

DAA Head Office

DAA plc Old Central Terminal Building
Dublin Airport
Co. Dublin,
Ireland

11th October 2019

Dear Sir / Madam,

RE: Planning application for proposed residential development in respect of a site at Parkside 4, Parkside, Dublin 13 (the former Balgriffin Park lands, Clongriffin, Dublin 13)-ABP-304387-19

On behalf of the applicant, Cairn Homes Properties Ltd, please find enclosed an electronic copy of the planning application for a Strategic Housing Development on a site at Parkside 4, Parkside, Dublin 13 (the former Balgriffin Park lands, Clongriffin, Dublin 13) in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

An electronic copy of the application is enclosed, 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. Please note, in line with your email confirmation dated the 19 September 2019, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: www.parksideblvdshdplanning.com

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

The proposed development will comprise a residential scheme of 282 residential units in 4 apartment blocks ranging in height from 3 to 7 storeys. The development will include 94 no. 1-bed apartments, 8 no. 2-bed (3 person) apartments, 167 no. 2-bed (4 person) apartments and 13 no. 3-bed apartments. Apartments will have north/south/east/west facing balconies/terraces. The proposed development also includes residential amenity facilities (530 sq.m) incorporating concierge, media centre, and gymnasium. 277 no. car parking and 289 no. cycle parking spaces will be provided in the basement along with basement stores, plant, waste management areas, motor bike spaces and EV charging points. There will be an additional 134 no. surface cycle parking spaces for visitors along with 9 no. surface car parking spaces.

The proposed development provides for the continuation and completion of the Mayne River Linear Park as well as public open space and communal open spaces between the buildings.

Vehicular access is from Parkside Boulevard. Pedestrian and cycle access are from Mayne River Linear Park, Balgriffin Road and Parkside Boulevard.

All associated site development works (including site re-profiling), landscaping, boundary treatments and services provision including ESB substations.

The application, together with an Environmental Impact Assessment Report and a Natura Impact Statement, 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, Dublin City Council and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.parksideblvdshdplanning.com.

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.

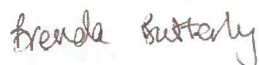
An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to 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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any enquiries or would like a hard copy please don't hesitate to contact this office.

Yours,



Brenda Butterly,

Planning consultant, McGill Planning Ltd.
45 Herbert lane, Dublin 2

Saoirse Kavanagh

From: Brenda Butterly
Sent: Monday 23 September 2019 16:40
To: Saoirse Kavanagh
Subject: FW: Parkside Phase 4 SHD

From: Planning-daa <planning@daa.ie>
Sent: Thursday 19 September 2019 09:26
To: Brenda Butterly <Brenda@mcgplanning.ie>
Subject: RE: Parkside Phase 4 SHD

Hi Brenda,

Thanks for getting in touch. A softcopy on a CD would be great, thank you.

Kind regards,

Louise

Document Classification: Class 1 - General

From: Brenda Butterly <Brenda@mcgplanning.ie>
Sent: 17 September 2019 17:47
To: Planning-daa <planning@daa.ie>
Subject: Parkside Phase 4 SHD

Dear DAA Planning,

We are going to be submitting a full stage 3 planning application to An Bord Pleanála in the forthcoming weeks. You are identified in the ABP stage 2 planning opinion as consultees. Can you confirm that a softcopy on a CD is sufficient for you along with a cover letter or would you like it in hardcopy?

Kind Regards,
Brenda

Brenda Butterly
Planning Consultant
McGill Planning Ltd.

Note: New Office Address

45 Herbert Lane
Dublin 2

Email: brenda@mcgplanning.ie

Tel: (01) 2846464

Mob: (085) 822 9829

Website: www.mcgplanning.ie

Twitter: @McGillPlanning

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daa proudly supporting Debra Ireland, Spina Bifida Hydrocephalus Ireland (SBHI) and The Gary Kelly Cancer Support Centre. The daa Charities for 2019.

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daa plc. Registered office: Dublin Airport, Co. Dublin. Registered Number: 9401 Ireland.

SÉANADH: Tá an fhaisnéis sa ríomhphost seo agus i gceangaltáin ar bith faoi rún agus tá sé d'aird agus d'úsáid an Fhreagróra (na bhFreagróirí) dá bhfuil sé ceaptha amháin. Más rud é nach tusa an freagróir (na freagróirí) dá bhfuil an ríomhphost seo ceaptha, ní cheadaítear duit an teachtaireacht, an ceangaltá(i)n nó cuid ar bith dó a úsáid, a nochtadh, a chóipeáil, a scaipeadh nó a choinneáil. Má chreideann tú go bhfuair tú an ríomhphost seo trí earráid, bheimis buíoch dá gcuirfeá é sin in iúl dúinn láithreach. Scríos gach cóip den ríomhphost seo agus ceangaltá(i)n ar bith ó chóras do ríomhaire chomh maith le do thoil.

Mura bhfuil sé luaite go sainráite, níl sé beartaithe leis an ríomhphost seo caidreamh conarthach ar bith a chruthú. Murar seoladh an ríomhphost seo i gcúrsaí fhostaíocht an tseoltóra nó i gcomhlíonadh a dhualgas/a dualgas ní ghlacfaidh daa dliteanas ar bith as ábhar na teachtaireachta nó ceangaltá(i)n ar bith.

daa cpt. Oifig Chláraithe: Aerfort Bhaile Átha Cliath, Co. Bhaile Átha Cliath. Uimhir Chláraithe: 9401 Éire.

Inland Fisheries Ireland,
3044 Lake Drive,
City West,
Business Campus,
Dublin 24.
D24 Y265
Ireland

11th October 2019

Dear Sir / Madam,

RE: Planning application for proposed residential development in respect of a site at Parkside 4, Parkside, Dublin 13 (the former Balgriffin Park lands, Clongriffin, Dublin 13)-ABP-304387-19

On behalf of the applicant, Cairn Homes Properties Ltd, please find enclosed an electronic copy of the planning application for a Strategic Housing Development on a site at Parkside 4, Parkside, Dublin 13 (the former Balgriffin Park lands, Clongriffin, Dublin 13) in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

An electronic copy of the application is enclosed, 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. Please note, in line with your email confirmation dated the 1 October 2019, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: www.parksideblvdshdplanning.com

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

The proposed development will comprise a residential scheme of 282 residential units in 4 apartment blocks ranging in height from 3 to 7 storeys. The development will include 94 no. 1-bed apartments, 8 no. 2-bed (3 person) apartments, 167 no. 2-bed (4 person) apartments and 13 no. 3-bed apartments. Apartments will have north/south/east/west facing balconies/terraces. The proposed development also includes residential amenity facilities (530 sq.m) incorporating concierge, media centre, and gymnasium. 277 no. car parking and 289 no. cycle parking spaces will be provided in the basement along with basement stores, plant, waste management areas, motor bike spaces and EV charging points. There will be an additional 134 no. surface cycle parking spaces for visitors along with 9 no. surface car parking spaces.

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All associated site development works (including site re-profiling), landscaping, boundary treatments and services provision including ESB substations.

The application, together with an Environmental Impact Assessment Report and a Natura Impact Statement, 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, Dublin City Council and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.parksideblvdshdplanning.com.

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:

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- (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.

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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).

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If you have any enquiries or would like a hard copy please don't hesitate to contact this office.

Yours,

Brenda Buttery

Brenda Buttery,

Planning consultant, McGill Planning Ltd.
45 Herbert lane, Dublin 2

Saoirse Kavanagh

From: Noel McGloin <Noel.McGloin@fisheriesireland.ie>
Sent: Tuesday 1 October 2019 15:01
To: Saoirse Kavanagh
Cc: Gretta Hannigan; Michaela Kirrane; Roisin O'Callaghan
Subject: SHD Planning Applications

Hi Saoirse

We are happy to have documents as a *soft copy on a CD* if that suits you.

Kind regards

Noel McGloin
Senior Fisheries Environmental Officer
Inland Fisheries Ireland - Dublin

Iascach Intire Eireann
Inland Fisheries Ireland

Telephone: +353 (0) 1 8842688

EMail: noel.mcgloin@fisheriesireland.ie
Web: www.fisheriesireland.ie

3044 Lake Drive, City West, Dublin 24, IRELAND. D24 Y265

Help Protect Ireland's Inland Fisheries

Call 1890 34 74 24 to report illegal fishing, water pollution or invasive species.

From: Saoirse Kavanagh [mailto:Saoirse@mcgplanning.ie]
Sent: 23 September 2019 16:34
To: info
Cc: Brenda Butterly
Subject: SHD Planning Applications

Dear Sir/Madam,

I am writing to you with regard to Strategic Housing Development (SHD) planning applications. For many of our sites we are requested by An Bord Pleanála to consult your department by sending a copy of the planning application to

you. Historically we have submitted these in hardcopy to you. However, some other consultees have indicated that they would prefer to have the documents in soft copy on a CD with a hardcopy cover letter.

Would you also prefer us to submit our applications to you in this format? Or are you satisfied with the hardcopies?

Kind regards,
Saoirse

Saoirse Kavanagh
Planner
McGill Planning Ltd.
45 Herbert Lane,
Dublin 2
Email: saoirse@mcgplanning.ie
Tel: (01) 2846464
Website: www.mcgplanning.ie
Twitter: @McGillPlanning

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This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Inland Fisheries Ireland. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this email in error.

D'fhéadfaí go bhfuil an ríomhphost seo agus ceangaltáin ar bith atá in éineacht leis faoi rún agus iad beartaithe d'úsáid an duine a bhfuil a s(h)eoladh air amháin. Dearcthaí nó tuairimí ar bith atá curtha in iúl ann, baineann siad leis an údar amháin, agus ní chaithfidh go n-aontaíonn lascaigh Intíre Éireann leo. Mura tusa faighteoir beartaithe an ríomhphoist seo, ná déan rud ar bith mar gheall ar an méid atá ann, ná é a chóipeáil ná é a thaispeáint do dhuine ar bith eile. Déan teagmháil leis an seoltóir, le do thoil, má chreideann tú go bhfuair tú an ríomhphost seo trí earráid.

Irish Water,
Blackwater House,
Mallow Business Park,
Mallow,
County Cork,
Ireland

11th October 2019

Dear Sir / Madam,

RE: Planning application for proposed residential development in respect of a site at Parkside 4, Parkside, Dublin 13 (the former Balgriffin Park lands, Clongriffin, Dublin 13)-ABP-304387-19

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The proposed development will comprise a residential scheme of 282 residential units in 4 apartment blocks ranging in height from 3 to 7 storeys. The development will include 94 no. 1-bed apartments, 8 no. 2-bed (3 person) apartments, 167 no. 2-bed (4 person) apartments and 13 no. 3-bed apartments. Apartments will have north/south/east/west facing balconies/terraces. The proposed development also includes residential amenity facilities (530 sq.m) incorporating concierge, media centre, and gymnasium. 277 no. car parking and 289 no. cycle parking spaces will be provided in the basement along with basement stores, plant, waste management areas, motor bike spaces and EV charging points. There will be an additional 134 no. surface cycle parking spaces for visitors along with 9 no. surface car parking spaces.

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- (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.

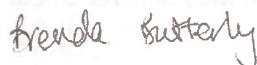
An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to 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).

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If you have any enquiries or would like a hard copy please don't hesitate to contact this office.

Yours,



Brenda Butterly,

Planning consultant, McGill Planning Ltd.
45 Herbert lane, Dublin 2

Saoirse Kavanagh

From: Kieran O'Regan <koregan@water.ie>
Sent: Tuesday 2 July 2019 09:37
To: Saoirse Kavanagh
Cc: Spatial Planning; Brenda Butterly
Subject: RE: SHD Applications to An Bord Pleanála

Morning Saoirse,

Hope all is well,

We accept any format for applications but preference would be to receive these in CD format with a cover letter if email is not possible.

Kind regards,

Kieran

Kieran O'Regan
Asset Management

Uisce Éireann

Teach na hAbhann Móire, Páirc Ghnó Mhala, Mala, Contae Chorcaí, Éire

Irish Water

Blackwater House, Mallow Business Park, Mallow, County Cork, Ireland

P: +353 22 52285

E: koregan@water.ie

www.water.ie

From: Saoirse Kavanagh [<mailto:Saoirse@mcgplanning.ie>]

Sent: 01 July 2019 13:15

To: Spatial Planning

Cc: Brenda Butterly

Subject: SHD Applications to An Bord Pleanála

Dear Sir/Madam,

I am writing to you with regard to SHD planning applications. For many of our sites we are requested by An Bord Pleanála to consult your department. Historically we have submitted these in hardcopy to you, however, some other consultees have indicated that they would prefer to have the documents in soft copy on a CD with a hardcopy cover letter.

I noticed on your website that you accept copies of the planning applications via email. As the applications are too large to email, would you prefer us to submit out applications in soft copy on a CD with a hard copy cover letter? Or are you satisfied with the hardcopies?

Kind regards,
Saoirse

Saoirse Kavanagh
Planner
McGill Planning Ltd.
45 Herbert Lane,

Dublin 2

Email: saoirse@mcgplanning.ie

Tel: (01) 2846464

Website: www.mcgplanning.ie

Twitter: @McGillPlanning

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Thank you for your attention.

Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimiscthe agus féadfar é a bheith neamhdhleathach. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Uisce Éireann le haon dliteanas faoi ghníomh nó faoi iarmhairtí bunaithe ar úsáid thoirmiscthe na faisnéise seo. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scríos an t-ábhar ó gach aon ríomhaire. Féadfar ríomhphost a bheith soghabhálach i leith truaillithe, idircheaptha agus i leith leasaithe neamhúdairithe. Ní ghlacann Uisce Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtairichtaí chuig nó ó Uisce Éireann chun comhlíonadh le polasaithe agus le caighdeáin Uisce Éireann a chinntiú agus chun ár ngnó a chosaint. Fochuideachta gníomhaíochta de chuid Ervia is ea Uisce Éireann atá faoi theorainn scaireanna, de bhun fhorálacha an tAcht um Sheirbhísí Uisce 2013, a bhfuil a bpríomh ionad gnó ag 24-26 Teach Colvill, Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

Irish Aviation Authority,
The Times Building,
11-12 D'Olier Street,
Dublin 2,
D02 T449.

11th October 2019

Dear Sir / Madam,

RE: Planning application for proposed residential development in respect of a site at Parkside 4, Parkside, Dublin 13 (the former Balgriffin Park lands, Clongriffin, Dublin 13)-ABP-304387-19

On behalf of the applicant, Cairn Homes Properties Ltd, please find enclosed an electronic copy of the planning application for a Strategic Housing Development on a site at Parkside 4, Parkside, Dublin 13 (the former Balgriffin Park lands, Clongriffin, Dublin 13) in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

An electronic copy of the application is enclosed, 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. Please note, in line with your email confirmation dated the 17 September 2019, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: www.parksideblvdshdplanning.com

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

The proposed development will comprise a residential scheme of 282 residential units in 4 apartment blocks ranging in height from 3 to 7 storeys. The development will include 94 no. 1-bed apartments, 8 no. 2-bed (3 person) apartments, 167 no. 2-bed (4 person) apartments and 13 no. 3-bed apartments. Apartments will have north/south/east/west facing balconies/terraces. The proposed development also includes residential amenity facilities (530 sq.m) incorporating concierge, media centre, and gymnasium. 277 no. car parking and 289 no. cycle parking spaces will be provided in the basement along with basement stores, plant, waste management areas, motor bike spaces and EV charging points. There will be an additional 134 no. surface cycle parking spaces for visitors along with 9 no. surface car parking spaces.

The proposed development provides for the continuation and completion of the Mayne River Linear Park as well as public open space and communal open spaces between the buildings.

Vehicular access is from Parkside Boulevard. Pedestrian and cycle access are from Mayne River Linear Park, Balgriffin Road and Parkside Boulevard.

All associated site development works (including site re-profiling), landscaping, boundary treatments and services provision including ESB substations.

The application, together with an Environmental Impact Assessment Report and a Natura Impact Statement, 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, Dublin City Council and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.parksideblvdshdplanning.com.

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.

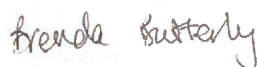
An Bord Pleanála may grant permission for the Strategic Housing Development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to 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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any enquiries or would like a hard copy please don't hesitate to contact this office.

Yours,



Brenda Butterly,

Planning consultant, McGill Planning Ltd.
45 Herbert lane, Dublin 2

Saoirse Kavanagh

From: Brenda Butterly
Sent: Monday 23 September 2019 16:42
To: Saoirse Kavanagh
Subject: FW: Parkside Phase 4 SHD Application

From: RAFFERTY Audrey <audrey.rafferty@iaa.ie>
Sent: Tuesday 17 September 2019 17:55
To: Brenda Butterly <Brenda@mcgplanning.ie>
Subject: RE: Parkside Phase 4 SHD Application

Hi Brenda

Please can you sent it to me in a softcopy that would be great

Thank you

Kind Regards

Audrey

From: Brenda Butterly <Brenda@mcgplanning.ie>
Sent: 17 September 2019 17:49
To: RAFFERTY Audrey <audrey.rafferty@iaa.ie>
Subject: Parkside Phase 4 SHD Application

Dear Ms Rafferty,

A colleague of mine on the design team from SEHA has been in touch with you recently regarding an SHD Application we are currently preparing for Parkside Phase 4. You are identified in the ABP stage 2 planning opinion as consultees. Can you confirm that a softcopy on a CD is sufficient for you along with a cover letter or would you like it in hardcopy?

Kind Regards,
Brenda

Brenda Butterly
Planning Consultant
McGill Planning Ltd.

Note: New Office Address

45 Herbert Lane

Dublin 2

Email: brenda@mcgplanning.ie

Tel: (01) 2846464

Mob: (085) 822 9829

Website: www.mcgplanning.ie

Twitter: @McGillPlanning

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National Transport Authority,
Dún Scéine,
Iveagh Court'
Harcourt Lane,
Dublin 2,
D02 WT20.

11th October 2019

Dear Sir / Madam,

RE: Planning application for proposed residential development in respect of a site at Parkside 4, Parkside, Dublin 13 (the former Balgriffin Park lands, Clongriffin, Dublin 13)-ABP-304387-19

On behalf of the applicant, Cairn Homes Properties Ltd, please find enclosed an electronic copy of the planning application for a Strategic Housing Development on a site at Parkside 4, Parkside, Dublin 13 (the former Balgriffin Park lands, Clongriffin, Dublin 13) in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

An electronic copy of the application is enclosed, 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. Please note, in line with your email confirmation dated the 6th August 2019, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: www.parksideblvdshdplanning.com

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

The proposed development will comprise a residential scheme of 282 residential units in 4 apartment blocks ranging in height from 3 to 7 storeys. The development will include 94 no. 1-bed apartments, 8 no. 2-bed (3 person) apartments, 167 no. 2-bed (4 person) apartments and 13 no. 3-bed apartments. Apartments will have north/south/east/west facing balconies/terraces. The proposed development also includes residential amenity facilities (530 sq.m) incorporating concierge, media centre, and gymnasium. 277 no. car parking and 289 no. cycle parking spaces will be provided in the basement along with basement stores, plant, waste management areas, motor bike spaces and EV charging points. There will be an additional 134 no. surface cycle parking spaces for visitors along with 9 no. surface car parking spaces.

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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:

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- (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.

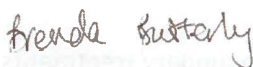
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If you have any enquiries or would like a hard copy please don't hesitate to contact this office.

Yours,



Brenda Butterly,

Planning consultant, McGill Planning Ltd.
45 Herbert lane, Dublin 2

Saoirse Kavanagh

From: Brenda Butterly
Sent: Monday 23 September 2019 16:24
To: Saoirse Kavanagh
Subject: FW: NTA Referrals

From: David Clements <David.Clements@nationaltransport.ie>
Sent: Tuesday 6 August 2019 16:06
To: info <Info@mcgplanning.ie>
Subject: NTA Referrals

Dear Sir / Madam,

In relation to any referrals that are made to the NTA, in particular those pertaining to Strategic Housing Developments, can you please inform the relevant staff members that we only require a CD and cover letter, rather than a hard copy of the application.






Thanks,

David Clements
Land Use & Transport Planner
Transport Planning and Capital Investment



Dún Scéine
Iveagh Court
Harcourt Lane
Dublin 2

Tel: + 353 (0)1 879 8305
Email: david.clements@nationaltransport.ie
Web: www.nationaltransport.ie

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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