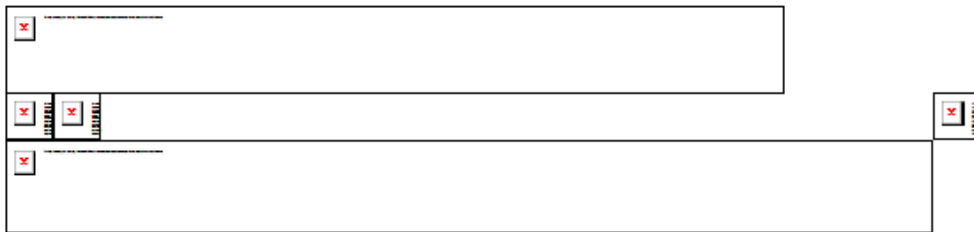
Dear Rory

The NTA will accept a soft copy of the SHD material, either on a CD or a USB drive. A single soft copy would suffice. Please address details to Michael MacAree at National Transport Authority, Dún Scéine, Iveagh Court, Harcourt Lane, Dublin 2.

Yours sincerely

Michael MacAree

Head of Strategic Planning



Tá eolas sa teachtaireacht leictreonach seo a d'fhéadfadh bheith príobháideach nó faoi rún agus b'fhéidir go mbeadh ábhar rúnda nó pribhléideach ann. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Tá cosc ar rochtain don teachtaireacht leictreonach seo do aon duine eile. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo agus b'fhéidir d'fhéadfadh bheith mídhleathach.

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Wicklow Childcare Committee

Rory Kunz

From: Assumpta O'Neill <assumpta@wccc.ie>
Sent: Thursday 22 August 2019 11:43
To: Rory Kunz
Cc: Lorraine McConnell
Subject: Planning Development at Eden Gate

Hi Rory

I refer to our telephone conversation regarding the proposed housing development in Eden Gate. I wish to confirm that Wicklow CCC are happy for you to send the proposed plans by soft copy to Lorraine McConnell who is the Development Officer for the North Wicklow area. Lorraine's email is lorraine@wccc.ie.

As discussed please see below the relevant links to the planning design guidelines for childcare services which you may find of use for this project and any future ones you are involved with.

<https://aim.gov.ie/wp-content/uploads/2019/06/universal-design-guidelines-for-elc-settings-section-1-site-location-approach-and-design.pdf>

<https://aim.gov.ie/wp-content/uploads/2019/07/19-07-30-universal-design-guidelines-for-elc-settings-section-3-key-internal-and-external-spaces.pdf>

<https://aim.gov.ie/wp-content/uploads/2019/06/universal-design-guidelines-for-elc-settings-appendices-case-studies-and-design-brief.pdf>

kind regards

Assumpta

Assumpta O'Neill
Acting County Childcare Manager
WICKLOW COUNTY CHILDCARE COMMITTEE
A: Kilmantin Hill, Wicklow Town, Co. Wicklow A67 ND90
T: 0404 64455 M: 087 2465933
E: assumpta@wccc.ie W: www.wccc.ie



Wicklow County Childcare Committee supports:

The Heritage Council

Rory Kunz

From: Ger Croke <gcroke@heritagecouncil.ie>
Sent: Monday 10 June 2019 17:00
To: Rory Kunz
Subject: RE: Strategic Housing Farrankelly Greystones

Hi ,
Soft copy is fine,
Our planning Officer is Alison Harvey, aharvey@heritagecouncil.ie

Tks
Ger

From: Rory Kunz <rkunz@johnspainassociates.com>
Sent: 10 June 2019 16:55
To: Ger Croke <gcroke@heritagecouncil.ie>
Subject: re: Strategic Housing Farrankelly Greystones

Dear Ger,

I refer to a proposed Strategic Housing Development relating to lands at Farrankelly, Delgany, Greystones, Co. Wicklow, for c. 430 no. dwellings which is due to be submitted to An Bord Pleanála by Cairn Homes Properties Ltd.

The Heritage Council has been listed by An Bord Pleanála as a consultee for the future application and a copy of the application will be sent to you.

I would appreciate if you could confirm whether you would accept a soft copy of the application on a CD or whether you would require a full hard copy of the application/EIAR and associated documents. If you have any questions, please let me know.

Best regards,
Rory

Rory Kunz, Executive Director,
John Spain Associates,
39 Fitzwilliam Place,
Dublin 2,
D02 ND61.

T: 01 662 5803
M: 087 322 5858
e-mail: RKunz@johnspainassociates.com

APPENDIX 2: EIA PORTAL CONFIRMATION

Rory Kunz

From: EIAportal <EIAportal@housing.gov.ie>
Sent: Thursday 19 September 2019 11:33
To: Rory Kunz
Subject: EIA Portal Confirmation Notice Portal ID 2019153 Cairn Homes Properties Limited

A Chara,

An EIA Portal notification was received on 19/09/2019 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 19/09/2019 under EIA Portal ID number **2019153** and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2019153

Competent Authority: An Bord Pleanála

Applicant Name: Cairn Homes Properties Limited

Location: Site bounded by the Kílcoole Road (R761) to the east and Priory Road to the west, Eden Gate and Glenbrook Park to the south, within the townlands of Farrankelly & Killincarrig, Delgany, Greystones, Co. Wicklow.

Description: The development will consist of the construction of a residential development of 426 no. dwellings, a creche (c. 599 sq. m), residential amenity building (c. 325 sq. m), active open space of 4.5 hectares, greenway of c. 2.4 hectares

Linear Development: No

Date Uploaded to Portal: 19/09/2019

Morgan O Reilly
EIA Portal team

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Custom House Quay, Dublin D01 W6X0

T (+353) 1 8882710

www.tithiocht.gov.ie www.housing.gov.ie

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithviorais chun viorais ríomhaire a aimsiú.

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