

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

We, Crekav Trading GP Limited, intend to apply to An Bord Pleanála for a ten year permission for a strategic housing development at this c.6.7ha site located on lands east of St Paul's College, Sybil Hill Road, Raheny, Dublin 5. The site is bound to the north, east and south by St Anne's Park and to the west by residential development at The Meadows, Sybil Hill House (a Protected Structure) and St Paul's College. Vehicular access to the site is from Sybil Hill Road.

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.
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.

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.

The application, together with an Environmental Impact Assessment Report and Natura Impact Statement, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.stpaulsshhd2.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.

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

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

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

Signed:  (Agent: Brady Shipman Martin, Canal House, Canal Road, Dublin 6)

Date of erection of Site Notice: 16th October 2019