

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

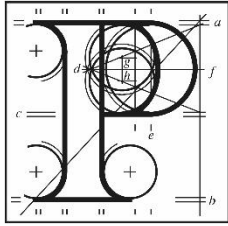
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Crekav Trading GP Ltd
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Heritage House, 23 St. Stephen's Green, Dublin 2, D02 AR55
Company Registration No:	572960

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Sorcha Turnbull Brady Shipman Martin
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Evelyn Moran
Firm/Company:	O'Mahony Pike Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Lands east of St. Paul's College, Sybil Hill Road
Address Line 2:	Raheny
Address Line 3:	
Town/City:	Dublin 5
County:	
Eircode:	n/a
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OS MAP SERIES: 1:1000 OS Map Sheets: 3199-01, 3199-06 Grid Reference: X,Y = 720383, 737460
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	6.7 ha application boundary 6.4 ha development site
Site zoning in current Development Plan or Local Area Plan for the area:	Z15- Institutional and Community

	Z9- Recreation & Open Space (no residential development proposed in this area)
Existing use(s) of the site and proposed use(s) of the site:	Existing: Grasslands (no current use) Proposed: Residential Development & Creche

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Crekav Trading GP are the owners of the substantial lands which for this application and on which development is proposed to take place.</p> <p>Part of lands are owned by Orsigny CLG. A letter of consent from the Vincentian Community, on behalf of Orsigny CLG. in relation to this part of the site is enclosed.</p> <p>Part of lands are owned by Dublin City Council. A letter of consent in relation to this part of the site is enclosed.</p> <p>An Ownership Map of lands included within the red line is included for reference Drwg 1627-OMP-00-00-DR-A-XX-11006</p>			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	<p>Crekav Trading GP Ltd Heritage House, 23 St. Stephen's Green, Dublin 2, D02 AR55</p> <p>Orsigny CLG Provincial Office, Vincentian Community, Sybil Hill, Raheny, Dublin 5</p> <p>Dublin City Council Civic Offices, Wood Quay, Dublin 8</p>		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [] No: [✓]		
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [✓] No: []
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
ABP-300559-18 & ABP-302225-18	Demolition of existing pre-fab classroom structure, construction of 536 no. units (104 no. houses and 432 no. apartments), widening and realignment of an existing vehicular access onto Sybil Hill Road to facilitate the proposed access road with footpaths and on-road cycle tracks from Sybil Hill Road and Sybil Hill House (Protected Structure) and St. Paul's College incorporating new accesses to Sybil Hill House and St. Paul's College and associated site works.	Application refused by An Bord Pleanála
DCC Ref: 3777/17 ABP- 301482-18	The development will consist of: Demolition of 3 no. existing school (and school related) structures comprising prefab classrooms, a disused classroom block and a changing room block; Construction of a 2-storey sports hall accommodating double height play courts, fitness suite, changing rooms and ancillary facilities; Construction of 2 no. all-weather playing pitches comprising 1 no. championship sized floodlit playing pitch and 1 no. 5-a-side sized floodlit playing pitch with associated ball stop netting, boundary fencing and landscaping; Provision of car parking (24 spaces) and coach set-down (3 bays) along realigned internal access road to south of St. Pauls College with vehicular access from existing entrance to Sybil Hill Road; Cycle parking, boundary treatments and all associated site works and services.	Application currently under appeal to An Bord Pleanála

4185/15	An application for the development of the construction of a residential development comprising 381 no. units - 107 no. houses and 274 no. apartments in 6 no. five storey blocks comprising ground floor with three storeys over plus penthouse with a basement and 2 no. all-weather playing pitches a two storey multipurpose sports hall	Application Withdrawn
3899/15	An application for the development of the construction of a residential development comprising 381 no. units - 107 no. houses and 274 no. apartments in 6 no. five storey blocks comprising ground floor with three storeys over plus penthouse with a basement and 2 no. all-weather playing pitches a two storey multipurpose sports hall	Application Invalid
2381/01	Proposed floodlighting to 2 no. pitches, upgrade of 3 existing tennis courts and floodlighting to 3 all purpose, all weather courts with upgraded floodlighting, new single storey changing pavillion with 6 rooms and ancillary facilities, new entrance and gates to Sybil Hill Road, 67 no. car parking spaces.	Permission Granted
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [<input checked="" type="checkbox"/>] No: []
<p>If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p> <p>ABP Ref. 301482-18. Adjoining site to the west. Permission sought for Sports Hall and all-weather pitches. Not yet decided. A small portion of the proposed site overlaps with the application boundary of this application.</p> <p>ABP Ref. 246250. Site to north owned by MKN Development Limited. Site area 0.68ha, permission for residential development. Now constructed.</p>		
Is the applicant aware of the site ever having been flooded?		Yes: [] No: [<input checked="" type="checkbox"/>]

If the answer is “Yes” above, please give details e.g. year, extent:

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[]

If the answer is “Yes” above, please give details:

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The development will consist of:

1. The construction of a residential development with a gross floor area of c. 65,125 sq.m (excluding basement parking areas) set out in 9 no. blocks, ranging in height from 5 to 9 storeys to accommodate 657 no. apartments, residential tenant amenity spaces and a crèche. The site will accommodate 499 no. car parking spaces, 1646 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include extensive communal amenity areas, and a significant public open space provision.
2. The 9 no. residential buildings range in height from 5 storeys to 9 storeys accommodating 657 no. apartments comprising 224 no. 1 bed units, 378 no. 2 bed units and 55 no. 3 bed units. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:
 - Block 1 is a 5 to 8 storey building, accommodating 143 no. units
 - Block 2 is an 8 storey building, accommodating 63 no. units
 - Block 3 is a 9 storey building, accommodating 71 no. units
 - Block 4 is an 8 storey building, accommodating 63 no. units
 - Block 5 is a 9 storey building, accommodating 71 no. units
 - Block 6 is a 7 storey building, accommodating 124 no. units
 - Block 7 is a 5 to 6 storey building, accommodating 36 no. units
 - Block 8 is a 5 to 6 storey building, accommodating 43 no. units
 - Block 9 is a 5 to 6 storey building, accommodating 43 no. units

- Residential tenant amenity space is provided at ground and basement level of Block 1 (c.719 sq.m) and ground level of Block 6 (c.162 sq.m). External residential open space is provided to the west, east and between all blocks. A crèche is provided at ground level in Block 7 with a total floor area of c.612 sq.m.
- Blocks 1 to 6 are located above a proposed basement accessed from the new access road. The basement will accommodate 465 no. car parking spaces (456 for residential and 9 for crèche staff) and 1314 no. bicycle parking spaces, storage, services and plant areas. 34 No. Surface car parking is provided for visitors, crèche drop off and shared parking/club car adjacent to Block 7 and 332 no. cycle parking spaces, are provided throughout the landscaped areas.
 - A new 1.6ha public open space is provided to the south of the site. Proposed pedestrian access from the site to the adjacent St Anne’s Park is proposed in the north-west, north-east, east and south-east boundaries of the site.
 - Widening and realignment of an existing vehicular access onto Sybil Hill Road to facilitate the construction of an access road with footpaths and on-road cycle tracks from Sybil Hill Road between Sybil Hill House (Protected Structure) and St Paul's College incorporating new accesses to Sybil Hill House and St Paul's College and the provision of new wall and railing boundary treatment along the new road and new pedestrian/vehicular gates to the new and existing accesses to Sybil Hill House and St Paul's College. To facilitate this new access road it is proposed to demolish an existing pre-fab building. The application also includes for a proposed pedestrian crossing on Sybil Hill Road.
 - The laying of a foul water sewer in Sybil Hill Road. The routing of surface water discharge from the site via St. Anne’s Park to the Naniken River and the demolition and reconstruction of existing pedestrian river crossing in St. Anne’s Park with integral surface water discharge to Naniken River.
 - The proposed application includes all site landscaping works, green roofs, substations, PV panels, boundary treatments, lighting, servicing, signage, surface water attenuation facilities and associated and ancillary works, including site development works above and below ground.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

10. Pre-Application Consultations

(A) Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	<u>SHDPAC0007/19</u>
Meeting date(s):	<ul style="list-style-type: none">• 18th February 2019• 21st March 2019• 15th July 2019• 10th September 2019
(B) Consultation with An Bord Pleanála: State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	<u>ABP-304524-19</u>
Meeting date(s):	28th June 2019
(C) Any Consultation with Prescribed Authorities or the Public: Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
n/a	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star, 16 th October 2019
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	16 th October 2019
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/>] <i>Electronic Copies only where requested</i> No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
If the answer to the above is “Yes”, list the prescribed authorities concerned:	Transport Infrastructure Ireland, National Transport Authority, Irish Water, Minister for Culture, Heritage and the Gaeltacht, Heritage Council, An Taisce, An Comhairle Ealaíonn, Fáilte Ireland, Dublin Childcare Committee
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	16th October 2019 (electronic copies only by request, except for hard copy to Minister for Culture, Heritage and the Gaeltacht)
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/> N/A]</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>

reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]

13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1-bed	224	11473.4
2-bed	378	30467.3
3-bed	55	5506.4
4-bed		
4+ bed		
Total	657	47447.1

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	657
(c) State cumulative gross floor space of residential accommodation, in m ² :	47447.1

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Creche	612
Residential Amenity Spaces	881
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	

16. Strategic Housing Development Details:

(b) State cumulative gross floor space of non-residential development in m ² :	1493
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	48,940.10
(d) Express 15(b) as a percentage of 15(c):	3.05%

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	✓	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		✓
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?	✓	

<p>If “Yes”, enclose a brief explanation with this application.</p>		
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p>✓</p>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p>✓</p>
<p>(k) Is the proposed development in a Strategic Development Zone?</p>		<p>✓</p>

If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.		
(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		✓
(m) Do the Major Accident Regulations apply to the proposed development?		✓
(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included? If "Yes", give details of the specified information accompanying this application.	✓	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	694
State gross floor space of any proposed demolition, in m ² :	694
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	65,125 (excl. basement carparking areas)

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Grassland (No Current Use)
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Former open space related to adjacent school
(c) State proposed use(s):	Residential Development
(d) State nature and extent of any such proposed use(s):	Residential Development of 657 apartments over 9 no. blocks ranging in height from 5 to 9 storeys. Includes residential tenant amenity areas (881sq.m), extensive landscaping, proposed 25% (1.6ha) public open space provision and a crèche (612sq.m)
(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application: Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— (i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of	✓	

houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and		
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	✓	
(iii) a layout plan showing the location of proposed Part V units in the development?	✓	
(c) If the answer to Question 19(A) is "No" by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

20. Water Services:

(A) Proposed Source of Water Supply:
Please indicate as appropriate:
(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
(b) Public Mains: <input checked="" type="checkbox"/>
Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____
Private Well: <input type="checkbox"/>
Other (please specify): _____
(B) Proposed Wastewater Management / Treatment:
Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [✓]

(b) Public Sewer: [✓]

Conventional septic tank system: []

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: []

Soakpit: []

Watercourse: [✓]

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: [✓] No: []

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [✓] No: []

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water

Enclosed:

and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>Yes see attached Drawing 304-00 prepared by Brady Shipman Martin</p>	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

24. Application Fee:

(a) State fee payable for application:	€ 80,000 (Maximum Fee Payable)
(b) Set out basis for calculation of fee:	567 units @ €130 = €80,600 1,493 other uses @ 7.20 = €10,749.6 EIAR/NIS =€20,000 Total Fee: €104,459.60
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Confirmation of EFT Transfer

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
--	---

Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	16 th October 2019

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Crekav Trading GP Limited
Surname:	
Address Line 1:	Heritage House
Address Line 2:	23 St. Stephen's Green
Address Line 3:	
Town / City:	Dublin
County:	Dublin 2
Country:	Ireland
Eircode:	D02 AR55
E-mail address (if any):	niall.obyrne@marlet.ie
Primary Telephone Number:	0858664227
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	Pat Crean, Paul Horn
Director(s):	
Company Registration Number (CRO):	572960
Contact Name:	Niall O'Byrne
Primary Telephone Number:	0858664227
Other / Mobile Number (if any):	
E-mail address:	niall.obyrne@marlet.ie

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Sorcha
Surname:	Turnbull
Address Line 1:	Brady Shipman Martin
Address Line 2:	Block B, Canal House
Address Line 3:	Canal Road
Town / City:	Dublin 6
County:	Dublin
Country:	Ireland
Eircode:	D06 FC93
E-mail address (if any):	sorchaturnbull@bradyshipmanmartin.com
Primary Telephone Number:	01-208 1900
Other / Mobile Number (if any):	085-1401677

Person responsible for preparation of maps, plans and drawings:

First Name:	Evelyn
Surname:	Moran
Address Line 1:	OMP Architects, The Chapel
Address Line 2:	Mount Saint Anne's,
Address Line 3:	Milltown
Town / City:	Dublin
County:	Dublin 6
Country:	Ireland
Eircode:	D06 XN52
E-mail address (if any):	emoran@omp.ie
Primary Telephone Number:	+353 1 202 7400
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Niall O'Byrne
Mobile Number:	0858664227
E-mail address:	niall.obyrne@marlet.ie

Appendix A – Copy of the required Letters of Consent from
Dublin City Council



Parks & Landscape Services,
Culture, Recreation and Economic Services,
Civic Offices, Wood Quay, Dublin 8, Ireland

Rannóg na bPáirceanna agus Seirbhísí Tírdhreacha,
Seirbhísí Cultúir, Áineasa & Eacnamaíochta,
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8, Éire
T. 01 2225049 F. 01 2222668

REF: KON/ML –M- 2019/0063

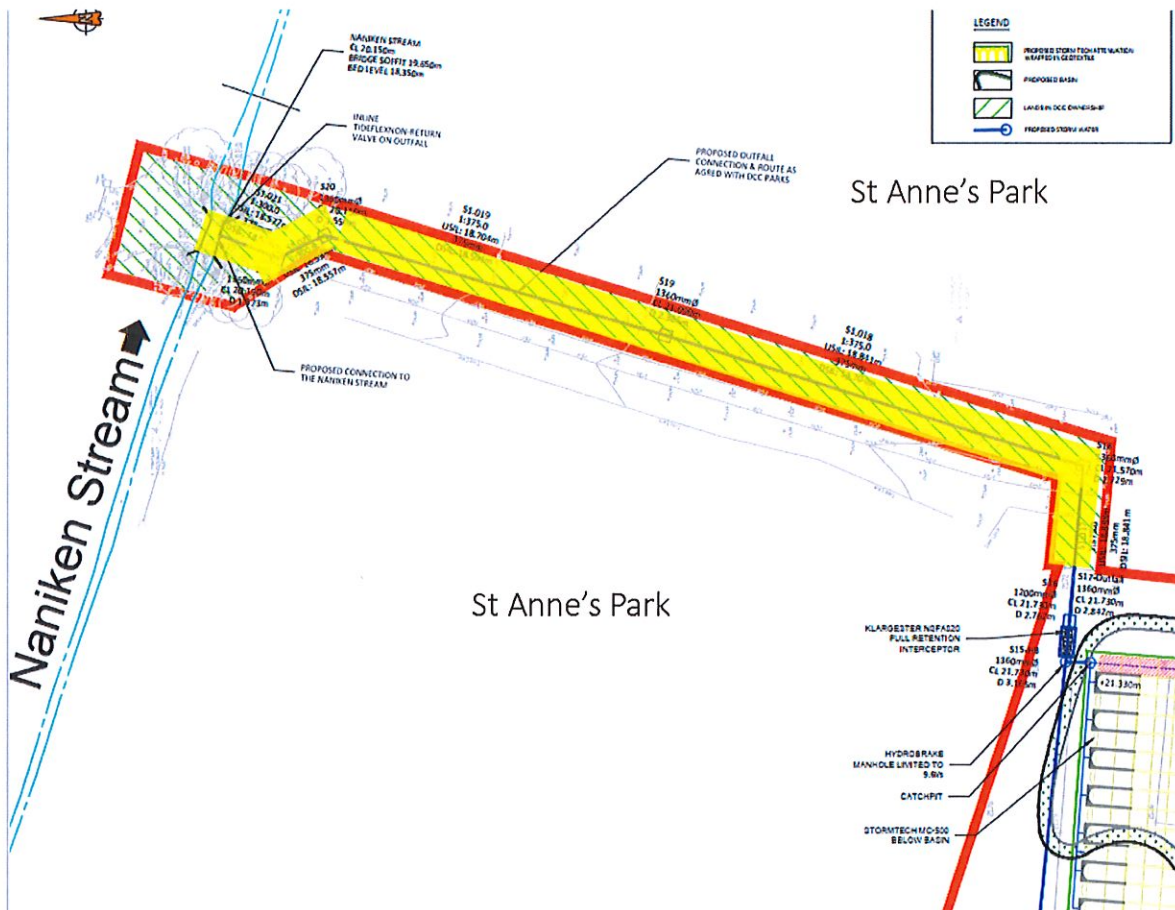
12th September 2019

To Whom It May Concern

Re: Letter of Consent – Lands at St Anne’s Park Raheny (Folio DN206240F)

Dear Sirs,

Dublin City Council’s Parks & Landscape Services consent, to the extent of our interest in these lands and without prejudice to the outcome of the planning application process, to this planning application by CREKAV TRADING GP LIMITED as limited to the areas highlighted in yellow on the plan below for the purposes of a proposed surface water drain:



The lands in St Anne's Park under this Folio (DN206240F) are owned by Dublin City Council and are managed by the City Council's Parks & Landscape Services.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kieran O'Neill', written over a horizontal line.

Kieran O'Neill

Senior Executive Landscape Architect.



Environment & Transportation Department,
Civic Offices, Wood Quay, Dublin 8

Rannóg Pleanála Boithre agus Tráchtá, An Roinn Boithre Agus Tráchtá,
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T.(01) 2222046 F.(01) 2222760

Simon Clear and Associates
Planning and Development Consultants,
3 Terenure Road West,
Terenure,
Dublin 6W
D6W YY79

4th September 2019

Re: Letter of Consent to Planning Application

Site: Strategic Housing Development (SHD) Application to An Bord Pleanála for development on lands at Sybil Hill Road, Raheny, Dublin 5

To Whom It May Concern,

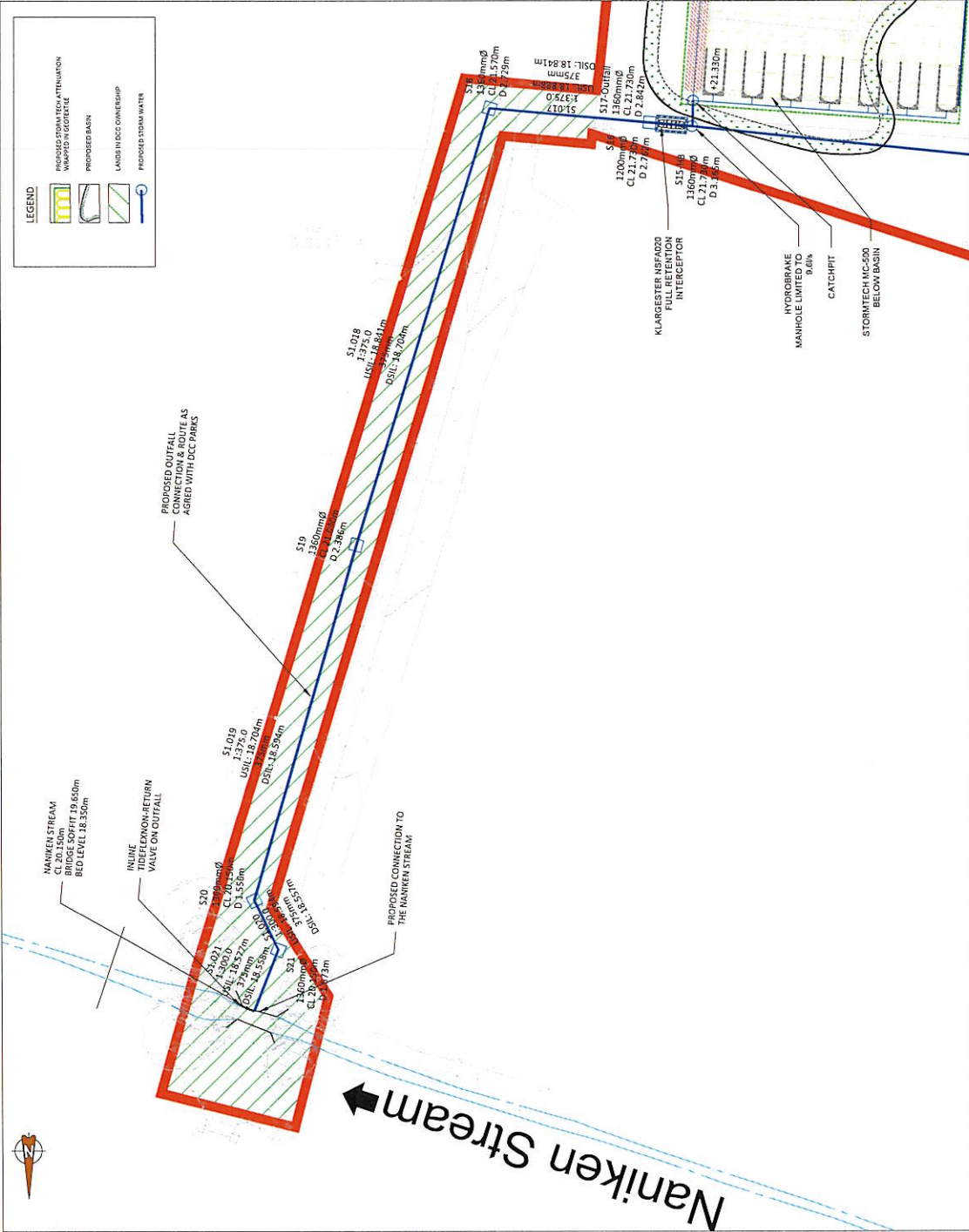
I refer to the above intended SHD application to An Bord Pleanála, the site of which includes lands in the control of Dublin City Council, specifically lands along Sybil Hill Road identified in the attached map (hatched in green) which are required to facilitate a connection to the foul sewer to service the site.

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a SHD application to An Bord Pleanála. This is without prejudice to the outcome of the planning application process.

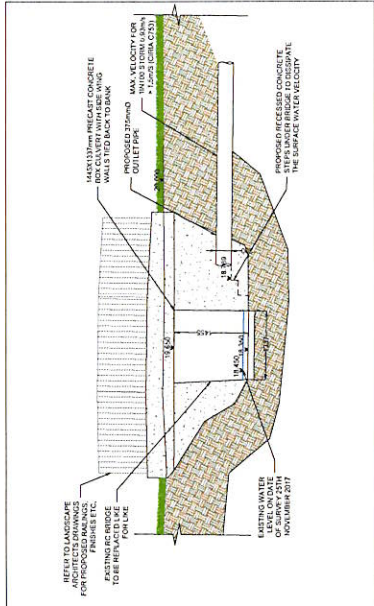
In the event that planning permission is granted following the SHD planning process and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001.

Yours faithfully,

John Flanagan
City Engineer



KEY PLAN
SCALE 1:2000



OUTFALL DETAIL
SCALE NTS

PROPOSED OUTFALL TO THE NANIKEN STREAM
SCALE 1:500

INFORMATION ONLY
THIS DRAWING HAS BEEN ISSUED FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION UNLESS IN ALL CIRCUMSTANCES



CreekView GP Trading Ltd.
Mixed-Use Development
St. Paul's College
Proposed Drainage - Naniken Outfall

PROJECT NO.	N251 - SK22	C
-------------	-------------	---

NOTES

GROSS SITE RED LINE
 WITH HANWAY OUT FALL & SYBIL HILL ROAD EXTENSION & ROUTE ACROSS PITCHES.

RED LINE AREA = 67.33ha / 6.7ha

CHANGE LINE
 EXCLUDING HANWAY OUT FALL EXTENSION & SYBIL HILL ROAD EXTENSION & ROUTE ACROSS PITCHES.

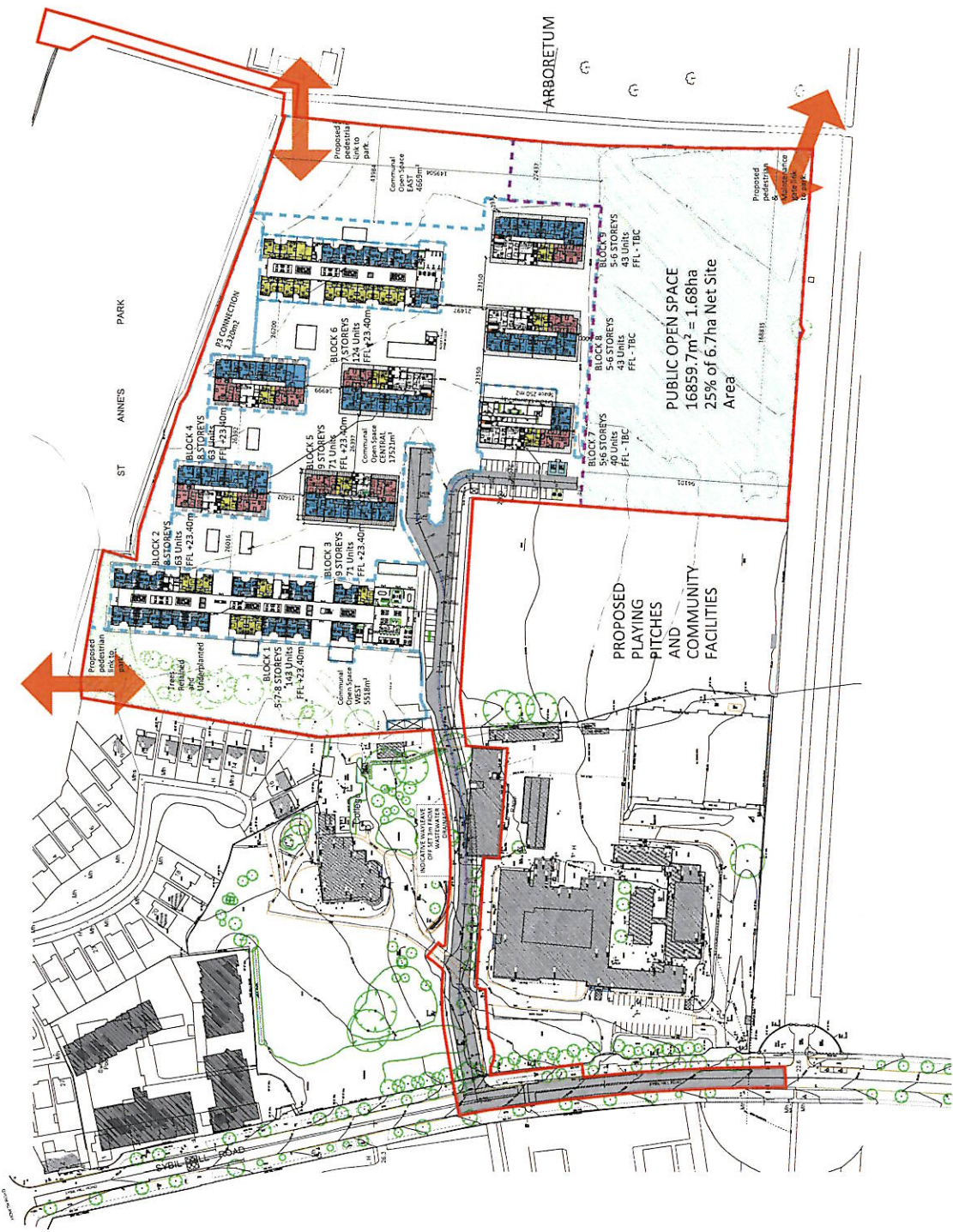
CHANGE LINE AREA = 64.53ha / 6.4ha

PUBLIC OPEN SPACE
 (25% OF THE RED LINE AREA)

PUBLIC OPEN SPACE AREA = 16.85ha / 1.68ha

COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE AREA = 7.70ha / 1.77ha



o mahony pike
 architectural urban design
 Dublin
 14-15/12-12/2000
 www.mahonypike.com

Project: SAINT PAULS RESIDENTIAL DEVELOPMENT
Location: SYBIL HILL ROAD, RAHERY, DUBLIN
Client: CREKAV TRADING GP LTD

Project No.: 1627
Scale @ A1: 1:1000
Date Printed: AUG 2019
Drawn By: EM
Current Rev.: Model No.: 1627-OMP-00-00-M2-A-X-1000
Purpose: PLANNING

Revision Description	Date	Rev. No.	Issued by

COMUNAL OPEN SPACE

ORDINANCE SURVEY / IRELAND AND GOVERNMENT OF IRELAND
 Levels shown from Malin Head Datum

FIGURED DIMENSIONS ONLY TO BE USED. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS1921(2007) + A272016, Table 5: Standard Codes for Suitability of Models and Documents. If "Information Approval Check" is empty, this information has been shared at 150 : 1 WP.

Drawing Title: SITE LAYOUT
Drawing No.: OMP-00-00-DR-A-XX-11000

www.mahonypike.com

Appendix B: Copy of the required Letter of Consent from The
Vincentians



VINCENTIAN COMMUNITY

An Bord Pleanála
64, Marlborough Street
Dublin 1

28th August 2019

Dear Sir or Madam,

**Proposed development on former St Paul's College Lands, Sybil Hill Road,
Raheny, Dublin 5**

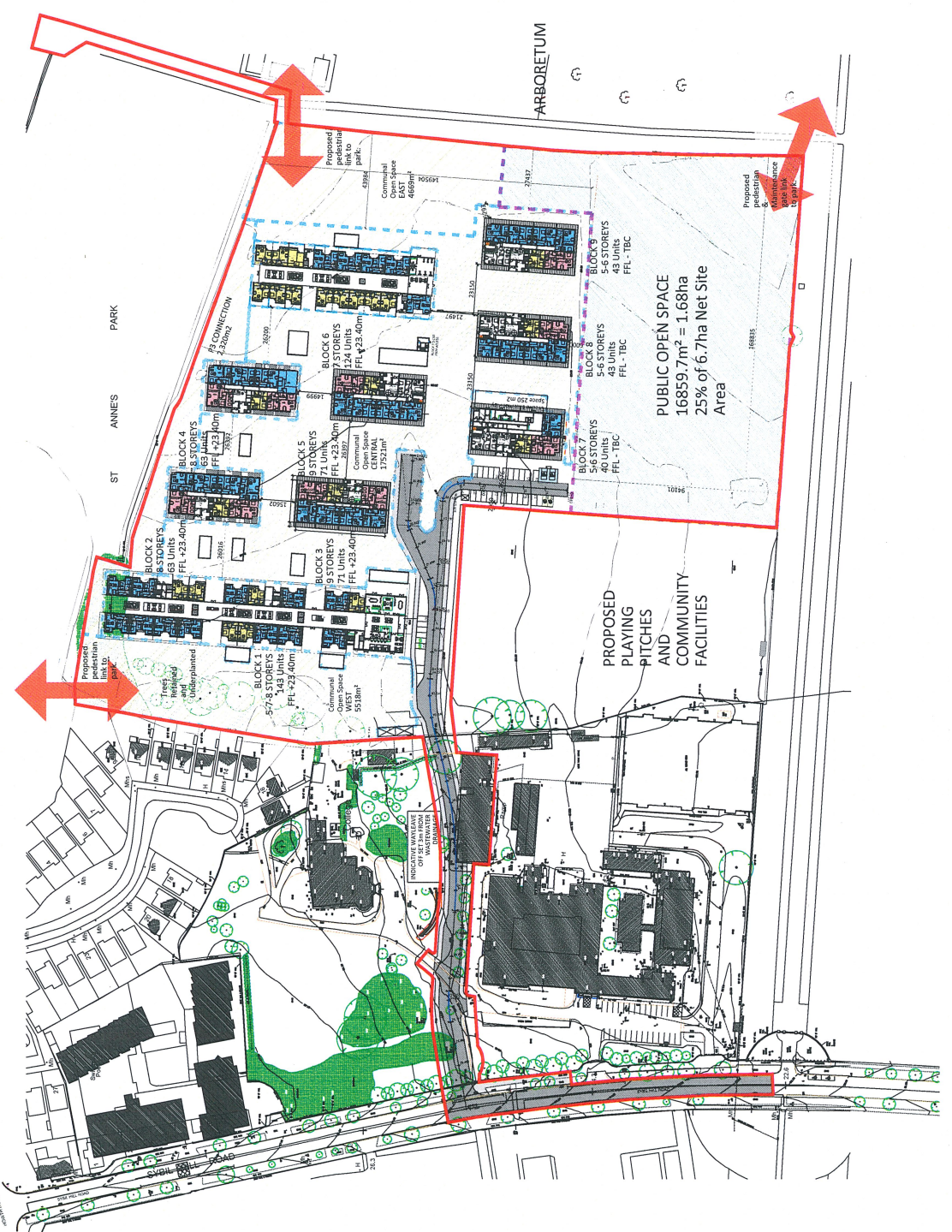
Orsigny CLG our property holding company owns and holds in trust lands located on the Eastern side of Sybil Hill Road as shown on the attached map.

Orsigny CLG is aware of the above proposed development and gives consent and support to Crekav Trading GP Limited to lodge a planning application with An Bord Pleanála incorporating lands in its ownership and trust.

Yours faithfully,

Fr Paschal Scallan CM
Director

- GROSS SITE RED LINE
- WITH MARKERS OUT FALL & SYBIL HILL ROAD EXTENSION & ROUTE ACROSS
- RED LINE AREA = 67,239m² / 6.7ha
- ORANGE LINE
- (EXCLUDING MARKER OUT FALL EXTENSION & SYBIL HILL ROAD EXTENSION & ROUTE ACROSS PITCHES)
- ORANGE LINE AREA = 64,537m² / 6.4ha
- PUBLIC OPEN SPACE
- (25% OF THE RED LINE AREA)
- PUBLIC OPEN SPACE AREA = 16,859m² / 1.68ha
- COMMUNAL OPEN SPACE
- COMMUNAL OPEN SPACE AREA = 27,706m² / 2.77ha



o mahony pike
 architectural urban design
 26 South Mall
 The Charney
 Malinscross, Malinscross
 Malinscross, Malinscross
 Dublin, Ireland
 Tel: +353 1 353 9822
 www.mahonypike.com

Project: SAINT PAULS RESIDENTIAL DEVELOPMENT
Location: SYBIL HILL ROAD, RAHENY, DUBLIN
Client: GREKAV TRADING LTD

Project No.: 1627
Scale @ A1: 1:1000
Date Printed: AUG 2019
Drawn By: EM
Current Rev.:
Model No.: 1627-OMP-00-00-M2-A-XC-1000
Purpose: PLANNING

Revision Description

Revision No. | **Date** | **Issued By**

Drawing Title: SITE LAYOUT
Drawing No.: OMP-00-00-DR-A-XC-11000

Revision No.	Date	Issued By

COMMUNAL OPEN SPACE

STAY LAYOUT 1:1000

Ordinance Survey Ireland Licence No. AR 000 515
 © Ordnance Survey Ireland and Government of Ireland
 Levels shown from Malin Head Datum

North Arrow

Figure of information only to be used. This drawing is copyright of O'Mahony, Pike Architects Ltd. All information is shown for the approved use in accordance with BS 192(2007) + A2(2010), Table 6: Standard Codes for Suitability of Models and Documents. If "Information Approval Check" is empty, this information has been shared at SD - WIP.

Appendix C – Copy of Consultations with Irish Water



Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

Alexandre Baraona,
OCSC,
9 Prussia Street,
Dublin 7
D07KT57

1 October 2019

Dear Alexandre Baraona,

**Re: Connection Reference No CDS19006864 pre-connection enquiry -
Subject to contract | Contract denied**

**Connection for Mixed Use Development of 657 No. Units and 1 No. Crèche at St. Pauls College,
Sybill Hill Road, Dublin 5.**

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at St. Pauls College, Sybill Hill Road, Dublin 5.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the networks, as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water networks can be facilitated.

Water: The trunk main which supplies the Sybill Hill District Metered Area (DMA) requires significant upgrades due to high headloss experienced along it. To address this, the proposed development will require an upgrade of the existing 12" ID and 250mm ID pipes servicing the Sybill Hill DMA. In addition a new booster pump on the upgraded trunk main will also be required to be installed.

Specifically the upgrades required are 12" CI to be upgraded to 400mm ID pipe over a length of 2km, a 250mm uPVC to be upgraded to 300mm ID pipe over a length of 200m and a booster pump to be installed on a bypass off new the 400mm. Irish Water currently does not have any plans to upgrade the network in this area. If you wish to consider upgrading the existing network, please contact Irish Water.

Wastewater: Based on the capacity currently available as assessed by Irish Water, we wish to advise you that, subject to connecting downstream of the identified 650mm diameter constraint in the 1350mm diameter foul sewer pipe south east of the proposed development site, your proposed wastewater connection to the Irish Water network can be facilitated.

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore in advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services. All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

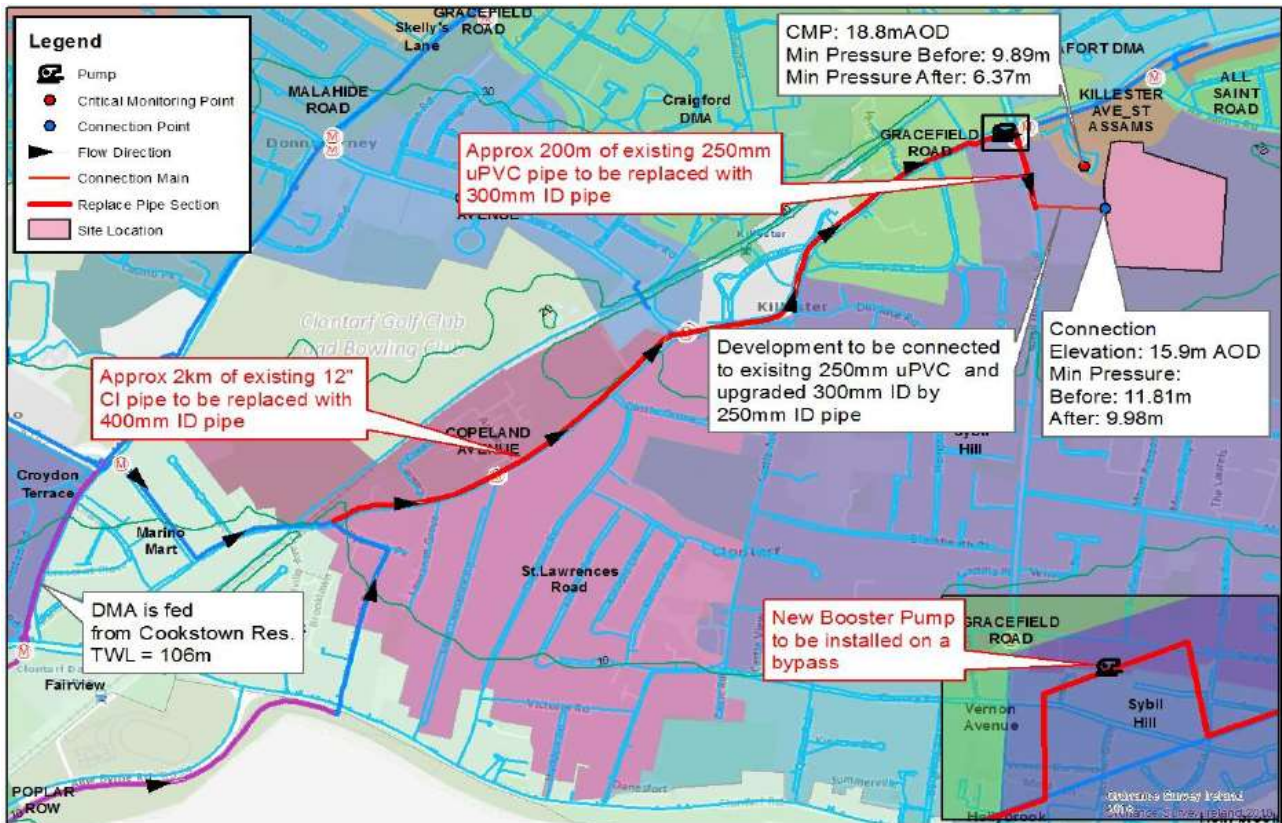
A connection agreement can be applied for by completing the connection application form available at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Aidan Tierney from the design team on 022 52257 or email aitierney@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,

Maria O'Dwyer

Connections and Developer Services



Niall O' Byrne
8-10 Hanover Street East
Grand Canal Dock
Dublin 22
Co. Dublin

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

1 October 2019

**Re: Design Submission for St. Pauls College, Sybill Hill Road, Co. Dublin (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS19005716**

Dear Niall O' Byrne,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Aidan Tierney

Phone: 022 52257

Email: aitierney@water.ie

Yours sincerely,



Maria O'Dwyer
Connections and Developer Services

Appendix A

Document Title & Revision

- JB – C01 Rev.P9
- N251 - C02 Rev.P9
- N251 - C04 Rev.P4
- N251 - G01 Rev.P6
- N251 - G02 Rev.P6
- N251 - H01 Rev.P9
- N251-H02 Rev.P10
- N251-20190815

Standard Details/Code of Practice Exemption: N/A

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

Appendix D – Copy of Letters to Prescribed Bodies



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

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

Date: 16th October 2019

Re: Strategic Housing Development (SHD) at lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5
(ABP-304524-19 – Pre-Application Reference)

Dear Mr Lumley

On behalf of the applicant Crekav Trading GP Limited, please find enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 17th July 2019.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

- 1. The construction of a residential development with a gross floor area of c. 65,125 sq.m (excluding basement parking areas) set out in 9 no. blocks, ranging in height from 5 to 9 storeys to accommodate 657 no. apartments, residential tenant amenity spaces and a crèche. The site will accommodate 499 no. car parking spaces, 1646 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include extensive communal amenity areas, and a significant public open space provision.*
- 2. The 9 no. residential buildings range in height from 5 storeys to 9 storeys accommodating 657 no. apartments comprising 224 no. 1 bed units, 378 no. 2 bed units and 55 no. 3 bed units. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:*
 - Block 1 is a 5 to 8 storey building, accommodating 143 no. units*
 - Block 2 is an 8 storey building, accommodating 63 no. units*



**Brady Shipman
Martin.**

**Built.
Environment.**

- *Block 3 is a 9 storey building, accommodating 71 no. units*
 - *Block 4 is an 8 storey building, accommodating 63 no. units*
 - *Block 5 is a 9 storey building, accommodating 71 no. units*
 - *Block 6 is a 7 storey building, accommodating 124 no. units*
 - *Block 7 is a 5 to 6 storey building, accommodating 36 no. units*
 - *Block 8 is a 5 to 6 storey building, accommodating 43 no. units*
 - *Block 9 is a 5 to 6 storey building, accommodating 43 no. units*
 - *Residential tenant amenity space is provided at ground and basement level of Block 1 (c.719 sq.m) and ground level of Block 6 (c.162 sq.m). External residential open space is provided to the west, east and between all blocks. A crèche is provided at ground level in Block 7 with a total floor area of c.612 sq.m.*
3. *Blocks 1 to 6 are located above a proposed basement accessed from the new access road. The basement will accommodate 465 no. car parking spaces (456 for residential and 9 for crèche staff) and 1314 no. bicycle parking spaces, storage, services and plant areas. 34 No. Surface car parking is provided for visitors, crèche drop off and shared parking/club car adjacent to Block 7 and 332 no. cycle parking spaces, are provided throughout the landscaped areas.*
 4. *A new 1.6ha public open space is provided to the south of the site. Proposed pedestrian access from the site to the adjacent St Anne's Park is proposed in the north-west, north-east, east and south-east boundaries of the site.*
 5. *Widening and realignment of an existing vehicular access onto Sybil Hill Road to facilitate the construction of an access road with footpaths and on-road cycle tracks from Sybil Hill Road between Sybil Hill House and St Paul's College incorporating new accesses to Sybil Hill House and St Paul's College and the provision of new wall and railing boundary treatment along the new road and new pedestrian/vehicular gates to the new and existing accesses to Sybil Hill House and St Paul's College. To facilitate this new access road it is proposed to demolish an existing pre-fab building. The application also includes for a proposed pedestrian crossing on Sybil Hill Road.*
 6. *The laying of a foul water sewer in Sybil Hill Road. The routing of surface water discharge from the site via St. Anne's Park to the Naniken River and the demolition and reconstruction of existing pedestrian river crossing in St. Anne's Park with integral surface water discharge to Naniken River.*
 7. *The proposed application includes all site landscaping works, green roofs, substations, PV panels, boundary treatments, lighting, servicing, signage, surface water attenuation facilities and associated and ancillary works, including site development works above and below ground.*

Submission Procedure

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,



**Brady Shipman
Martin.**

**Built.
Environment.**

- 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.

Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

A copy of the application may also be inspected online at the following website set up by the applicant: www.stpaulsshd2.ie

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

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull

Senior Planner

Brady Shipman Martin



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

Eimear Harte
The Arts Council
70 Merrion Square
Dublin 2
D02 NY52

Date: 16th October 2019

Re: Strategic Housing Development (SHD) at lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5
(ABP-304524-19 – Pre-Application Reference)

Dear Ms Harte

On behalf of the applicant Crekav Trading GP Limited, please find enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 17th July 2019.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

1. *The construction of a residential development with a gross floor area of c. 65,125 sq.m (excluding basement parking areas) set out in 9 no. blocks, ranging in height from 5 to 9 storeys to accommodate 657 no. apartments, residential tenant amenity spaces and a crèche. The site will accommodate 499 no. car parking spaces, 1646 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include extensive communal amenity areas, and a significant public open space provision.*
2. *The 9 no. residential buildings range in height from 5 storeys to 9 storeys accommodating 657 no. apartments comprising 224 no. 1 bed units, 378 no. 2 bed units and 55 no. 3 bed units. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:*
 - *Block 1 is a 5 to 8 storey building, accommodating 143 no. units*
 - *Block 2 is an 8 storey building, accommodating 63 no. units*
 - *Block 3 is a 9 storey building, accommodating 71 no. units*



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- *Block 4 is an 8 storey building, accommodating 63 no. units*
 - *Block 5 is a 9 storey building, accommodating 71 no. units*
 - *Block 6 is a 7 storey building, accommodating 124 no. units*
 - *Block 7 is a 5 to 6 storey building, accommodating 36 no. units*
 - *Block 8 is a 5 to 6 storey building, accommodating 43 no. units*
 - *Block 9 is a 5 to 6 storey building, accommodating 43 no. units*
 - *Residential tenant amenity space is provided at ground and basement level of Block 1 (c.719 sq.m) and ground level of Block 6 (c.162 sq.m). External residential open space is provided to the west, east and between all blocks. A crèche is provided at ground level in Block 7 with a total floor area of c.612 sq.m.*
3. *Blocks 1 to 6 are located above a proposed basement accessed from the new access road. The basement will accommodate 465 no. car parking spaces (456 for residential and 9 for crèche staff) and 1314 no. bicycle parking spaces, storage, services and plant areas. 34 No. Surface car parking is provided for visitors, crèche drop off and shared parking/club car adjacent to Block 7 and 332 no. cycle parking spaces, are provided throughout the landscaped areas.*
 4. *A new 1.6ha public open space is provided to the south of the site. Proposed pedestrian access from the site to the adjacent St Anne's Park is proposed in the north-west, north-east, east and south-east boundaries of the site.*
 5. *Widening and realignment of an existing vehicular access onto Sybil Hill Road to facilitate the construction of an access road with footpaths and on-road cycle tracks from Sybil Hill Road between Sybil Hill House and St Paul's College incorporating new accesses to Sybil Hill House and St Paul's College and the provision of new wall and railing boundary treatment along the new road and new pedestrian/vehicular gates to the new and existing accesses to Sybil Hill House and St Paul's College. To facilitate this new access road it is proposed to demolish an existing pre-fab building. The application also includes for a proposed pedestrian crossing on Sybil Hill Road.*
 6. *The laying of a foul water sewer in Sybil Hill Road. The routing of surface water discharge from the site via St. Anne's Park to the Naniken River and the demolition and reconstruction of existing pedestrian river crossing in St. Anne's Park with integral surface water discharge to Naniken River.*
 7. *The proposed application includes all site landscaping works, green roofs, substations, PV panels, boundary treatments, lighting, servicing, signage, surface water attenuation facilities and associated and ancillary works, including site development works above and below ground.*

Submission Procedure

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



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- 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.

Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

A copy of the application may also be inspected online at the following website set up by the applicant: www.stpaulsshd2.ie

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

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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Martin.**

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Kathleen Sullivan
Development Officer
Dublin City Childcare Committee
Ocean House
Arran Quay
Dublin 7

Date: 16th October 2019

Re: Strategic Housing Development (SHD) at lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5
(ABP-304524-19 – Pre-Application Reference)

Dear Ms Sullivan

On behalf of the applicant Crekav Trading GP Limited, please find enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 17th July 2019.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

1. *The construction of a residential development with a gross floor area of c. 65,125 sq.m (excluding basement parking areas) set out in 9 no. blocks, ranging in height from 5 to 9 storeys to accommodate 657 no. apartments, residential tenant amenity spaces and a crèche. The site will accommodate 499 no. car parking spaces, 1646 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include extensive communal amenity areas, and a significant public open space provision.*
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Environment.**

- *Block 3 is a 9 storey building, accommodating 71 no. units*
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3. *Blocks 1 to 6 are located above a proposed basement accessed from the new access road. The basement will accommodate 465 no. car parking spaces (456 for residential and 9 for crèche staff) and 1314 no. bicycle parking spaces, storage, services and plant areas. 34 No. Surface car parking is provided for visitors, crèche drop off and shared parking/club car adjacent to Block 7 and 332 no. cycle parking spaces, are provided throughout the landscaped areas.*
 4. *A new 1.6ha public open space is provided to the south of the site. Proposed pedestrian access from the site to the adjacent St Anne's Park is proposed in the north-west, north-east, east and south-east boundaries of the site.*
 5. *Widening and realignment of an existing vehicular access onto Sybil Hill Road to facilitate the construction of an access road with footpaths and on-road cycle tracks from Sybil Hill Road between Sybil Hill House and St Paul's College incorporating new accesses to Sybil Hill House and St Paul's College and the provision of new wall and railing boundary treatment along the new road and new pedestrian/vehicular gates to the new and existing accesses to Sybil Hill House and St Paul's College. To facilitate this new access road it is proposed to demolish an existing pre-fab building. The application also includes for a proposed pedestrian crossing on Sybil Hill Road.*
 6. *The laying of a foul water sewer in Sybil Hill Road. The routing of surface water discharge from the site via St. Anne's Park to the Naniken River and the demolition and reconstruction of existing pedestrian river crossing in St. Anne's Park with integral surface water discharge to Naniken River.*
 7. *The proposed application includes all site landscaping works, green roofs, substations, PV panels, boundary treatments, lighting, servicing, signage, surface water attenuation facilities and associated and ancillary works, including site development works above and below ground.*

Submission Procedure

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- b) the subject matter of the submission or observations, and
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Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull

Senior Planner

Brady Shipman Martin



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**Celebrating.
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Fáilte Ireland
Mr Shane Dineen
Manager of Environment & Planning,
88/95 Amiens Street,
Dublin 1
D01WR86

Date: 16th October 2019

Re: Strategic Housing Development (SHD) at lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5
(ABP-304524-19 – Pre-Application Reference)

Dear Mr Dineen

On behalf of the applicant Crekav Trading GP Limited, please find enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 17th July 2019.

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Proposed Development

The proposed development consists of (as set out in the statutory notices):

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- *Block 3 is a 9 storey building, accommodating 71 no. units*
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3. *Blocks 1 to 6 are located above a proposed basement accessed from the new access road. The basement will accommodate 465 no. car parking spaces (456 for residential and 9 for crèche staff) and 1314 no. bicycle parking spaces, storage, services and plant areas. 34 No. Surface car parking is provided for visitors, crèche drop off and shared parking/club car adjacent to Block 7 and 332 no. cycle parking spaces, are provided throughout the landscaped areas.*
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 5. *Widening and realignment of an existing vehicular access onto Sybil Hill Road to facilitate the construction of an access road with footpaths and on-road cycle tracks from Sybil Hill Road between Sybil Hill House and St Paul's College incorporating new accesses to Sybil Hill House and St Paul's College and the provision of new wall and railing boundary treatment along the new road and new pedestrian/vehicular gates to the new and existing accesses to Sybil Hill House and St Paul's College. To facilitate this new access road it is proposed to demolish an existing pre-fab building. The application also includes for a proposed pedestrian crossing on Sybil Hill Road.*
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 7. *The proposed application includes all site landscaping works, green roofs, substations, PV panels, boundary treatments, lighting, servicing, signage, surface water attenuation facilities and associated and ancillary works, including site development works above and below ground.*

Submission Procedure

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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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull

Senior Planner

Brady Shipman Martin



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

Alison Harvey
The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny

Date: 16th October 2019

Re: Strategic Housing Development (SHD) at lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5
(ABP-304524-19 – Pre-Application Reference)

Dear Ms Harvey

On behalf of the applicant Crekav Trading GP Limited, please find enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 17th July 2019.

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- *Block 5 is a 9 storey building, accommodating 71 no. units*
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Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

Malgorzata O'Sullivan
Irish Water
Planning Department
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

Date: 16th October 2019

Re: Strategic Housing Development (SHD) at lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5
(ABP-304524-19 – Pre-Application Reference)

Dear Ms O'Sullivan

On behalf of the applicant Crekav Trading GP Limited, please find enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

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Submission Procedure

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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- 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.

Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

A copy of the application may also be inspected online at the following website set up by the applicant: www.stpaulsshd2.ie

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

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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

Date: 16th October 2019

Re: Strategic Housing Development (SHD) at lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5
(ABP-304524-19 – Pre-Application Reference)

Dear Sir / Madam

On behalf of the applicant Crekav Trading GP Limited, please find enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 17th July 2019.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

- 1. The construction of a residential development with a gross floor area of c. 65,125 sq.m (excluding basement parking areas) set out in 9 no. blocks, ranging in height from 5 to 9 storeys to accommodate 657 no. apartments, residential tenant amenity spaces and a crèche. The site will accommodate 499 no. car parking spaces, 1646 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include extensive communal amenity areas, and a significant public open space provision.*
- 2. The 9 no. residential buildings range in height from 5 storeys to 9 storeys accommodating 657 no. apartments comprising 224 no. 1 bed units, 378 no. 2 bed units and 55 no. 3 bed units. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:*
 - Block 1 is a 5 to 8 storey building, accommodating 143 no. units*
 - Block 2 is an 8 storey building, accommodating 63 no. units*
 - Block 3 is a 9 storey building, accommodating 71 no. units*



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- *Block 4 is an 8 storey building, accommodating 63 no. units*
 - *Block 5 is a 9 storey building, accommodating 71 no. units*
 - *Block 6 is a 7 storey building, accommodating 124 no. units*
 - *Block 7 is a 5 to 6 storey building, accommodating 36 no. units*
 - *Block 8 is a 5 to 6 storey building, accommodating 43 no. units*
 - *Block 9 is a 5 to 6 storey building, accommodating 43 no. units*
 - *Residential tenant amenity space is provided at ground and basement level of Block 1 (c.719 sq.m) and ground level of Block 6 (c.162 sq.m). External residential open space is provided to the west, east and between all blocks. A crèche is provided at ground level in Block 7 with a total floor area of c.612 sq.m.*
3. *Blocks 1 to 6 are located above a proposed basement accessed from the new access road. The basement will accommodate 465 no. car parking spaces (456 for residential and 9 for crèche staff) and 1314 no. bicycle parking spaces, storage, services and plant areas. 34 No. Surface car parking is provided for visitors, crèche drop off and shared parking/club car adjacent to Block 7 and 332 no. cycle parking spaces, are provided throughout the landscaped areas.*
 4. *A new 1.6ha public open space is provided to the south of the site. Proposed pedestrian access from the site to the adjacent St Anne's Park is proposed in the north-west, north-east, east and south-east boundaries of the site.*
 5. *Widening and realignment of an existing vehicular access onto Sybil Hill Road to facilitate the construction of an access road with footpaths and on-road cycle tracks from Sybil Hill Road between Sybil Hill House and St Paul's College incorporating new accesses to Sybil Hill House and St Paul's College and the provision of new wall and railing boundary treatment along the new road and new pedestrian/vehicular gates to the new and existing accesses to Sybil Hill House and St Paul's College. To facilitate this new access road it is proposed to demolish an existing pre-fab building. The application also includes for a proposed pedestrian crossing on Sybil Hill Road.*
 6. *The laying of a foul water sewer in Sybil Hill Road. The routing of surface water discharge from the site via St. Anne's Park to the Naniken River and the demolition and reconstruction of existing pedestrian river crossing in St. Anne's Park with integral surface water discharge to Naniken River.*
 7. *The proposed application includes all site landscaping works, green roofs, substations, PV panels, boundary treatments, lighting, servicing, signage, surface water attenuation facilities and associated and ancillary works, including site development works above and below ground.*

Submission Procedure

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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- 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.

Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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Michael MacAree
National Transport Authority,
Dún Scéine,
Iveagh Court,
Harcourt Lane,
Dublin 2.

Date: 16th October 2019

Re: Strategic Housing Development (SHD) at lands east of St. Paul's College, Sybil Hill Road,
Raheny, Dublin 5
(ABP-304524-19 – Pre-Application Reference)

Dear MacAree

On behalf of the applicant Crekav Trading GP Limited, please find enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

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- 2. The 9 no. residential buildings range in height from 5 storeys to 9 storeys accommodating 657 no. apartments comprising 224 no. 1 bed units, 378 no. 2 bed units and 55 no. 3 bed units. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:*
 - Block 1 is a 5 to 8 storey building, accommodating 143 no. units*
 - Block 2 is an 8 storey building, accommodating 63 no. units*



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- *Block 3 is a 9 storey building, accommodating 71 no. units*
 - *Block 4 is an 8 storey building, accommodating 63 no. units*
 - *Block 5 is a 9 storey building, accommodating 71 no. units*
 - *Block 6 is a 7 storey building, accommodating 124 no. units*
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3. *Blocks 1 to 6 are located above a proposed basement accessed from the new access road. The basement will accommodate 465 no. car parking spaces (456 for residential and 9 for crèche staff) and 1314 no. bicycle parking spaces, storage, services and plant areas. 34 No. Surface car parking is provided for visitors, crèche drop off and shared parking/club car adjacent to Block 7 and 332 no. cycle parking spaces, are provided throughout the landscaped areas.*
 4. *A new 1.6ha public open space is provided to the south of the site. Proposed pedestrian access from the site to the adjacent St Anne's Park is proposed in the north-west, north-east, east and south-east boundaries of the site.*
 5. *Widening and realignment of an existing vehicular access onto Sybil Hill Road to facilitate the construction of an access road with footpaths and on-road cycle tracks from Sybil Hill Road between Sybil Hill House and St Paul's College incorporating new accesses to Sybil Hill House and St Paul's College and the provision of new wall and railing boundary treatment along the new road and new pedestrian/vehicular gates to the new and existing accesses to Sybil Hill House and St Paul's College. To facilitate this new access road it is proposed to demolish an existing pre-fab building. The application also includes for a proposed pedestrian crossing on Sybil Hill Road.*
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Yours sincerely,

Sorcha Turnbull

Senior Planner

Brady Shipman Martin



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Transport Infrastructure Ireland
c/o Tara Spain
Parkgate Business Centre
Parkgate Street
Dublin 8

Date: 16th October 2019

Re: Strategic Housing Development (SHD) at lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5
(ABP-304524-19 – Pre-Application Reference)

Dear Ms Spain

On behalf of the applicant Crekav Trading GP Limited, please find enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

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- *Block 6 is a 7 storey building, accommodating 124 no. units*
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Senior Planner

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