

National Transport Authority,
Dun Sceine,
Harcourt Lane,
Dublin 2.

Our Ref. 17187

6 November 2019

RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA

PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 685NO. DWELLINGS, CHILDCARE FACILITY (C. 429 SQ. M), TEMPORARY SURFACE CAR PARK, 2NO. REPLACEMENT GOLF HOLES AND ALL ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE, LANDSCAPING AND BOUNDARY TREATMENT WORKS AT LANDS IN THE TOWNLANDS OF CORK LITTLE AND SHANGANAGH, WOODBROOK, SHANKILL, CO. DUBLIN.

Dear Sir / Madam,

Please be advised that Aeval Unlimited Company intend to apply to An Bord Pleanála for permission for proposed residentially led development and associated landscaping and site infrastructure work at lands at lands in the Townlands of Cork Little and Shanganagh, Woodbrook, Shankill, Co. Dublin.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information.

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

“The proposed development consists of a residential-led development comprising 685no. residential units and 1no. childcare facility in buildings ranging from 2 to 8-storeys. The breakdown of residential accommodation is as follows:-

207no. own door detached, semi-detached, terraced and end of terrace houses, including: - 134no. 3-bed 2-storey houses (House Type 01, 02, 03, 08, 10) – (House Type 01 are provided with optional ground floor extensions and/or attic conversions, House Type 03 are provided with optional ground floor extensions); 48no. 4-bed 2 – 3-storey houses (House Type 04, 05, 07) – (House Type 05 are provided with optional ground floor extensions); 25no. 5-bed 3-storey houses (House Type 06).

48no. duplexes (33no. own door), in 3 to 4-storey buildings, including: - Old Dublin Road Blocks accommodating 16no. 2-bed duplex and 17 no. 3-bed duplex; Park Edge Block accommodating 6no. 2-bed duplex 6no. 3-bed duplex; Block A accommodating 3no. duplexes (3no. 2-beds).

430no. apartment units accommodated in 6no. 3 to 8-storey buildings, including: - Block A accommodating 66no. apartments (14no. 1-beds and 52no. 2-beds) and Tenant Amenity area (c. 93 sq. m gross floor area); Block B accommodating 151no. apartments (47no. 1-beds and 104no. 2-beds) and Tenant Amenity area (c. 203 sq. m gross floor area); Block C accommodating 151no. apartments (47no. 1-beds and 104no. 2-beds) and Tenant Amenity area (c. 203 sq. m gross floor area); Block D accommodating 36no. apartments (13no. 1-beds, 18no. 2-beds and 5no. 3-bed); Block E accommodating 21no. apartments (7no. 1-beds, 13no. 2-beds and 1no. 3-bed); Old Dublin Road Block accommodating 5no. apartments (2no. 1-beds and 3no. 2beds).

Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplex and apartment units at ground floor. Balconies are proposed on elevations to all upper levels of duplex and apartment buildings. The proposed development includes 1no. childcare facility (c. 429 sq. m gross floor area). And, all associated and ancillary site development and infrastructural works (including plant), hard and soft landscaping and boundary treatment works (including temporary hoarding to un-developed lands), including: -

(P.T.O)

Provision of Woodbrook Distributor Road / Woodbrook Avenue from the Old Dublin Road (R119) to the future Woodbrook DART Station, including the provision of a temporary surface car park (164no. parking spaces including set down areas and ancillary bicycle parking and storage) adjacent to the future Woodbrook DART Station in northeast of site on lands currently forming part of Woodbrook Golf Course; New vehicular access provided from the Old Dublin Road (R119) opposite Woodbrook Downs entrance including new junction arrangements and associated road re-alignment; Provision of emergency access to Shanganagh Cemetery access road; Provision of internal road network including pedestrian and cycle links; Provision of a series of linear parks and green links (Coastal Park and Corridor Park), including 2no. pedestrian / cycle links to Shanganagh Public Park to allow full north / south connection, supplemented by smaller pocket parks; Provision of SuDS infrastructure and connection to existing surface water culvert on Old Dublin Road (R119); Provision of waste water infrastructure (pumping station including 2.4m fencing to perimeters, 24 hour emergency storage and rising foul main through Shanganagh Public Park to tie-in to existing services at St. Anne's Park Residential Estate) and the extension of and connection to public watermain on Old Dublin Road (R119); 844no. car parking spaces; 1,305no. long and short-term bicycle parking spaces; Bin store and bicycle storage for all terraced houses, duplex / apartment and apartment blocks; 2no. ESB Unit Sub-stations; Provision of 2no. replacement golf holes in lands to the east of the rail line (northeast of the future DART Station) and associated 2m paladin fence to western and northern perimeter. All on a total site area of approximately 21.9 Ha."

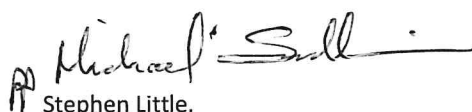
The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 and the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, 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 has been prepared and accompanies this application. The application and the Environmental Impact Assessment Report 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 Dun Laoghaire-Rathdown County Council. The application may also be inspected online at the following website: www.woodbrook1shd.com.

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

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Yours sincerely,



Stephen Little,
Managing Director,
STEPHEN LITTLE & ASSOCIATES

Transport Infrastructure Ireland,
Parkgate Street,
Dublin 8.

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Yours sincerely,


 Stephen Little,
 Managing Director,
STEPHEN LITTLE & ASSOCIATES

Department of Culture, Heritage, and the Gaeltacht,
Newton Road,
Wexford.

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STEPHEN LITTLE & ASSOCIATES

Aras na hOidhreachta,
Church Lane,
Kilkenny.

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PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 685NO. DWELLINGS, CHILDCARE FACILITY (C. 429 SQ. M), TEMPORARY SURFACE CAR PARK, 2NO. REPLACEMENT GOLF HOLES AND ALL ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE, LANDSCAPING AND BOUNDARY TREATMENT WORKS AT LANDS IN THE TOWNLANDS OF CORK LITTLE AND SHANGANAGH, WOODBROOK, SHANKILL, CO. DUBLIN.

Dear Sir / Madam,

Please be advised that Aeval Unlimited Company intend to apply to An Bord Pleanála for permission for proposed residentially led development and associated landscaping and site infrastructure work at lands at lands in the Townlands of Cork Little and Shanganagh, Woodbrook, Shankill, Co. Dublin.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information.

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

"The proposed development consists of a residential-led development comprising 685no. residential units and 1no. childcare facility in buildings ranging from 2 to 8-storeys. The breakdown of residential accommodation is as follows:-

207no. own door detached, semi-detached, terraced and end of terrace houses, including: - 134no. 3-bed 2-storey houses (House Type 01, 02, 03, 08, 10) – (House Type 01 are provided with optional ground floor extensions and/or attic conversions, House Type 03 are provided with optional ground floor extensions); 48no. 4-bed 2 – 3-storey houses (House Type 04, 05, 07) – (House Type 05 are provided with optional ground floor extensions); 25no. 5-bed 3-storey houses (House Type 06).

48no. duplexes (33no. own door), in 3 to 4-storey buildings, including: - Old Dublin Road Blocks accommodating 16no. 2-bed duplex and 17 no. 3-bed duplex; Park Edge Block accommodating 6no. 2-bed duplex 6no. 3-bed duplex; Block A accommodating 3no. duplexes (3no. 2-beds).

430no. apartment units accommodated in 6no. 3 to 8-storey buildings, including: - Block A accommodating 66no. apartments (14no. 1-beds and 52no. 2-beds) and Tenant Amenity area (c. 93 sq. m gross floor area); Block B accommodating 151no. apartments (47no. 1-beds and 104no. 2-beds) and Tenant Amenity area (c. 203 sq. m gross floor area); Block C accommodating 151no. apartments (47no. 1-beds and 104no. 2-beds) and Tenant Amenity area (c. 203 sq. m gross floor area); Block D accommodating 36no. apartments (13no. 1-beds, 18no. 2-beds and 5no. 3-bed); Block E accommodating 21no. apartments (7no. 1-beds, 13no. 2-beds and 1no. 3-bed); Old Dublin Road Block accommodating 5no. apartments (2no. 1-beds and 3no. 2beds).

Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplex and apartment units at ground floor. Balconies are proposed on elevations to all upper levels of duplex and apartment buildings. The proposed development includes 1no. childcare facility (c. 429 sq. m gross floor area). And, all associated and ancillary site development and infrastructural works (including plant), hard and soft landscaping and boundary treatment works (including temporary hoarding to un-developed lands), including: -

(P.T.O)

Provision of Woodbrook Distributor Road / Woodbrook Avenue from the Old Dublin Road (R119) to the future Woodbrook DART Station, including the provision of a temporary surface car park (164no. parking spaces including set down areas and ancillary bicycle parking and storage) adjacent to the future Woodbrook DART Station in northeast of site on lands currently forming part of Woodbrook Golf Course; New vehicular access provided from the Old Dublin Road (R119) opposite Woodbrook Downs entrance including new junction arrangements and associated road re-alignment; Provision of emergency access to Shanganagh Cemetery access road; Provision of internal road network including pedestrian and cycle links; Provision of a series of linear parks and green links (Coastal Park and Corridor Park), including 2no. pedestrian / cycle links to Shanganagh Public Park to allow full north / south connection, supplemented by smaller pocket parks; Provision of SuDS infrastructure and connection to existing surface water culvert on Old Dublin Road (R119); Provision of waste water infrastructure (pumping station including 2.4m fencing to perimeters, 24 hour emergency storage and rising foul main through Shanganagh Public Park to tie-in to existing services at St. Anne's Park Residential Estate) and the extension of and connection to public watermain on Old Dublin Road (R119); 844no. car parking spaces; 1,305no. long and short-term bicycle parking spaces; Bin store and bicycle storage for all terraced houses, duplex / apartment and apartment blocks; 2no. ESB Unit Sub-stations; Provision of 2no. replacement golf holes in lands to the east of the rail line (northeast of the future DART Station) and associated 2m paladin fence to western and northern perimeter. All on a total site area of approximately 21.9 Ha."

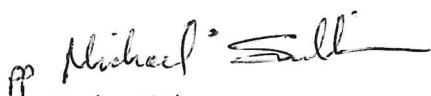
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Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to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

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- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

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Yours sincerely,



Stephen Little,
Managing Director,
STEPHEN LITTLE & ASSOCIATES

Spatial Planning,
Irish Water,
Colvill House,
24-26 Talbot Street,
Dublin 1.

Our Ref. 17187

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The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 and the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. 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, as amended, 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 has been prepared and accompanies this application. The application and the Environmental Impact Assessment Report 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 Dun Laoghaire-Rathdown County Council. The application may also be inspected online at the following website: www.woodbrook1shd.com.

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Yours sincerely,

pp Michael Little

Stephen Little,
Managing Director,
STEPHEN LITTLE & ASSOCIATES

Coras Iompair Eireann,
Curzon House,
35 Lower Abbey Street,
Dublin 1.

Our Ref. 17187

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STEPHEN LITTLE & ASSOCIATES

Commission for Railway Regulation,
Ground Floor,
Temple House,
57 Temple Road,
Dublin.

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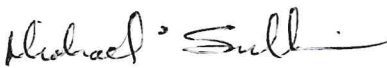
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Dun Laoghaire – Rathdown County Childcare Committee,
Unit 16,
Deansgrange Business Park,
Blackrock,
Dublin.

Our Ref. 17187

6 November 2019

RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA

PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 685NO. DWELLINGS, CHILDCARE FACILITY (C. 429 SQ. M), TEMPORARY SURFACE CAR PARK, 2NO. REPLACEMENT GOLF HOLES AND ALL ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE, LANDSCAPING AND BOUNDARY TREATMENT WORKS AT LANDS IN THE TOWNLANDS OF CORK LITTLE AND SHANGANAGH, WOODBROOK, SHANKILL, CO. DUBLIN.

Dear Sir / Madam,

Please be advised that Aeval Unlimited Company intend to apply to An Bord Pleanála for permission for proposed residentially led development and associated landscaping and site infrastructure work at lands at lands in the Townlands of Cork Little and Shanganagh, Woodbrook, Shankill, Co. Dublin.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information.

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

“The proposed development consists of a residential-led development comprising 685no. residential units and 1no. childcare facility in buildings ranging from 2 to 8-storeys. The breakdown of residential accommodation is as follows:-

207no. own door detached, semi-detached, terraced and end of terrace houses, including: - 134no. 3-bed 2-storey houses (House Type 01, 02, 03, 08, 10) – (House Type 01 are provided with optional ground floor extensions and/or attic conversions, House Type 03 are provided with optional ground floor extensions); 48no. 4-bed 2 – 3-storey houses (House Type 04, 05, 07) – (House Type 05 are provided with optional ground floor extensions); 25no. 5-bed 3-storey houses (House Type 06).

48no. duplexes (33no. own door), in 3 to 4-storey buildings, including: - Old Dublin Road Blocks accommodating 16no. 2-bed duplex and 17 no. 3-bed duplex; Park Edge Block accommodating 6no. 2-bed duplex 6no. 3-bed duplex; Block A accommodating 3no. duplexes (3no. 2-beds).

430no. apartment units accommodated in 6no. 3 to 8-storey buildings, including: - Block A accommodating 66no. apartments (14no. 1-beds and 52no. 2-beds) and Tenant Amenity area (c. 93 sq. m gross floor area); Block B accommodating 151no. apartments (47no. 1-beds and 104no. 2-beds) and Tenant Amenity area (c. 203 sq. m gross floor area); Block C accommodating 151no. apartments (47no. 1-beds and 104no. 2-beds) and Tenant Amenity area (c. 203 sq. m gross floor area); Block D accommodating 36no. apartments (13no. 1-beds, 18no. 2-beds and 5no. 3-bed); Block E accommodating 21no. apartments (7no. 1-beds, 13no. 2-beds and 1no. 3-bed); Old Dublin Road Block accommodating 5no. apartments (2no. 1-beds and 3no. 2beds).

Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplex and apartment units at ground floor. Balconies are proposed on elevations to all upper levels of duplex and apartment buildings. The proposed development includes 1no. childcare facility (c. 429 sq. m gross floor area). And, all associated and ancillary site development and infrastructural works (including plant), hard and soft landscaping and boundary treatment works (including temporary hoarding to un-developed lands), including: -

(P.T.O)

Provision of Woodbrook Distributor Road / Woodbrook Avenue from the Old Dublin Road (R119) to the future Woodbrook DART Station, including the provision of a temporary surface car park (164no. parking spaces including set down areas and ancillary bicycle parking and storage) adjacent to the future Woodbrook DART Station in northeast of site on lands currently forming part of Woodbrook Golf Course; New vehicular access provided from the Old Dublin Road (R119) opposite Woodbrook Downs entrance including new junction arrangements and associated road re-alignment; Provision of emergency access to Shanganagh Cemetery access road; Provision of internal road network including pedestrian and cycle links; Provision of a series of linear parks and green links (Coastal Park and Corridor Park), including 2no. pedestrian / cycle links to Shanganagh Public Park to allow full north / south connection, supplemented by smaller pocket parks; Provision of SuDS infrastructure and connection to existing surface water culvert on Old Dublin Road (R119); Provision of waste water infrastructure (pumping station including 2.4m fencing to perimeters, 24 hour emergency storage and rising foul main through Shanganagh Public Park to tie-in to existing services at St. Anne's Park Residential Estate) and the extension of and connection to public watermain on Old Dublin Road (R119); 844no. car parking spaces; 1,305no. long and short-term bicycle parking spaces; Bin store and bicycle storage for all terraced houses, duplex / apartment and apartment blocks; 2no. ESB Unit Sub-stations; Provision of 2no. replacement golf holes in lands to the east of the rail line (northeast of the future DART Station) and associated 2m paladin fence to western and northern perimeter. All on a total site area of approximately 21.9 Ha."

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 and the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. 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, as amended, 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 has been prepared and accompanies this application. The application and the Environmental Impact Assessment Report 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 Dun Laoghaire-Rathdown County Council. The application may also be inspected online at the following website: www.woodbrook1shd.com.

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

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

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Yours sincerely,


Stephen Little,
Managing Director,
STEPHEN LITTLE & ASSOCIATES