



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

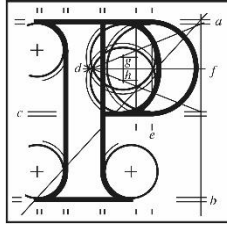
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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: | Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) |
|--------------------|--|

2. Where the Applicant is a Company (Registered under the Companies Acts):

| | |
|--------------------------------|---|
| Registered Address of Company: | Embassy House Herbert Park Lane Ballsbridge Terrace Dublin 4 |
| Company Registration No: | 640007 |

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

| | |
|---|---|
| Name: | Thornton O'Connor Town Planning |
| 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: | Roldan Jacoby |
| Firm/Company: | Henry J Lyons Architects |

5. Planning Authority

| | |
|--|---|
| Name of the Planning Authority(s) in whose functional area the site is situated: | Dún Laoghaire – Rathdown County Council |
|--|---|

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: | Former Aldi Site |
| Address Line 2: | Carmanhall Road |
| Address Line 3: | Sandyford Business District |
| Town/City: | Dublin 18 |
| County: | Dublin |
| Eircode: | D18 V228 |
| Ordnance Survey Map Ref. No. (and the Grid Reference where available) | 3392-19,3392-20 719164,726920 |
| 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 IRENET95) 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: | 1.54 ha |

| | |
|--|--|
| Site zoning in current Development Plan or Local Area Plan for the area: | 'MIC' Mixed Inner Core |
| Existing use(s) of the site and proposed use(s) of the site: | Existing: Vacant Derelict Warehouse Proposed: Build-to-Rent Residential Development with ancillary resident amenities, café and 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 |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Where legal interest is "Other", please expand further on the applicant's interest in the land or structure: | | | |
| | | | |
| 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. | Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) Embassy House Herbert Park Lane Ballsbridge Terrace Dublin 4 | | |
| Does the applicant own or control adjoining, abutting or adjacent lands? | Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] | | |
| If the answer is "Yes" above, identify the lands and state the nature of the control involved: N/A | | | |

| |
|--|
| |
|--|

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |
|---|--------------------------------|---|
| <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 |
| DLRCC Reg. Ref. D07A/0619 | Residential Scheme | Granted |
| DLRCC Reg. Ref. D13A/0015 | Advertising | Granted |
| DLRCC Reg. Ref. D16A/0362 | Advertising | Granted |
| ABP Ref. PL06D.301428 | Residential Scheme | Granted |
| Is the site of the proposed development subject to a current appeal to An Bord Pleanála? | | Yes: [<input type="checkbox"/>] 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: [<input type="checkbox"/>] |

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):

Rockbrook Phase II: SHD Ref.: ABP PLo6D.304405 – Granted

Temporary School: DLR Reg. Ref.: D18A/1210 – Granted

Is the applicant aware of the site ever having been flooded?

Yes: [] No: []

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

N/A

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:

N/A

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, which will have a Gross Floor Area of 49,342 sq m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48 No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement.

The development provides resident amenity spaces (1,095 sq m) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sq m); café (141 sq m); a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31 No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated site works above and below ground.

An Environmental Impact Assessment Report has also been prepared in respect of the application.

| | |
|--|---|
| 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: | PAC/SHD/138/19 |
| Meeting date(s): | 30 th April 2019 and 18 th June 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: | ABP-304965-19 |
| Meeting date(s): | 11 th September 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: | |

Consultation with Irish Water by way of pre connection enquiry – please refer to Appendix 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 Dated 18 th November 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: | | Tuesday 19 th November 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"/>] |

| | |
|---|---|
| <p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p> | <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see attached as Appendix B</p> |
| <p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p> | <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p> |
| <p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p> | <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p> |
| <p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p> | <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A</p> |
| <p>(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?</p> | <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> |
| <p>(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?</p> | <p>Yes: [<input checked="" type="checkbox"/>]</p> <p>No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p> |
| <p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p> | <ol style="list-style-type: none"> 1. Irish Water 2. Irish Aviation Authority 3. National Transport Authority 4. Transport Infrastructure Ireland 5. Coras Iompair Eireann 6. Commission for Railway Regulation 7. Health Service Executive <p>Please note Thornton O’Connor Town Planning has contacted the aforementioned statutory consultees who have confirmed that a soft copy (CD) of the documentation is sufficient.</p> <p>Please see correspondence attached at Appendix C.</p> |
| <p>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:</p> | <p>19th November 2019</p> |
| | |

| | |
|---|---------------------------|
| <p>(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?</p> | <p>Yes: [] No: [✓]</p> |
| <p>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?</p> | <p>Yes: [] No: [✓]</p> |
| <p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p> | <p>N/A</p> |
| <p>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:</p> | <p>N/A</p> |

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"/>] Please see the enclosed Statement of Consistency prepared by Thornton O'Connor Town Planning.</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 checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see the enclosed Statement of Consistency prepared by Thornton O'Connor Town Planning.</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"/>] Please see the enclosed Statement of Consistency prepared by Thornton O'Connor Town Planning.</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 reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p> | <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Please see the enclosed Response to the Opinion prepared by Thornton O'Connor Town Planning and Response to ABP Inspector's Report prepared by Henry J Lyons.</p> |
| <p>(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.</p> | <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Please see the enclosed Response to the Opinion prepared by Thornton O'Connor Town Planning and Response to ABP Inspector's Report prepared by Henry J Lyons.</p> |

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

| | |
|---|---|
| <p>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?</p> | <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see the enclosed Material Contravention Statement prepared by Thornton O'Connor Town Planning.</p> |
|---|---|

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 | N/A | N/A |
| 2-bed | N/A | N/A |

| | | |
|--------------|-----|-----|
| | | |
| 3-bed | N/A | N/A |
| 4-bed | N/A | N/A |
| 4+ bed | N/A | N/A |
| Total | N/A | N/A |

| Apartments | | |
|-------------------|---------------------|---|
| Unit Type | No. of Units | Gross floor space in m² |
| Studio | 46 No | 1,798 |
| 1-bed | 205 No. | 9,973 |
| 2-bed | 295 No. | 23,147 |
| 3-bed | 18 No. | 1,812 |
| 4-bed | 0 | N/A |
| 4+ bed | 0 | N/A |
| Total | 564 No. | 36,731 Sq m |

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

| | |
|--|-------------|
| (b) State total number of residential units in proposed development: | 564 No. |
| (c) State cumulative gross floor space of residential accommodation, in m ² : | 45,937 sq m |

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 | 354 sq m |
| Café | 141 sq m |
| Residents Amenities | 1,095 sq m |
| Resident Support Facilities | 185 sq m |
| 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. | |
| (b) State cumulative gross floor space of non-residential development in m ² : | 495 sq m |
| (c) State cumulative gross floor space of residential accommodation and other uses in m ² : | 49,342 sq m |
| (d) Express 15(b) as a percentage of 15(c): | 1 % |

16. Strategic Housing Development Details:

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 |
|-------------------------------------|------------|-----------|

| | | |
|---|--|---|
| <p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p> | <p style="text-align: center;">✓</p> <p>In suite of documents including Planning Report and Statement of Consistency</p> | |
| <p>(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?</p> | <p style="text-align: center;">✓</p> <p>In suite of documents including Landscaping and Traffic Engineering documents</p> | |
| <p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p> | <p style="text-align: center;">✓</p> <p>In suite of documents including Planning Report, Traffic Engineering and Landscaping</p> | |
| <p>(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?</p> | <p style="text-align: center;">✓</p> <p>Please refer to the EIAR</p> | |
| <p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> | | ✓ |
| <p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p> | <p style="text-align: center;">✓</p> <p>Please refer to the Planning Report and Architectural Drawings.</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>(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>(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>(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>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p> | | ✓ |
| <p>(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?</p> <p>If “Yes”, enclose details with this application.</p> | | ✓ |
| <p>(m) Do the Major Accident Regulations apply to the proposed development?</p> | | ✓ |
| <p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for</p> | <p style="text-align: center;">✓</p> <p>Please refer to the Response to the Opinion prepared by Thornton</p> | |

| | | |
|--|-----------------------------------|--|
| <p>permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p> | <p>O'Connor Town Planning</p> | |
|--|-----------------------------------|--|

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 : | 1,145 sq m |
| State gross floor space of any proposed demolition, in m ² : | 1,145 sq m |
| State gross floor space of any building(s) / structure(s) to be retained in m ² : | 0 sq m |
| State total gross floor space of proposed works in m ² : | 49,342 sq m (excl. car parking) 58,931 sq m (incl. carpark) |

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

| | |
|--|---|
| (a) State existing use of land or structure: | Vacant Warehouse and Hardstanding |
| (b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure: | Warehousing |
| (c) State proposed use(s): | Residential and Commercial |
| (d) State nature and extent of any such proposed use(s): | 564 No. Residential with ancillary resident amenities, creche and café. |
| (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? | ✓ | |
| <p>(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—</p> <p>(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</p> | <p>✓</p> <p>Please refer to Appendix D</p> | |
| <p>(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</p> | <p>✓</p> <p>Please refer to Appendix D</p> | |
| <p>(iii) a layout plan showing the location of proposed Part V units in the development?</p> | <p>✓</p> <p>Please see drawing no. SFC-HJL-XX-ZZ-DR-A-9001</p> | |
| (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. | N/A | |

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

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

(b) Public Mains: [✓]

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

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: | |
|--|--|
| <p>Please submit the following information:</p> <p>(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.</p> | <p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please Refer to Appendix A</p> |
| <p>(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.</p> | <p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please Refer to Appendix A</p> |
| <p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p> | <p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please Refer to Appendix A</p> |
| <p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p> | <p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> |
| <p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p> | <p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> |

21. Traffic and Transportation

| | |
|---|--|
| <p>(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)?</p> | <p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> |
|---|--|

| | |
|--|---|
| (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? | <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please refer to Drawing Nos.:</p> <p>SFC-OCSC-00-00-DR-C-0010</p> <p>SFC-OCSC-00-00-DR-C-0011</p> <p>Prepared by O'Connor Sutton Cronin Consulting Engineers.</p> |
| If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. | |

23. Maps, Plans and Drawings

| |
|--|
| <p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>Please see the schedule of Documents enclosed as Appendix E and Schedule of Drawings enclosed as Appendix F.</p> |
|--|

24. Application Fee:

| | |
|--|-----------------|
| (a) State fee payable for application: | € 80,000 |
|--|-----------------|


| | |
|---|---|
| (b) Set out basis for calculation of fee: | Maximum Fee |
| (c) Is the fee enclosed with the application? | Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] |

25. Universal Design:

| | |
|---|--|
| <p>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</p> | <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see enclosed DAC prepared by O’Herlihy Access Consulting.</p> |
|---|--|

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: | 19 th November 2019 |

26. Contact Details- Not to be Published

Applicant(s):

| | |
|--|---|
| First Name: | Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) |
| Surname: | |
| Address Line 1: | Embassy House |
| Address Line 2: | Herbert Park Lane |
| Address Line 3: | Ballsbridge Terrace |
| Town / City: | |
| County: | Dublin 4 |
| Country: | |
| Eircode: | |
| E-mail address (if any): | |
| Primary Telephone Number: | |
| Other / Mobile Number (if any): | |

Where the Applicant(s) is a Company:

| | |
|---|--|
| Name(s) of Company Director(s): | Mark O Donnell Mark Donnelly William Twemlow Alastair McDonnell James McEvoy |
| Company Registration Number (CRO): | 640007 |
| Contact Name: | Kenneth Beirne |
| Primary Telephone Number: | 01 631 5450 |
| Other / Mobile Number (if any): | 087 4514362 |
| E-mail address: | kbeirne@richmondhomes.ie |

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

| | |
|---------------------------------|--|
| First Name: | Sadhbh |
| Surname: | O'Connor |
| Address Line 1: | Thornton O'Connor Town Planning |
| Address Line 2: | No.1 Kilmacud Road Upper |
| Address Line 3: | Dundrum |
| Town / City: | |
| County: | Dublin 14 |
| Country: | |
| Eircode: | |
| E-mail address (if any): | Sadhbh@toctownplanning.ie |

| | |
|--|-------------|
| Primary Telephone Number: | 01 2051490 |
| Other / Mobile Number (if any): | 087 6287431 |

Person responsible for preparation of maps, plans and drawings:

| | |
|--|--|
| First Name: | Roldan |
| Surname: | Jacoby |
| Address Line 1: | Jerry J Lyons Architecture + Interiors |
| Address Line 2: | Nos. 51 – 54 Pearse Street |
| Address Line 3: | |
| Town / City: | |
| County: | Dublin 2 |
| Country: | |
| Eircode: | |
| E-mail address (if any): | Roldan.jacoby@hjlyons.com |
| Primary Telephone Number: | 01 888 3333 |
| Other / Mobile Number (if any): | 085 734 7204 |

Contact for arranging entry on site, if required:

| | |
|------------------------|--|
| Name: | Sadhbh O'Connor |
| Mobile Number: | 01 2051490 |
| E-mail address: | Sadhbh@toctownplanning.ie |



Appendix A

Irish Water Correspondence



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Amy Lee
Embassy House
Ballsbridge

1 March 2019

Dear Amy Lee,

Re: Connection Reference No CDS19000358 pre-connection enquiry - Subject to contract | Contract denied

Connection for Housing Development of 600 units at Carmanhall Road, Sandyford Business Park, Dublin 18.

Irish Water has reviewed your pre-connection enquiry in relation to a water connection at Carmanhall Road, Sandyford Business Park, Dublin 18.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), 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 network(s) can be facilitated.

Connection to the water network should be from the 450mm AC main in Carmanhall Road.

Receiving sewer for the wastewater should be the 525 concrete sewer in Blackthorn Avenue.

There is a 6" asbestos water main running through the site. The Developer will be required to survey the site to determine the exact location of the infrastructure. Any trial investigations shall be carried out with the agreement and in the presence of LA Inspector.

You are advised that structures or works over or in close proximity to IW infrastructure that will inhibit access for maintenance or endanger structural or functional integrity of the infrastructure are not allowed. Diversion of the watermain within the site may be required subject to layout proposal of the development and separation distances. The diversion will be subject to customer entering diversion agreement with Irish Water. A wayleave in favour of Irish Water will be required over all Infrastructures on the site that is not located within the Public Space. For further information related to diversion please visit www.water.ie/connections/developer-services/diversions.

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

A. 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.

B. 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 and appropriate connection fee paid at a later date.

Stiúrthóirí / Directors: Mike Quinn (Chairman), Eamon Gallen, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.

Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

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 Marina Zivanovic Byrne from the design team on 01 89 25991 or email mzbyrne@water.ie. For further information, visit **www.water.ie/connections**.

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services

Amy Lee
Embassy House
Ballsbridge
Dublin 4

15 November 2019

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

**Re: Design Submission for Carmanhall Road, Sandyford Business Park, Dublin 18 (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS19000358**

Dear Amy Lee,

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: Marina Zivanovic Byrne

Phone: 01 89 25991

Email: mzbyrne@water.ie

Yours sincerely,



Maria O’Dwyer
Connections and Developer Services

Appendix A

Document Title & Revision

- [SFC-OCSC-00-01-DR-C-0520-A1-C02] Proposed Watermain Layout
- [SFC-OCSC-00-00-DR-C-0501-A1-C02] Proposed Drainage Layout – Foul Water
- [SFC-OCSC-00-00-DR-C-0505-A1-C01] Proposed Drainage Long Sections – Foul Water

Standard Details/Code of Practice Exemption:

1. *Proposed Watermain and Wastewater Sewer within the site are to be slung underneath the concrete podium in basement and are outside the scope of this document.*

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 B
EIAR Portal Confirmation

Ciara Cosgrave

From: EIAportal <EIAportal@housing.gov.ie>
Sent: Thursday 14 November 2019 16:50
To: Ciara Cosgrave
Subject: EIA Portal Confirmation Notice Portal ID 2019193 Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership)

A Chara,

An EIA Portal notification was received on 14/11/2019 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 14/11/2019 under EIA Portal ID number **2019193** and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2019193

Competent Authority: Dun Laoghaire-Rathdown County Council

Applicant Name: Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership)

Location: The former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18, D18 V228.

Description: Demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments with ancillary resident amenities (1,095 sq m), cafe (141 sq m) and creche (354 sq m).

Linear Development: no

Date Uploaded to Portal: 14/11/2019

Morgan O Reilly

EIA Portal team

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0
Custom House, Custom House Quay, Dublin D01 W6X0

T (+353) 1 8882710

www.tithiocht.gov.ie www.housing.gov.ie

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithvórais chun vórais ríomhaire a aimsiú.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This footnote also confirms that this email message has been swept by anti-virus software for the presence of computer viruses.



Appendix C

Statutory Consultees

HSE Estates
Bridge House
Cherryorchard Hospital,
Ballyfermot,
Dublin 10

Tuesday, 19th November 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of a Proposed Build-to-Rent Development at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

Dear Sir / Madam,

On behalf of the applicant, Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership), please see enclosed a Planning Application for a Strategic Housing Development on a site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

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*, an electronic copy of the application is enclosed for your information. The Health Service Executive have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.sandyfordcentralshd.ie.

The proposed development is described in the statutory notices as follows:

Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) intend to apply to An Bord Pleanála for permission for a strategic housing development at a 1.54 ha site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

The development, which will have a Gross Floor Area of 49,342 sq m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48

No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement.

The development provides resident amenity spaces (1,095 sq m) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sq m); café (141 sq m); a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31 No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire – Rathdown County Development Plan 2016-2022. 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 in respect of the proposed development. The application together with 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 Dún Laoghaire - Rathdown County Council. The application and Environmental Impact Assessment Report may also be inspected online at the following website set up by the applicant: www.sandyfordcentralshd.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.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads 'Sadhbh O'Connor'.

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

Irish Aviation Authority,
The Times Building,
Nos. 11-12 D'Olier Street,
Dublin 2,
D02 T449.

Tuesday, 19th November 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of a Proposed Build-to-Rent Development at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

Dear Sir / Madam,

On behalf of the applicant, Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership), please see enclosed a Planning Application for a Strategic Housing Development on a site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

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*, an electronic copy of the application is enclosed for your information. The Irish Aviation Authority have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.sandyfordcentralshd.ie.

The proposed development is described in the statutory notices as follows:

Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) intend to apply to An Bord Pleanála for permission for a strategic housing development at a 1.54 ha site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

The development, which will have a Gross Floor Area of 49,342 sq m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48

No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement.

The development provides resident amenity spaces (1,095 sq m) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sq m); café (141 sq m); a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31 No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire – Rathdown County Development Plan 2016-2022. 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 in respect of the proposed development. The application together with 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 Dún Laoghaire - Rathdown County Council. The application and Environmental Impact Assessment Report may also be inspected online at the following website set up by the applicant: www.sandyfordcentralshd.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.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, reading 'Sadhbh O'Connor'.

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

Irish Water,
Development Management Planning,
1st Floor,
Colvill House,
24-26 Talbot Street,
Dublin 1.
D01 NP86

Tuesday, 19th November 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of a Proposed Build-to-Rent Development at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

Dear Sir / Madam,

On behalf of the applicant, Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership), please see enclosed a Planning Application for a Strategic Housing Development on a site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

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*, an electronic copy of the application is enclosed for your information. Irish Water have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.sandyfordcentralshd.ie.

The proposed development is described in the statutory notices as follows:

Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) intend to apply to An Bord Pleanála for permission for a strategic housing development at a 1.54 ha site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

The development, which will have a Gross Floor Area of 49,342 sq m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48

No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement.

The development provides resident amenity spaces (1,095 sq m) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sq m); café (141 sq m); a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31 No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire – Rathdown County Development Plan 2016-2022. 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 in respect of the proposed development. The application together with 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 Dún Laoghaire - Rathdown County Council. The application and Environmental Impact Assessment Report may also be inspected online at the following website set up by the applicant: www.sandyfordcentralshd.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.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads 'Sadhbh O'Connor'.

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

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

Tuesday, 19th November 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of a Proposed Build-to-Rent Development at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

Dear Sir / Madam,

On behalf of the applicant, Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership), please see enclosed a Planning Application for a Strategic Housing Development on a site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

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*, an electronic copy of the application is enclosed for your information. The National Transport Authority have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.sandyfordcentralshd.ie.

The proposed development is described in the statutory notices as follows:

Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) intend to apply to An Bord Pleanála for permission for a strategic housing development at a 1.54 ha site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

The development, which will have a Gross Floor Area of 49,342 sq m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48

No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement.

The development provides resident amenity spaces (1,095 sq m) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sq m); café (141 sq m); a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31 No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire – Rathdown County Development Plan 2016-2022. 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 in respect of the proposed development. The application together with 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 Dún Laoghaire - Rathdown County Council. The application and Environmental Impact Assessment Report may also be inspected online at the following website set up by the applicant: www.sandyfordcentralshd.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.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, reading 'Sadhbh O'Connor'.

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

Commission for Railway Regulations
Temple House,
Temple Road,
Blackrock,
Co. Dublin

Tuesday, 19th November 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of a Proposed Build-to-Rent Development at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

Dear Sir / Madam,

On behalf of the applicant, Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership), please see enclosed a Planning Application for a Strategic Housing Development on a site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

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*, an electronic copy of the application is enclosed for your information. The Commission for Railway Regulations have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.sandyfordcentralshd.ie.

The proposed development is described in the statutory notices as follows:

Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) intend to apply to An Bord Pleanála for permission for a strategic housing development at a 1.54 ha site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

The development, which will have a Gross Floor Area of 49,342 sq m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48 No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement.

The development provides resident amenity spaces (1,095 sq m) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sq m); café (141 sq m); a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31 No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire – Rathdown County Development Plan 2016-2022. 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 in respect of the proposed development. The application together with 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 Dún Laoghaire - Rathdown County Council. The application and Environmental Impact Assessment Report may also be inspected online at the following website set up by the applicant: www.sandyfordcentralshd.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.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads "Sadhbh O'Connor". The signature is written in a cursive, flowing style.

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
Do8 DK10

Tuesday, 19th November 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of a Proposed Build-to-Rent Development at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

Dear Sir / Madam,

On behalf of the applicant, Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership), please see enclosed a Planning Application for a Strategic Housing Development on a site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

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*, an electronic copy of the application is enclosed for your information. Transport Infrastructure Ireland have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.sandyfordcentralshd.ie.

The proposed development is described in the statutory notices as follows:

Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) intend to apply to An Bord Pleanála for permission for a strategic housing development at a 1.54 ha site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

The development, which will have a Gross Floor Area of 49,342 sq m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48

No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement.

The development provides resident amenity spaces (1,095 sq m) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sq m); café (141 sq m); a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31 No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire – Rathdown County Development Plan 2016-2022. 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 in respect of the proposed development. The application together with 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 Dún Laoghaire - Rathdown County Council. The application and Environmental Impact Assessment Report may also be inspected online at the following website set up by the applicant: www.sandyfordcentralshd.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.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, reading 'Sadhbh O'Connor'.

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

Coras Iompair Éireann
CIE Group Property,
Curzon House,
No. 35 Lower Abbey Street,
Dublin 1.

Tuesday, 19th November 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of a Proposed Build-to-Rent Development at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

Dear Sir / Madam,

On behalf of the applicant, Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership), please see enclosed a Planning Application for a Strategic Housing Development on a site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

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*, an electronic copy of the application is enclosed for your information. Coras Iompair Éireann have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.sandyfordcentralshd.ie.

The proposed development is described in the statutory notices as follows:

Sandyford GP Limited (acting in its capacity as general partner for the Sandyford Central Partnership) intend to apply to An Bord Pleanála for permission for a strategic housing development at a 1.54 ha site at the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18.

The development, which will have a Gross Floor Area of 49,342 sq m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48

No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement.

The development provides resident amenity spaces (1,095 sq m) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sq m); café (141 sq m); a pedestrian thoroughfare from Carmanhall Road to Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31 No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire – Rathdown County Development Plan 2016-2022. 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 in respect of the proposed development. The application together with 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 Dún Laoghaire - Rathdown County Council. The application and Environmental Impact Assessment Report may also be inspected online at the following website set up by the applicant: www.sandyfordcentralshd.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.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, reading 'Sadhbh O'Connor'.

Sadhbh O'Connor
Director
Thornton O'Connor Town Planning

Appendix D

Part V Documentation

SANDYFORD GP LIMITED

EMBASSY HOUSE, HERBERT PARK LANE, BALLSBRIDGE
TERRACE, DUBLIN 4

TEL: +353 (1) 631 5400

FAX: +353 (1) 631 5401

Embassy House
Ballsbridge
Dublin 4

An Bord Pleanala,
64 Marlborough St,
Rotunda,
Dublin,
D01 V902

12 November 2019

Subject to Agreement/Without Prejudice

RE: COMPLIANCE WITH S.96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED (“THE ACT”) APPLICATION BY SANDYFORD GP LIMITED FOR PLANNING PERMISSION FOR DEVELOPMENT OF 564 APARTMENTS AT THE FORMER ALDI SITE, CARMANHALL ROAD, SANDYFORD BUSINESS DISTRICT, DUBLIN 18 WITH SITE MEASURING 1.54HA

Dear Sir/Madam,

We refer to the aforementioned proposed planning application and set out herewith, pursuant to SI No. 387 of 2015, further details of the proposal to satisfy and comply with the requirements of s.96 (Part V) of the Act.

Please note that the content of this letter is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application.

Please also note that the information set out herewith is purely for the purposes of facilitating the making of a planning application. The proposed development may ultimately be subject to amendment and further formal agreement with Dun Laoghaire Rathdown County Council prior to submission of the Commencement Notice.

The financial data contained herein is provided to the level of detail commensurate with the stage of the Part V process having regard to Circular Letter 10/2015.

We note under the recent amendment to the Act and its accompanying regulations that the ultimate agreement with regard to Part V is dependent upon: a) receipt of a final grant of permission; and, b) a site value at the time the permission is granted. Neither is available at this time.

Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide the equivalent value of 10% of the site in the form of units on site in order to comply with Part V.

SANDYFORD GP LIMITED

EMBASSY HOUSE, HERBERT PARK LANE, BALLSBRIDGE
TERRACE, DUBLIN 4

TEL: +353 (1) 631 5400

FAX: +353 (1) 631 5401

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €22,759,425 on the basis of the Council receiving 10% of the site's value in unit numbers which equates to 56 units.

Identification of Units

In the context of the proposed development of 564 no. residential apartments (46 x studios, 205 x 1 bed apartments, 295 x 2 bed apartments and 18 x 3 bed apartment) at lands of the former Aldi Site, Carmanhall Road, Sandyford Business District, Dublin 18 it is proposed, without prejudice, to provide 56 no. units on site with a surplus of area deducted through the monetary value as shown in the table below to comply with Part V of the Act. It is proposed to sell the units to Dun Laoghaire Rathdown County Council. The following breakdown will be provide:

5 no. Studio apartments;
22 no. 1 bedroom apartments;
27 no. 2 bedroom apartments; and
2 no. 3 bedroom apartments.

The above is subject to change depending upon the nature of any final grant of permission, including conditions of such permission, and the assessment by the Housing Department of the ultimate proposal.

Methodology of Calculation of Costs

We confirm that the methodology for estimating the costs set out below follows that set out in Table 2 of the Circular 10/2015. The table below illustrates the costs for an average studio, 1, 2 and 3 bed units. The breakdown of associated costs is: -

| | Studio | 1-bed | 2-bed | 3-bed | TOTAL |
|---|------------------|------------------|-------------------|------------------|-------------------|
| Size (sq ft) | 405 | 506 | 836 | 1,038 | 37,811 |
| Construction Cost | 128,737 | 160,921 | 266,034 | 330,060 | 12,026,979 |
| Development Cost | 75,113 | 93,605 | 153,999 | 190,786 | 6,974,404 |
| Profit | 12,874 | 16,092 | 26,603 | 33,006 | 1,202,698 |
| Land Cost | - | - | - | - | - |
| Add VAT @ 13.5% | 29,258 | 36,533 | 60,296 | 74,770 | 2,727,551 |
| Total Estimated Cost of Part V Unit | 245,981 | 307,152 | 506,931 | 628,621 | 22,931,632 |
| No. of Units | 5 | 22 | 27 | 2 | 56 |
| Sub total | 1,229,906 | 6,757,334 | 13,687,149 | 1,257,243 | 22,931,632 |
| Less net monetary value of 10% shortfall | | | | | - 172,206 |
| Sub total | | | | | 22,759,425 |

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. In addition, the service charge applicable to all

SANDYFORD GP LIMITED

EMBASSY HOUSE, HERBERT PARK LANE, BALLSBRIDGE
TERRACE, DUBLIN 4

TEL: +353 (1) 631 5400

FAX: +353 (1) 631 5401

apartments within the scheme has yet to be determined and will need to be accounted for prior to finalising the overall Part V contribution.

The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

We trust the above is in order.

By:



SANDYFORD GP LIMITED (acting in its capacity as General Partner for 'The Sandyford Central Partnership')

Appendix E

Schedule of Documents

| Report | Consultancy |
|---|---|
| Planning Reports | |
| Planning Report | Thornton O'Connor Town Planning |
| Material Contravention Statement | Thornton O'Connor Town Planning |
| Statement of Consistency | Thornton O'Connor Town Planning |
| Lifecycle Report | Thornton O'Connor Town Planning |
| Response to the Opinion | Thornton O'Connor Town Planning |
| Application Reports | |
| Architectural Design Statement | Henry J Lyons Architects |
| Housing Quality Assessment | Henry J Lyons Architects |
| HJL Response to An Bord Pleanála's Inspectors Report (20.09.2019) | Henry J Lyons Architects |
| Landscape Presentation | Bernard Seymour Landscape Architects |
| Site Specific Flood Risk Assessment | RPS |
| Daylight Sunlight Report | O'Connor Sutton Cronin Consulting Engineers |
| Site Lighting Report | O'Connor Sutton Cronin Consulting Engineers |
| Energy and Sustainability Report | O'Connor Sutton Cronin Consulting Engineers |
| Traffic Impact Assessment | O'Connor Sutton Cronin Consulting Engineers |
| DMURS Statement of Consistency | O'Connor Sutton Cronin Consulting Engineers |
| Mobility Management Plan | O'Connor Sutton Cronin Consulting Engineers |
| Engineering Services Report | O'Connor Sutton Cronin Consulting Engineers |
| Outline Construction Management Plan | O'Connor Sutton Cronin Consulting Engineers |
| Stage 1 Quality Audit | Bruton Consulting Engineers |
| Storm Water Audit | Punch Consulting |
| Arboricultural Report | The Tree File |
| Creche and Schools Demand Assessment | Future Analytics |
| Screening Report for Appropriate Assessment | OPENFIELD Ecological Services |
| Operational Management Plan | Hooke & MacDonald |
| Universal Access Statement | O'Herlihy Access Consultancy |
| Photo-montage Report Sandyford Central | Visual Lab |
| Proposed Covenant (Deed of Covenant) | Sandyford GP Limited / Eversheds Sutherland |
| EIAR | |
| Volume I – Non Technical Summary | |
| Volume II – EIAR Chapters | |
| Volume III – Appendices | |

| Others |
|--|
| Application Form |
| Site Notice |
| Newspaper Notice |
| Cover Letters |
| Cheque for €80,000 (submitted to An Bord Pleanála) |



Appendix F

Schedule of Drawings

| Architectural Drawings by Henry J Lyons | | |
|---|-------------------------|-------------------|
| Title | Drawing No. | Scale |
| Site Location Plan | SFC-HJL-ST-00-DR-A-0001 | 1:1000 @A1 |
| Existing site survey | SFC-HJL-ST-00-DR-A-002 | 1:500 @ A1 |
| Demolition – Site Plan | SFC-HJL-ST-00-DR-A-0003 | 1:250 @A1 |
| Demolition – Section & Elevations | SFC-HJL-XX-ZZ-DR-A-0004 | 1:200 @A1 |
| Contextual Site Plan | SFC-HJL-ST-00-DR-A-0005 | 1:1000/1:2500 @A1 |
| Proposed Site Plan | SFC-HJL-ST-00-DR-A-1000 | 1:500 @A1 |
| Proposed Level 0 Lower Ground Floor Plan | SFC-HJL-00-00-DR-A-1010 | 1:200 @ Ao |
| Proposed Level 01 Boulevard Ground Floor Plan | SFC-HJL-00-01-DR-A-1011 | 1:200 @Ao |
| Proposed Level 02 Floor Plan | SFC-HJL-00-02-DR-A-1012 | 1:200 @Ao |
| Proposed Level 03 Floor Plan | SFC-HJL-00-03-DR-A-1013 | 1:200 @Ao |
| Proposed Level 04 Floor Plan | SFC-HJL-00-04-DR-A-1014 | 1:200 @Ao |
| Proposed Level 05 Floor Plan | SFC-HJL-00-05-DR-A-1015 | 1:200 @ Ao |
| Proposed Level 06 Floor Plan | SFC-HJL-00-06-DR-A-1016 | 1:200 @Ao |
| Proposed Level 07 Floor Plan | SFC-HJL-00-07-DR-A-1017 | 1:200 @Ao |
| Proposed Level 08 Floor Plan | SFC-HJL-00-08-DR-A-1018 | 1:200 @Ao |
| Proposed Level 09 Floor Plan | SFC-HJL-00-09-DR-A-1019 | 1:200 @Ao |
| Proposed Level 10 Floor Plan | SFC-HJL-00-10-DR-A-1020 | 1:200 @Ao |
| Proposed Level 11 Floor Plan | SFC-HJL-00-11-DR-A-1021 | 1:200 @Ao |
| Proposed Level 12 Floor Plan | SFC-HJL-00-12-DR-A-1022 | 1:200 @Ao |
| Proposed Level 13 Floor Plan | SFC-HJL-00-13-DR-A-1023 | 1:200 @Ao |



| | | |
|---|-------------------------|------------|
| Proposed Level 14 Floor Plan | SFC-HJL-00-14-DR-A-1024 | 1:200 @A0 |
| Proposed Level 15 Floor Plan | SFC-HJL-00-15-DR-A-1025 | 1:200 @A0 |
| Proposed Level 16 Floor Plan | SFC-HJL-00-16-DR-A-1026 | 1:200 @A0 |
| Proposed Level 17 Floor Plan | SFC-HJL-00-17-DR-A-1027 | 1:200 @A0 |
| Proposed Roof Plan | SFC-HJL-00-18-DR-A-1028 | 1:200 @A0 |
| Proposed Schedule of Areas | SFC-HJL-XX-ZZ-SC-A-1900 | 1:500 @A1 |
| Proposed Schedule of Areas | SFC-HJL-XX-ZZ-SC-A-1901 | 1:500 @A1 |
| Proposed Schedule of Areas | SFC-HJL-XX-ZZ-SC-A-1902 | 1:500 @A1 |
| Proposed Schedule of Areas | SFC-HJL-XX-ZZ-SC-A-1903 | 1:500 @A1 |
| Proposed Open Space Schedule | SFC-HJL-XX-ZZ-SC-A-1950 | 1:500 @A1 |
| Proposed Context Elevations | SFC-HJL-XX-ZZ-DR-A-2001 | 1:500 @A1 |
| Proposed Block 'A' Elevations | SFC-HJL-XX-ZZ-DR-A-2010 | 1:200 @ A1 |
| Proposed Block 'A' Courtyard Elevations | SFC-HJL-XX-ZZ-DR-A-2011 | 1:200 @A1 |
| Proposed Block 'B' Elevations | SFC-HJL-XX-ZZ-DR-A-2012 | 1:200 @A1 |
| Proposed Block 'C-D' Elevations 01 | SCF-HJLXX-ZZ-DR-A-2013 | 1:200 @A1 |
| Proposed Block 'C-D' Elevations 02 | SCF-HJL-XX-ZZ-DR-A-2014 | 1:200 @A1 |
| Proposed Block 'E-F' Elevations | SCF-HJL-XX-ZZ-DR-A-2015 | 1:200 @A1 |
| Proposed Elevational Treatment Block A | SFC-HJL-XX-ZZ-DR-A-2100 | NTS @ A1 |
| Proposed Elevational Treatment Block B | SFC-HJL-XX-ZZ-DR-A-2101 | NTS @ A1 |
| Proposed Elevational Treatment Block C | SFC-HJL-XX-ZZ-DR-A-2102 | NTS @ A1 |
| Proposed Elevational Treatment Block D | SFC-HJL-XX-ZZ-DR-A-2103 | NTS @ A1 |
| Proposed Elevational Treatment Block EF | SFC-HJL-XX-ZZ-DR-A-2104 | NTS @ A1 |



| | | |
|--|-------------------------|-------------------|
| Proposed Elevational Treatment Block EF Gables | SFC-HJL-XX-ZZ-DR-A-2105 | NTS @ A1 |
| Proposed Section 01 | SFC-HJL-XX-ZZ-DR-A-3001 | 1:200 @ A1 |
| Proposed Section 02 | SFC-HJL-XX-ZZ-DR-A-3002 | 1:200 @ A1 |
| Proposed Section 03 | SFC-HJL-XX-ZZ-DR-A-3003 | 1:200 @ A1 |
| Proposed Sections 04 & 05 | SFC-HJL-XX-ZZ-DR-A-3004 | 1:200 @ A0 |
| Proposed Resident Amenities Block C-D Level 0 | SFC-HJL-XX-ZZ-DR-A-4001 | As indicated @ A1 |
| Proposed Resident Amenities Block C-D Level 1 & 17 | SFC-HJL-XX-ZZ-DR-A-4002 | As indicated @ A1 |
| Proposed Resident Amenities Block A Levels 1 & 2 | SFC-HJL-XX-ZZ-DR-A-4003 | As indicated @ A1 |
| Proposed Apartments Block A | SFC-HJL-XX-ZZ-DR-A-8100 | 1:100 @ A1 |
| Proposed Apartments Block A & B | SFC-HJL-XX-ZZ-DR-A-8101 | 1:100 @ A1 |
| Proposed Apartments Block C | SFC-HJL-XX-ZZ-DR-A-8102 | 1:100 @ A1 |
| Proposed Apartments Block D | SFC-HJL-XX-ZZ-DR-A-8103 | 1:100 @ A1 |
| Proposed Apartments Block E & F | SFC-HJL-XX-ZZ-DR-A-8104 | 1:100 @ A1 |
| Proposed Apartments Block F | SFC-HJL-XX-ZZ-DR-A-8105 | 1:100 @ A1 |
| Proposed Part V Schedule | SFC-HJL-XX-ZZ-DR-A-9001 | 1:200 @ A1 |
| Proposed Phasing Plan | SFC-HJL-XX-XX-DR-A-9002 | 1:500 @ A0 |
| Proposed 3D Visualisations /CGI View 1 | SFC-HJL-XX-XX-DR-A-9010 | A1 |
| Proposed 3D Visualisations /CGI View 2 + 3 | SFC-HJL-XX-XX-DR-A-9011 | A1 |
| Proposed 3D Visualisations /CGI View 4 + 5 | SFC-HJL-XX-XX-DR-A-9012 | A1 |
| Proposed 3D Visualisations /CGI View 6 | SFC-HJL-XX-XX-DR-A-9013 | A1 |



| Landscape Drawings by Bernard Seymour Landscape Architects | | |
|---|--------------------|--------------|
| Drawing Title. | Drawing No. | Scale |
| Landscape Plan Level 00 & 01 | DN_1901_01 | 1:250 @ A1 |
| Landscape Plan (Level 02) | DN_1901_02 | 1:250 @ A1 |
| Landscape Plan Level 17 | DN_1901_17 | 1:50 @ A1 |

| Engineering Drawings by O'Connor Sutton Cronin | | | |
|---|----------------------------|--------------|------------------|
| Title | Drawing Number | Scale | Page Size |
| Mechanical and Electrical | | | |
| Electrical Proposed Site Lighting Layout | R478-OCSC-XX-XX-DR-E-0001 | 1:250 | A1 |
| Mechanical & Electrical Site Services Layout | R478-OCSC-XX-XX-DR-ME-0002 | 1:250 | A1 |
| Civil Engineering | | | |
| Roads Layout Sheet 1 of 2 | SFC-OCSC-00-00-DR-C-0001 | 1:150 | A1 |
| Roads Layout Sheet 2 of 2 | SFC-OCSC-00-00-DR-C-0002 | 1:150 | A1 |
| Visibility Splay | SFC-OCSC-00-00-DR-C-0005 | 1:200 | A1 |
| Swept Path Analysis | SFC-OCSC-00-00-DR-C-0006 | NTS | A1 |
| Swept Path Analysis Fire Tender – 12m | SFC-OCSC-00-00-DR-C-0007 | NTS | A1 |
| Swept Path Analysis Refuse Vehicle | SFC-OCSC-00-00-DR-C-0009 | NTS | A1 |
| Taking in Charge Area-Blackthorn Avenue | SFC-OCSC-00-00-DR-C-0010 | 1:150 | A1 |
| Taking in Charge Area-Carmanhall Road | SFC-OCSC-00-00-DR-C-0011 | 1:150 | A1 |
| Proposed Drainage Longitudinal Section Foul Water | SFC-OCSC-00-00-DR-C-0505 | 1:200 | A1 |
| SuDs Details | SFC-OCSC-00-XX-DR-C-0510 | NTS | A1 |
| Drainage Details | SFC-OCSC-00-XX-DR-C-0515 | NTS | A1 |
| Proposed drainage Layout – Foul Water | SFC-OCSC-00-00-DR-C-0501 | NTS | A1 |
| Proposed Watermain Layout | SFC-OCSC-00-01-DR-C-0520 | NTS | A1 |
| Proposed Drainage Layout – Surface Water | SFC-OCSC-00-01-DR-C-0500 | 1:350 | A1 |



| | | | |
|--|---------------------------|-------|----|
| Proposed Drainage Layout - Surface Water Catchment Areas | SFC -OCSC-00-01-DR-C-0508 | 1:350 | A1 |
| Identified Overland Flow Routes | SFC-OCSC-00-01-DR-C-0501 | NTS | A1 |

Arboricultural Drawings by The Tree File

| Description | Title | Scale |
|-----------------------|------------------------|------------|
| Tree Protection Plan | D3-TPP-Sandyford-11-19 | 1:500 @ A1 |
| Tree Constraints Plan | D1-TCP-Sandyford-11-19 | 1:500 @A1 |
| Tree Impacts Plan | D2-AIA-Sandyford-11-19 | 1:500 @A1 |