

Fingal County Council
County Hall, Main Street,
Swords,
County Dublin,
K67 X8Y2

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 two (2) hardcopies 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.

Two (2) copies 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 and at the request of An Bord Pleanála. An electronic copy of the application is also provided and the application documents can also be viewed at and downloaded from the following website: www.parksideblvdshdplanning.com

Please note Fingal County Council has been identified in the Opinion from An Bord Pleanála as an authority to be informed of the application. Please also note we have been requested by An Bord Pleanála to provide Fingal County Council with two copies of the application so that one of the documents can go on the public file. Finally, they also requested that we state on the public notices that copies of this application will be available in Fingal County Council (please see the email attached).

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.

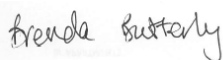
An Bord Pleanála may grant permission for the Strategic Housing Development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to 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 please don't hesitate to contact this office.

Yours,



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

Brenda Butterly

From: Ciaran Hand <C.Hand@pleanala.ie>
Sent: Wednesday 4 September 2019 14:50
To: Brenda Butterly
Subject: RE: ABP- 304387-19 Balgriffin Parklands Dublin 17

Good Afternoon Brenda,

If you give Fingal Co.Co. 2 copies.
They can have 1 of them as a public file.

Yes. It would be good to state on the notices that copies are available in Fingal also.

If you have any further queries, please do not hesitate to contact us.

Kind Regards

Ciaran

From: Brenda Butterly <Brenda@mcgplanning.ie>
Sent: Wednesday 4 September 2019 14:44
To: Ciaran Hand <C.Hand@pleanala.ie>; Cora Cunningham <C.Cunningham@pleanala.ie>; Strategic Housing Unit <strategichousing@pleanala.ie>
Subject: ABP- 304387-19 Balgriffin Parklands Dublin 17

Hi Ciaran, Cora and Katie,

I have a further query about this development, and apologies for labouring this site. This is an unusual site as it straddles two councils – Fingal County Council has c. 400sqm of land and the remainder of the site is in Dublin City Council.

During our tripartite meeting we were advised to extend our redline to meet our blue line land ownership to provide clarity of what was happening to this area of land bordering the river. As a result we had to carry out a S247 meeting with Fingal County Council at which they raised no objection. Subsequent to this ABP arranged a tripartite meeting with FCC and our design team, which FCC stated that given the small area, and the proposed use as linear park in line with their Development Plan, that there was no issues to discuss and the meeting was cancelled and ABP issued their opinion.

In the opinion it identifies FCC as one of the consultees together with Irish Water/ TII/ NTA etc and not as one of the parties to the applicant. We have been advised that we only need to issue 6 copies to DCC and only 1 to FCC.

The next big question is how do I advertise the Statutory Notices – site notice and newspaper notice? I attach a suggestion with yellow highlighting in the location of the councils. Do I advertise it as within in FCC and DCC and if so do I say that both authorities have a copy of the file? As a result does this impact on the number of copies I send to FCC?

Kind Regards,
Brenda

Brenda Butterly
Planning Consultant
McGill Planning Ltd.