



**Brady Shipman  
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**Celebrating.  
50 Years.**

Strategic Housing Unit  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

**Date:** 16<sup>th</sup> 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 a copy of a Strategic Housing Development (SHD) planning application for the above referenced proposal. The proposal (as submitted to An Bord Pleanála) relates to a proposed residential development 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. This application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

We confirm that some 8 no. hard copies have been prepared in total.

Two no. copies have been prepared for submission to An Bord Pleanála and six no. copies for Dublin City Council. In addition, 3 no. digital copies (CD) have been prepared for submission to An Bord Pleanála (in addition to a cd with a .dwg ITM file) and 3 no. digital copies for Dublin City Council.

1 no. digital copy has been prepared for each of the 9 no. respective statutory consultees (The Minister for Culture, Heritage and the Gaeltacht, The Heritage Council, An Taisce, An Comhairle Ealaíonn, Fáilte Ireland, Irish Water, Transport Infrastructure Ireland, National Transport Authority, and Dublin City Childcare Committee), as required under the 2016 Act. The Applicant confirmed with each of the 9 no. prescribed bodies that a digital copy was acceptable in addition to a hard copy also requested the Minister for Culture, Heritage and the Gaeltacht

### **Planning Fee**

An EFT has been lodged to An Bord Pleanála in the amount of €80,000, in accordance with the provisions of Part 2 (Section 5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended). Confirmation of this is attached to this letter.



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**SHD Planning Application Form incl. Appendices**

A completed 'Strategic Housing Development - Section 5 Application Form', signed and dated, 16<sup>TH</sup> October 2019 including:

- Appendix A: Copy of the required Letters of Consent from Dublin City Council
- Appendix B: Copy of the required Letter of Consent from The Vincentians
- Appendix C: Copy of Consultations with Irish Water
- Appendix D: Copy of letters to Prescribed Bodies

**Document and Drawing Schedules**

The required drawings and documents have been provided and a full schedule of these are outlined in the table below. An Issue Sheet is attached to each Drawing Pack.

We trust that all relevant documentation has been enclosed but please don't hesitate to contact the undersigned on any issue arising.

Yours sincerely,

Sorcha Turnbull

Senior Planner

for

**Brady Shipman Martin**



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## Document and Drawing Schedules

Brady Shipman Martin- Planning, Landscape and Environmental Consultants			
Document No.	Title	Date	Size
	SHD Planning Application Form (Including Appendices)	16.10.19	A4
	Newspaper Notice	16.10.19	A3
	Site Notice	16.10.19	A3
	Planning Report	16.10.19	A4
	Planning Statement of Consistency	16.10.19	A4
	Material Contravention Statement	16.10.19	A4
	Response to An Bord Pleanala Opinion	16.10.19	A4
	Cover Letter to ABP & Schedule	16.10.19	A4
	Cover Letter to DCC & Schedule	16.10.19	A4
RP01	Landscape Design Report Rationale	Oct 2019	A3
305	Taking In Charge	11.10.19	A1
302	Landscape Masterplan	11.10.19	A0
303	Landscape Boundary Treatments & Sections	11.10.19	A1
304	Landscape Sections	11.10.19	A1
	Appendix 10.11 Photomontages	14.10.19	A3
	Landscape Issue Sheet	11.10.19	A4

Crekav Trading GP Ltd.			
Document No.	Title	Date	Size
	Part V Pack	Oct 2019	A3/A4

Enviroguide Consulting			
Document No.	Title	Date	Size
	Vol 1 Non Technical Summary	Oct 2019	A4
	Vol 2 Environmental Impact Assessment Report	Oct 2019	A4
	Vol 3 Appendices	Oct 2019	A4
	Appropriate Assessment Screening Report	Sept 2019	A4
	Natura Impact Statement	Oct 2019	A4
	Construction Environmental Management Plan	Oct 2019	A4
	Community Infrastructure & School Demand and Capacity Assessment Report	Oct 2019	A4



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O'Mahony Pike Architects			
Document No.	Title	Date	Size
1627-OMP-XX-XX-RP-A-XX-01017	Architectural Design Statement		A3
1627-OMP-XX-XX-RP-A-XX-01019	Housing Quality Assessment		A4
1627-OMP-XX-XX-RP-A-XX-01018	Urban Design Manual Statement of Consistency		A3
1627-OMP-MDI-XX-DC-A-XX-00001	Drawing Issue Sheet		A4
1627-OMP-00-XX-DR-A-XX-11000	Site Location Map	1:500	A1
1627-OMP-00-00-DR-A-XX-11000	Proposed Site Layout Plan	1:500	A1
1627-OMP-00-ZZ-DR-A-XX-11000	Proposed Site Layout Plan - Roof Level	1:500	A1
1627-OMP-00-00-DR-A-XX-11001	Existing Site Layout Plan	1:1000	A1
1627-OMP-00-00-DR-A-XX-11002	Proposed Site Layout Plan - Northern area	1:1000	A1
1627-OMP-00-00-DR-A-XX-11003	Proposed Site Layout Plan - Southern area	1:1000	A1
1627-OMP-00-00-DR-A-XX-11004	Proposed Site Layout Plan - Western area	1:500	A1
1627-OMP-00-00-DR-A-XX-11005	Proposed Open Space Provision	1:200	A1
1627-OMP-00-00-DR-A-XX-11006	Land Ownership Within Red Line	1:200	A1
1627-OMP-00-00-DR-A-XX-11007	Proposed Part V Unit Allocation	1:200	A1
1627-OMP-00-B1-DR-A-XX-11001	Proposed Basement Layout Plan	1:100	A1
1627-OMP-00-B1-DR-A-XX-11002	Proposed Basement Tenant Amenity Area - Block 1	1:1000	A3
1627-OMP-00-00-DR-A-XX-01001	Temporary Classroom Block for Demolition	1:1000	A3
1627-OMP-00-00-DR-A-XX-01002	Proposed Sub-Stations	1:1000	A3
1627-OMP-00-00-DR-A-XX-01010	Block 7-9 Proposed Basement Access Pavilion	1:1000	A3
1627-OMP-XX-XX-DR-A-XX-21001	Contiguous Elevation AA- Southern Boundary to Saint Anne's Park	1:500 1:250	A1
1627-OMP-XX-XX-DR-A-XX-21002	Contiguous Elevation BB- Eastern Boundary with Saint Anne's Park	1:500 1:250	A1
1627-OMP-XX-XX-DR-A-XX-21003	Contiguous Elevation CC- Northern Boundary to Saint Anne's Park	1:500 1:250	A1
1627-OMP-XX-XX-DR-A-XX-21004	Contiguous Elevation DD- Western Boundary	1:500 1:250	A1
1627-OMP-XX-XX-DR-A-XX-21005	Widened Entrance to Sybil Hill Road	1:50	A3
1627-OMP-XX-XX-DR-A-XX-31001	Site Section AA	1:500 1:250	A1
1627-OMP-XX-XX-DR-A-XX-31002	Site Section BB	1:500 1:250	A1
1627-OMP-XX-XX-DR-A-XX-31003	Site Section CC	1:500 1:250	A1
1627-OMP-XX-XX-DR-A-XX-31010	Detailed Sections at The Meadows and Sybil Hill House	1:250	A1
1627-OMP-AB01-ZZ-DR-A-XX-11000	Block 01 - Ground and First Floor Plans	1:200	A1
1627-OMP-AB01-ZZ-DR-A-XX-11001	Block 01 - Second and Third Floor Plans	1:200	A1
1627-OMP-AB01-ZZ-DR-A-XX-11002	Block 01 - Fourth and Fifth Floor Plans	1:200	A1
1627-OMP-AB01-ZZ-DR-A-XX-11003	Block 01 - Sixth and Seventh Floor Plans	1:200	A1
1627-OMP-AB01-ZZ-DR-A-XX-11004	Block 01 - Roof Plan	1:200	A1
1627-OMP-AB01-ZZ-DR-A-XX-11710	Block 01 - Tenant Amenities Area	1:100	A1
1627-OMP-AB01-XX-DR-A-XX-21001	Block 01 - Elevations 01	1:200	A1
1627-OMP-AB01-XX-DR-A-XX-21002	Block 01 - Elevations 02	1:200	A1



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1627-OMP-AB01-XX-DR-A-XX-31001	Block 01 - Sections	1:200	A1
1627-OMP-AB02-ZZ-DR-A-XX-11000	Block 02 - Floor Plans	1:200	A1
1627-OMP-AB02-XX-DR-A-XX-21001	Block 02 - Elevations and Sections	1:200	A1
1627-OMP-AB03-ZZ-DR-A-XX-11000	Block 03 - Ground to Fifth Floor Plans	1:200	A1
1627-OMP-AB03-ZZ-DR-A-XX-11001	Block 03 - Sixth Floor to Roof Plan	1:200	A1
1627-OMP-AB03-XX-DR-A-XX-21001	Block 03 - Elevations and Sections	1:200	A1
1627-OMP-AB04-ZZ-DR-A-XX-11000	Block 04 - Floor Plans	1:200	A1
1627-OMP-AB04-XX-DR-A-XX-21001	Block 04 - Elevations and Sections	1:200	A1
1627-OMP-AB05-ZZ-DR-A-XX-11000	Block 05 - Ground to Fifth Floor Plans	1:200	A1
1627-OMP-AB05-ZZ-DR-A-XX-11001	Block 05 - Sixth Floor to Roof Plan	1:200	A1
1627-OMP-AB05-XX-DR-A-XX-21001	Block 05 - Elevations and Sections	1:200	A1
1627-OMP-AB06-ZZ-DR-A-XX-11000	Block 06 - Ground and First Floor Plan	1:200	A1
1627-OMP-AB06-ZZ-DR-A-XX-11001	Block 06 - Second and Third Floor Plan	1:200	A1
1627-OMP-AB06-ZZ-DR-A-XX-11002	Block 06 - Fourth and Fifth Floor Plan	1:200	A1
1627-OMP-AB06-ZZ-DR-A-XX-11003	Block 06 - Sixth Floor and Roof Plan	1:200	A1
1627-OMP-AB06-00-DR-A-XX-11702	Block 06 - Tenant Amenities Area	1:200	A1
1627-OMP-AB06-XX-DR-A-XX-21001	Block 06 - Elevations	1:200	A1
1627-OMP-AB06-XX-DR-A-XX-31001	Block 06 - Sections	1:200	A1
1627-OMP-AB07-ZZ-DR-A-XX-11000	Block 07 - Floor Plans	1:200	A1
1627-OMP-AB07-XX-DR-A-XX-21001	Block 07 - Elevations and Sections	1:200	A1
1627-OMP-AB08-ZZ-DR-A-11000	Block 08 - Floor Plans	1:200	A1
1627-OMP-AB08-XX-DR-A-21001	Block 08 - Elevations and Sections	1:200	A1
1627-OMP-AB09-ZZ-DR-A-11000	Block 09 - Floor Plans	1:200	A1
1627-OMP-AB09-XX-DR-A-21001	Block 09 - Elevations and Sections	1:200	A1
1627-OMP-AT-ZZ-DR-A-XX-11000	Apartment Type AT01, AT02 and AT02a	1:100	A3
1627-OMP-AT-ZZ-DR-A-XX-11001	Apartment Type AT03, AT03a and AT04	1:100	A3
1627-OMP-AT-ZZ-DR-A-XX-11002	Apartment Type AT05, AT05a and AT11	1:100	A3
1627-OMP-AT-ZZ-DR-A-XX-11003	Apartment Type AT06, AT06a and AT08	1:100	A3
1627-OMP-AT-ZZ-DR-A-XX-11004	Apartment Type AT07 and AT07a	1:100	A3
1627-OMP-AT-ZZ-DR-A-XX-11005	Apartment Type AT09, AT10 and AT10a	1:100	A3
1627-OMP-AT-00-DR-A-11006	Apartment Type AT12	1:100	A3
1627-OMP-AB01-XX-DR-A-XX-18001	BLOCK 1 - PART V UNITS	1:200	A1
1627-OMP-AB03-ZZ-DR-A-XX-18002	BLOCK 3 - PART V UNITS	1:200	A1
1627-OMP-AB05-ZZ-DR-A-XX-18003	BLOCK 5 - PART V UNITS	1:200	A1

#### OCSC Consulting Engineers

Document No.	Title	Date	Size
	Engineering Services Report	Oct 2019	A4
	Outline Construction & Demolition Waste Management Plan	Oct 2019	A4
	DMURS Statement of Consistency	Oct 2019	A4
	Site Specific Flood Risk Assessment	Oct 2019	A4
	Energy & Sustainability Report	14.10.19	A4



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	Daylight Sunlight Report	02.10.19	A4
	Site Lighting Analysis Report	03.10.19	A4
N251-A03	Site Location	10.10.19	A1
N251-C01	Proposed Road Alignment Sheet 1 of 2	10.10.19	A1
N251-C02	Proposed Road Alignment Sheet 2 of 2	10.10.19	A1
N251-C03	Proposed Road Longsections	10.10.19	A1
N251-C04	Swept Path Analysis Fire Tender Sheet 1 of 2	10.10.19	A1
N251-C05	Swept Path Analysis Fire Tender Sheet 2 of 2	10.10.19	A1
N251-C06	Swept Path Analysis Refuse Vehicle	10.10.19	A1
N251-C07	Swept Path Analysis Rigid Vehicle	10.10.19	A1
N251-C08	Visibility Splay	10.10.19	A1
N251-C07	Typical Cross Sections	10.10.19	A1
N251-C08	Road Markings & Traffic Signs Sheet 1 of 2	10.10.19	A1
N251-D01	Road Markings & Traffic Signs Sheet 2 of 2	10.10.19	A1
N251-F01	Ramp Detail	10.10.19	A1
N251-F02	Proposed Watermain Layout Sheet 1 of 2	10.10.19	A1
N251-F03	Proposed Watermain Layout Sheet 2 of 2	10.10.19	A1
N251-G01	Proposed Drainage Layout Sheet 1 of 2	14.10.19	A1
N251-G02	Proposed Drainage Layout Sheet 2 of 2	14.10.19	A1
N251-H01	Proposed Attenuation Details	10.10.19	A1
N251-H02	Proposed Drainage Layout Basement	10.10.19	A1
N251-H03	Proposed SuDs Details	10.10.19	A1
N324-OCSC-XX-XX-DR-E-0001	Electrical- Site Lighting Plan	02.10.19	A0
N324-OCSC-XX-XX-DR-ME-0001	Mechanical & Electrical- Site Services Plan	02.10.19	A0
	Electrical & Mechanical Document Schedule	-	A4
	Civil Issue Register Sheet	-	A4

ILTP			
Document No.	Title	Date	Size
	Traffic & Transport Assessment and Mobility Management Plan	Oct 2019	A4
	Stage 1 Road Safety Audit	Aug 2019	A4

AWN Consulting			
Document No.	Title	Date	Size
	Operation Waste Management Plan	14.10.19	A4



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Simon Clear Associates			
Document No.	Title	Date	Size
	Z15 Institutional Lands Landuse Disposition Masterplan	Oct 2019	A4

Aramark			
Document No.	Title	Date	Size
	Building Life Cycle Report	Oct 2019	A4
	Estate and Common Area Property Management Strategy Report	Oct 2019	A4

B-Fluid			
Document No.	Title	Date	Size
	Wind Microclimate Modelling	30.09.39	A4

Maurice Johnson & Partners			
Document No.	Title	Date	Size
	Preliminary Fire Safety and Access & Use Strategy	24.09.29	A4

Rob Goodbody- Historic Building Consultants			
Document No.	Title	Date	Size
	Conservation Impact Assessment	09.10.19	A4

The Tree File			
Document No.	Title	Date	Size
D1-TCP-St Pauls-10-19	Tree Constraints Plan	Oct 2019	A1
D2-AIA-St Pauls-10-19	Tree Impacts Assessment Plan	Oct 2019	A1
D3-TPP-St Pauls-10-19	Tree Protection Plan	Oct 2019	A1
St Pauls-AIA-MS-Sur-10-19	Arboricultural Report	Oct 2019	A4



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