

Our Ref: 778

Minister Eoghan Murphy
Minister for Housing, Planning and Local Government
Department of Housing, Planning, & Local Government
Custom House
Dublin
D01 W6X0

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Minister Murphy,

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018".

The development site is located between Shanganagh Castle to the east, Dublin Road to the west, Castle Farm to the north and Shanganagh Park to the south, in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

The site is located within the curtilage of a protected structure. Shanganagh Castle, House and Gate Lodge (RPS No. 1845) are located neighbouring but outside of the subject site.

The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306

cost rental units). The apartments and Build to Rent apartments are provided in 8 no. blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed)

- Block B – 6 / 5 / 4 storeys comprising 101 no. apartments (12 no. studio; 13 no. 1 bed; 65 no. 2 bed; and 11 no. 3 bed)
- Block C – 5 storeys comprising 33 no. apartments (1 no. studio; 25 no. 2 bed; 7 no. 3 bed)
- Block D – 5 / 3 storeys comprising 35 no. apartments (18 no. 1 bed; 8 no. 2 bed; 7 no. 3 bed and 2 no. 4 bed)
- Block E- 6 / 4 storeys comprising 104 no. apartments (47 no. 1 bed; 42 no. 2 bed; and 15 no. 3 bed)
- Block F – 6 storeys comprising 40 no. apartments (10 no. 1 bed and 30 no. 2 bed)
- Block G – 6 / 5 storeys with 7 storey set back comprising 111 no. apartments (10 no. studio; 26 no. 1 bed; 62 no. 2 bed; and 13 no. 3 bed)
- Block H - 6 storeys comprising 61 no. apartments (26 no. 1 bed; 30 no. 2 bed; and 5 no. 3 bed)

Flexibility is sought in respect of the number of apartments to be delivered in Blocks E and H such that 2 no. 1 bed units and 2 no. 2 bed units may be amalgamated, should the need arise, into 2 no. 4 bed apartments thereby reducing overall unit provision in Blocks E from 104 no. units to 103 no. units and Block H from 61 no. units to 60 no. units and reducing the overall number of units within the development to 595 units.

The residential units are structured such that (a) 91 no. units (51 no. houses and 40 no. apartments comprising Block F) are affordable units intended for sale; (b) 200 no. BTR units including Blocks D, E and H are social units; and (c) the remaining 306 no. BTR units including Blocks A, B, C and G are cost rental units.

The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

Provision is also made for a (i) crèche facility with capacity to accommodate 107 no. children; (ii) local shop of 103sqm (NFA) and (iii) local café of circa 125sqm.

Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic.

Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined a that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

The development proposal has also been made available online at www.shanganaghcastleresidential.ie.

As agreed with your Department, please find attached 1 no. electronic copy of the planning application.

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) give approval to the application for development; or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or
 - (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind. and any of the above decisions may be subject to or without conditions;
- or
- (b) refuse the application for permission.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, in respect of

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
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Any submissions / observations must be received by An Bord Pleanála not later than 17.30hrs on 12th March 2020.

Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Mr. Enda Brady
Corporate Support Unit
Department of Communications, Climate Action & Environment
Elm House
Earlsvale Road
Cavan

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Mr Brady,

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Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Mr. Jimmy Winston
Department of Agriculture, Food and The Marine
Agriculture House
Kildare Street
Dublin 2

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

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Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Ms. Sinéad O'Brien
The Manager DAU
Department of Culture, Heritage & The Gaeltacht
Government Buildings
Newtown Road
Wexford
Co Wexford Y35 AP90

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Ms. O'Brien,

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Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Mr. Peter Morgen
EU Co-Ordination at Department of Transport, Tourism & Sport
Leeson Lane
Dublin 2

28th January 2020

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- Block D – 5 / 3 storeys comprising 35 no. apartments (18 no. 1 bed; 8 no. 2 bed; 7 no. 3 bed and 2 no. 4 bed)
- Block E- 6 / 4 storeys comprising 104 no. apartments (47 no. 1 bed; 42 no. 2 bed; and 15 no. 3 bed)
- Block F – 6 storeys comprising 40 no. apartments (10 no. 1 bed and 30 no. 2 bed)
- Block G – 6 / 5 storeys with 7 storey set back comprising 111 no. apartments (10 no. studio; 26 no. 1 bed; 62 no. 2 bed; and 13 no. 3 bed)
- Block H - 6 storeys comprising 61 no. apartments (26 no. 1 bed; 30 no. 2 bed; and 5 no. 3 bed)

Flexibility is sought in respect of the number of apartments to be delivered in Blocks E and H such that 2 no. 1 bed units and 2 no. 2 bed units may be amalgamated, should the need arise, into 2 no. 4 bed apartments thereby reducing overall unit provision in Blocks E from 104 no. units to 103 no. units and Block H from 61 no. units to 60 no. units and reducing the overall number of units within the development to 595 units.

The residential units are structured such that (a) 91 no. units (51 no. houses and 40 no. apartments comprising Block F) are affordable units intended for sale; (b) 200 no. BTR units including Blocks D, E and H are social units; and (c) the remaining 306 no. BTR units including Blocks A, B, C and G are cost rental units.

The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

Provision is also made for a (i) crèche facility with capacity to accommodate 107 no. children; (ii) local shop of 103sqm (NFA) and (iii) local café of circa 125sqm.

Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic.

Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

The development proposal has also been made available online at www.shanganaghcastleresidential.ie.

As agreed with your Department, please find attached 1 no. electronic copy of the planning application.

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) give approval to the application for development; or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or
 - (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind. and any of the above decisions may be subject to or without conditions;
- or
- (b) refuse the application for permission.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, in respect of

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out

Any submissions / observations must be received by An Bord Pleanála not later than 17.30hrs on 12th March 2020.

Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Ms. Emer Harte
An Chomhairle Ealaíon - Arts Council
70 Merrion Square
Dublin 2

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Ms. Harte,

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018".

The development site is located between Shanganagh Castle to the east, Dublin Road to the west, Castle Farm to the north and Shanganagh Park to the south, in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

The site is located within the curtilage of a protected structure. Shanganagh Castle, House and Gate Lodge (RPS No. 1845) are located neighbouring but outside of the subject site.

The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306 cost rental units). The apartments and Build to Rent apartments are provided in 8 no. blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed

- Block B – 6 / 5 / 4 storeys comprising 101 no. apartments (12no. studio; 13 no. 1 bed; 65 no. 2 bed; and 11 no. 3 bed)
- Block C – 5 storeys comprising 33 no. apartments (1 no. studio; 25 no. 2 bed; 7 no. 3 bed)
- Block D – 5 / 3 storeys comprising 35 no. apartments (18 no. 1 bed; 8 no. 2 bed; 7 no. 3 bed and 2 no. 4 bed)
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- Block F – 6 storeys comprising 40 no. apartments (10 no. 1 bed and 30 no. 2 bed)
- Block G – 6 / 5 storeys with 7 storey set back comprising 111 no. apartments (10 no. studio; 26 no. 1 bed; 62 no. 2 bed; and 13 no. 3 bed)
- Block H - 6 storeys comprising 61 no. apartments (26 no.1 bed; 30 no. 2 bed; and 5 no. 3 bed)

Flexibility is sought in respect of the number of apartments to be delivered in Blocks E and H such that 2 no. 1 bed units and 2 no. 2 bed units may be amalgamated, should the need arise, into 2 no. 4 bed apartments thereby reducing overall unit provision in Blocks E from 104 no. units to 103 no. units and Block H from 61 no. units to 60 no. units and reducing the overall number of units within the development to 595 units.

The residential units are structured such that (a) 91 no. units (51 no. houses and 40 no. apartments comprising Block F) are affordable units intended for sale; (b) 200 no. BTR units including Blocks D, E and H are social units; and (c) the remaining 306 no. BTR units including Blocks A, B, C and G are cost rental units.

The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

Provision is also made for a (i) crèche facility with capacity to accommodate 107 no. children; (ii) local shop of 103sqm (NFA) and (iii) local café of circa 125sqm.

Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic. Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined a that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

The development proposal has also been made available online at www.shanganaghcastleresidential.ie.

As agreed with your Department, please find attached 1 no. electronic copy and 1 no. hard copy of the planning application.

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) give approval to the application for development; or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or
 - (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind. and any of the above decisions may be subject to or without conditions;
- or
- (b) refuse the application for permission.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, in respect of

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
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Any submissions / observations must be received by An Bord Pleanála not later than 17.30hrs on 12th March 2020.

Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Ms. Alison Harvey
Planning Department
Heritage Council
Áras na nOidhreachta
Church Lane
Kilkenny

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a “Build to Rent” scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Ms Harvey,

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises a “Build to Rent” scheme in accordance with Specific Planning Policy 7 and 8 as set out in the “Sustainable Urban House: Design Standards for New Apartments 2018”.

The development site is located between Shanganagh Castle to the east, Dublin Road to the west, Castle Farm to the north and Shanganagh Park to the south, in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

The site is located within the curtilage of a protected structure. Shanganagh Castle, House and Gate Lodge (RPS No. 1845) are located neighbouring but outside of the subject site.

The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306 cost rental units).

The apartments and Build to Rent apartments are provided in 8 no. blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed

- Block B – 6 / 5 / 4 storeys comprising 101 no. apartments (12no. studio; 13 no. 1 bed; 65 no. 2 bed; and 11 no. 3 bed)
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- Block D – 5 / 3 storeys comprising 35 no. apartments (18 no. 1 bed; 8 no. 2 bed; 7 no. 3 bed and 2 no. 4 bed)
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- Block H - 6 storeys comprising 61 no. apartments (26 no.1 bed; 30 no. 2 bed; and 5 no. 3 bed)

Flexibility is sought in respect of the number of apartments to be delivered in Blocks E and H such that 2 no. 1 bed units and 2 no. 2 bed units may be amalgamated, should the need arise, into 2 no. 4 bed apartments thereby reducing overall unit provision in Blocks E from 104 no. units to 103 no. units and Block H from 61 no. units to 60 no. units and reducing the overall number of units within the development to 595 units.

The residential units are structured such that (a) 91 no. units (51 no. houses and 40 no. apartments comprising Block F) are affordable units intended for sale; (b) 200 no. BTR units including Blocks D, E and H are social units; and (c) the remaining 306 no. BTR units including Blocks A, B, C and G are cost rental units.

The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

Provision is also made for a (i) crèche facility with capacity to accommodate 107 no. children; (ii) local shop of 103sqm (NFA) and (iii) local café of circa 125sqm.

Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic.

Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

The development proposal has also been made available online at www.shanganaghcastleresidential.ie.

As agreed with your Department, please find attached 1 no. electronic copy of the planning application.

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) give approval to the application for development; or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or
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- or
- (b) refuse the application for permission.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, in respect of

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
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Any submissions / observations must be received by An Bord Pleanála not later than 17.30hrs on 12th March 2020.

Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Ms. Yvonne Jackson
Fáilte Ireland
88 - 95 Amiens Street
Dublin 1
D01 WR86

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Ms Jackson,

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018".

The development site is located between Shanganagh Castle to the east, Dublin Road to the west, Castle Farm to the north and Shanganagh Park to the south, in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

The site is located within the curtilage of a protected structure. Shanganagh Castle, House and Gate Lodge (RPS No. 1845) are located neighbouring but outside of the subject site.

The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306 cost rental units). The apartments and Build to Rent apartments are provided in 8 no.

blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed)

- Block B – 6 / 5 / 4 storeys comprising 101 no. apartments (12 no. studio; 13 no. 1 bed; 65 no. 2 bed; and 11 no. 3 bed)
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The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

Provision is also made for a (i) crèche facility with capacity to accommodate 107 no. children; (ii) local shop of 103sqm (NFA) and (iii) local café of circa 125sqm.

Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic.

Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

The development proposal has also been made available online at www.shanganaghcastleresidential.ie.

As agreed with your Department, please find attached 1 no. electronic copy of the planning application.

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) give approval to the application for development; or
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Any submissions / observations must be received by An Bord Pleanála not later than 17.30hrs on 12th March 2020.

Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Mr. Ian Lumley
An Taisce
Tailors Hall
Back Lane
Dublin 8

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Mr Lumney,

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018".

The development site is located between Shanganagh Castle to the east, Dublin Road to the west, Castle Farm to the north and Shanganagh Park to the south, in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

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- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306 cost rental units). The apartments and Build to Rent apartments are provided in 8 no.

blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed)

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The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

Provision is also made for a (i) crèche facility with capacity to accommodate 107 no. children; (ii) local shop of 103sqm (NFA) and (iii) local café of circa 125sqm.

Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic.

Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

The development proposal has also been made available online at www.shanganaghcastleresidential.ie.

As agreed with your Department, please find attached 1 no. electronic copy of the planning application.

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) give approval to the application for development; or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or
- (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind. and any of the above decisions may be subject to or without conditions;
- or
- (b) refuse the application for permission.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, in respect of

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out

Any submissions / observations must be received by An Bord Pleanála not later than 17.30hrs on 12th March 2020.

Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Ms. Yvonne Quirke
Inland Fisheries Ireland,
3044 Lake Drive,
Citywest Business Campus ,
Dublin 24
D24 Y265

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Ms. Quirke,

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018".

The development site is located between Shanganagh Castle to the east, Dublin Road to the west, Castle Farm to the north and Shanganagh Park to the south, in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

The site is located within the curtilage of a protected structure. Shanganagh Castle, House and Gate Lodge (RPS No. 1845) are located neighbouring but outside of the subject site.

The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306

cost rental units). The apartments and Build to Rent apartments are provided in 8 no. blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed

- Block B – 6 / 5 / 4 storeys comprising 101 no. apartments (12no. studio; 13 no. 1 bed; 65 no. 2 bed; and 11 no. 3 bed)
- Block C – 5 storeys comprising 33 no. apartments (1 no. studio; 25 no. 2 bed; 7 no. 3 bed)
- Block D – 5 / 3 storeys comprising 35 no. apartments (18 no. 1 bed; 8 no. 2 bed; 7 no. 3 bed and 2 no. 4 bed)
- Block E- 6 / 4 storeys comprising 104 no. apartments (47 no. 1 bed; 42 no. 2 bed; and 15 no. 3 bed)
- Block F – 6 storeys comprising 40 no. apartments (10 no. 1 bed and 30 no. 2 bed)
- Block G – 6 / 5 storeys with 7 storey set back comprising 111 no. apartments (10 no. studio; 26 no. 1 bed; 62 no. 2 bed; and 13 no. 3 bed)
- Block H - 6 storeys comprising 61 no. apartments (26 no.1 bed; 30 no. 2 bed; and 5 no. 3 bed)

Flexibility is sought in respect of the number of apartments to be delivered in Blocks E and H such that 2 no. 1 bed units and 2 no. 2 bed units may be amalgamated, should the need arise, into 2 no. 4 bed apartments thereby reducing overall unit provision in Blocks E from 104 no. units to 103 no. units and Block H from 61 no. units to 60 no. units and reducing the overall number of units within the development to 595 units.

The residential units are structured such that (a) 91 no. units (51 no. houses and 40 no. apartments comprising Block F) are affordable units intended for sale; (b) 200 no. BTR units including Blocks D, E and H are social units; and (c) the remaining 306 no. BTR units including Blocks A, B, C and G are cost rental units.

The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

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Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

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Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Ali Robinson
Spatial Planning Strategy Specialist
Irish Water
Collvill House
24-26 Talbot Street
Dublin 1

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Ms Robinson,

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The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306

cost rental units). The apartments and Build to Rent apartments are provided in 8 no. blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed

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- Block H - 6 storeys comprising 61 no. apartments (26 no.1 bed; 30 no. 2 bed; and 5 no. 3 bed)

Flexibility is sought in respect of the number of apartments to be delivered in Blocks E and H such that 2 no. 1 bed units and 2 no. 2 bed units may be amalgamated, should the need arise, into 2 no. 4 bed apartments thereby reducing overall unit provision in Blocks E from 104 no. units to 103 no. units and Block H from 61 no. units to 60 no. units and reducing the overall number of units within the development to 595 units.

The residential units are structured such that (a) 91 no. units (51 no. houses and 40 no. apartments comprising Block F) are affordable units intended for sale; (b) 200 no. BTR units including Blocks D, E and H are social units; and (c) the remaining 306 no. BTR units including Blocks A, B, C and G are cost rental units.

The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

Provision is also made for a (i) crèche facility with capacity to accommodate 107 no. children; (ii) local shop of 103sqm (NFA) and (iii) local café of circa 125sqm.

Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic.

Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

The development proposal has also been made available online at www.shanganaghcastleresidential.ie.

As agreed with your Department, please find attached 1 no. electronic copy of the planning application.

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) give approval to the application for development; or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or
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Any submissions / observations must be received by An Bord Pleanála not later than 17.30hrs on 12th March 2020.

Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

**Anne Keenan
Environmental Health Officer
Health Service Executive
Environmental Health Department
Silverstone House
Ballymoss Road
Sandyford Industrial Estate
Dublin 18
D18 A7K7**

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Minister Murphy,

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018".

The development site is located between Shanganagh Castle to the east, Dublin Road to the west, Castle Farm to the north and Shanganagh Park to the south, in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

The site is located within the curtilage of a protected structure. Shanganagh Castle, House and Gate Lodge (RPS No. 1845) are located neighbouring but outside of the subject site.

The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended

for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306 cost rental units). The apartments and Build to Rent apartments are provided in 8 no. blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed

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Flexibility is sought in respect of the number of apartments to be delivered in Blocks E and H such that 2 no. 1 bed units and 2 no. 2 bed units may be amalgamated, should the need arise, into 2 no. 4 bed apartments thereby reducing overall unit provision in Blocks E from 104 no. units to 103 no. units and Block H from 61 no. units to 60 no. units and reducing the overall number of units within the development to 595 units.

The residential units are structured such that (a) 91 no. units (51 no. houses and 40 no. apartments comprising Block F) are affordable units intended for sale; (b) 200 no. BTR units including Blocks D, E and H are social units; and (c) the remaining 306 no. BTR units including Blocks A, B, C and G are cost rental units.

The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

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Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a

signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic. Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined a that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

The development proposal has also been made available online at www.shanganaghcastleresidential.ie.

As agreed with your Department, please find attached 1 no. electronic copy of the planning application.

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) give approval to the application for development; or
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Any submissions / observations must be received by An Bord Pleanála not later than 17.30hrs on 12th March 2020.

Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

**Transport Infrastructure Ireland
Land Use Planning Section
Parkgate Business Centre
Parkgate Street
Dublin 8**

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

To Whom it May Concern,

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018".

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The apartments and Build to Rent apartments are provided in 8 no. blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed

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- (b) refuse the application for permission.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, in respect of

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out

Any submissions / observations must be received by An Bord Pleanála not later than 17.30hrs on 12th March 2020.

Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Caoimhe Boland
Inspector
Commission for Railway Regulation
Temple House
57 Temple Road
Blackrock
Co. Dublin
A95 Y5W5

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a “Build to Rent” scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Ms. Boland,

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises a “Build to Rent” scheme in accordance with Specific Planning Policy 7 and 8 as set out in the “Sustainable Urban House: Design Standards for New Apartments 2018”.

The development site is located between Shanganagh Castle to the east, Dublin Road to the west, Castle Farm to the north and Shanganagh Park to the south, in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

The site is located within the curtilage of a protected structure. Shanganagh Castle, House and Gate Lodge (RPS No. 1845) are located neighbouring but outside of the subject site.

The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units

intended for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306 cost rental units). The apartments and Build to Rent apartments are provided in 8 no. blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed

- Block B – 6 / 5 / 4 storeys comprising 101 no. apartments (12no. studio; 13 no. 1 bed; 65 no. 2 bed; and 11 no. 3 bed)
- Block C – 5 storeys comprising 33 no. apartments (1 no. studio; 25 no. 2 bed; 7 no. 3 bed)
- Block D – 5 / 3 storeys comprising 35 no. apartments (18 no. 1 bed; 8 no. 2 bed; 7 no. 3 bed and 2 no. 4 bed)
- Block E- 6 / 4 storeys comprising 104 no. apartments (47 no. 1 bed; 42 no. 2 bed; and 15 no. 3 bed)
- Block F – 6 storeys comprising 40 no. apartments (10 no. 1 bed and 30 no. 2 bed)
- Block G – 6 / 5 storeys with 7 storey set back comprising 111 no. apartments (10 no. studio; 26 no. 1 bed; 62 no. 2 bed; and 13 no. 3 bed)
- Block H - 6 storeys comprising 61 no. apartments (26 no.1 bed; 30 no. 2 bed; and 5 no. 3 bed)

Flexibility is sought in respect of the number of apartments to be delivered in Blocks E and H such that 2 no. 1 bed units and 2 no. 2 bed units may be amalgamated, should the need arise, into 2 no. 4 bed apartments thereby reducing overall unit provision in Blocks E from 104 no. units to 103 no. units and Block H from 61 no. units to 60 no. units and reducing the overall number of units within the development to 595 units.

The residential units are structured such that (a) 91 no. units (51 no. houses and 40 no. apartments comprising Block F) are affordable units intended for sale; (b) 200 no. BTR units including Blocks D, E and H are social units; and (c) the remaining 306 no. BTR units including Blocks A, B, C and G are cost rental units.

The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

Provision is also made for a (i) crèche facility with capacity to accommodate 107 no. children; (ii) local shop of 103sqm (NFA) and (iii) local café of circa 125sqm.

Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a

signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic. Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

The development proposal has also been made available online at www.shanganaghcastleresidential.ie.

As agreed with your Department, please find attached 1 no. electronic copy of the planning application.

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) give approval to the application for development; or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or
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- or
- (b) refuse the application for permission.

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Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Micheal MacAree
National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2
D02 WT20

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Mr. MacAree

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The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306 cost rental units).

The apartments and Build to Rent apartments are provided in 8 no. blocks as follows: Block

- A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed)
- Block B – 6 / 5 / 4 storeys comprising 101 no. apartments (12no. studio; 13 no. 1 bed; 65 no. 2 bed; and 11 no. 3 bed)
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The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

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Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic.

Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

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Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Tara Horigan
Health and Safety Authority
Metropolitan Building
James Joyce Street
Mountjoy
Dublin 1
D01 KOY8

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Ms Horigan,

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The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended for sale, 40 no. apartments (Block F) which are also affordable units intended

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The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

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Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a signalised junction; and provision of a separate pedestrian access. The existing Shanganagh

Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic. Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

The development proposal has also been made available online at www.shanganaghcastleresidential.ie.

As agreed with your Department, please find attached 1 no. electronic copy of the planning application.

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) give approval to the application for development; or
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Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Ronan O'Toole
Geological Survey Ireland
Beggars Bush
Haddington Road
Dublin 4
D04 K7X4

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Mr. O'Toole,

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018".

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The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

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Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

Niall Grogan
CIE Group Property Manager
Córas Iompair Éireann
Curzon House
35 Lower Abbey Street
Dublin 1

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

Dear Mr Grogan,

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The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

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cost rental units). The apartments and Build to Rent apartments are provided in 8 no. blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed

- Block B – 6 / 5 / 4 storeys comprising 101 no. apartments (12no. studio; 13 no. 1 bed; 65 no. 2 bed; and 11 no. 3 bed)
- Block C – 5 storeys comprising 33 no. apartments (1 no. studio; 25 no. 2 bed; 7 no. 3 bed)
- Block D – 5 / 3 storeys comprising 35 no. apartments (18 no. 1 bed; 8 no. 2 bed; 7 no. 3 bed and 2 no. 4 bed)
- Block E- 6 / 4 storeys comprising 104 no. apartments (47 no. 1 bed; 42 no. 2 bed; and 15 no. 3 bed)
- Block F – 6 storeys comprising 40 no. apartments (10 no. 1 bed and 30 no. 2 bed)
- Block G – 6 / 5 storeys with 7 storey set back comprising 111 no. apartments (10 no. studio; 26 no. 1 bed; 62 no. 2 bed; and 13 no. 3 bed)
- Block H - 6 storeys comprising 61 no. apartments (26 no.1 bed; 30 no. 2 bed; and 5 no. 3 bed)

Flexibility is sought in respect of the number of apartments to be delivered in Blocks E and H such that 2 no. 1 bed units and 2 no. 2 bed units may be amalgamated, should the need arise, into 2 no. 4 bed apartments thereby reducing overall unit provision in Blocks E from 104 no. units to 103 no. units and Block H from 61 no. units to 60 no. units and reducing the overall number of units within the development to 595 units.

The residential units are structured such that (a) 91 no. units (51 no. houses and 40 no. apartments comprising Block F) are affordable units intended for sale; (b) 200 no. BTR units including Blocks D, E and H are social units; and (c) the remaining 306 no. BTR units including Blocks A, B, C and G are cost rental units.

The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

Provision is also made for a (i) crèche facility with capacity to accommodate 107 no. children; (ii) local shop of 103sqm (NFA) and (iii) local café of circa 125sqm.

Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic.

Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined a that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

The application is accompanied by an Environmental Impact Assessment Report.

The development proposal has also been made available online at www.shanganaghcastleresidential.ie.

As agreed with your Department, please find attached 1 no. electronic copy of the planning application.

Please note that An Bord Pleanála following its consideration of the application can decide to:

- (a) (i) give approval to the application for development; or
(ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or
(iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind. and any of the above decisions may be subject to or without conditions;
or
- (b) refuse the application for permission.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, in respect of

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out

Any submissions / observations must be received by An Bord Pleanála not later than 17.30hrs on 12th March 2020.

Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

**The Department of Rural & Community Development
Trinity Point
10-11 South Leinster Street
Dublin 2
D02 EF85**

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

To Whom it May Concern,

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018".

The development site is located between Shanganagh Castle to the east, Dublin Road to the west, Castle Farm to the north and Shanganagh Park to the south, in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

The site is located within the curtilage of a protected structure. Shanganagh Castle, House and Gate Lodge (RPS No. 1845) are located neighbouring but outside of the subject site.

The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

- The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306 cost rental units). The apartments and Build to Rent apartments are provided in 8 no.

blocks as follows: Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed)

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Flexibility is sought in respect of the number of apartments to be delivered in Blocks E and H such that 2 no. 1 bed units and 2 no. 2 bed units may be amalgamated, should the need arise, into 2 no. 4 bed apartments thereby reducing overall unit provision in Blocks E from 104 no. units to 103 no. units and Block H from 61 no. units to 60 no. units and reducing the overall number of units within the development to 595 units.

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Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

Our Ref: 778

**Edel Bermingham
Senior Executive Planner
Wicklow County Council
County Buildings
Whitegates
Wicklow Town
A67 FW96**

28th January 2020

Re: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

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Yours sincerely,



Catherine Keenan
Director of Services
Housing Department

