

Dún Laoghaire Rathdown County Council,
Planning Department,
County Hall,
Marine Road,
Dun Laoghaire,
Co. Dublin.

22nd December 2020

Dear Sir / Madam,

RE: SHD APPLICATION IN RESPECT OF A PROPOSED STRATEGIC HOUSING DEVELOPMENT CONSISTING OF 482 NO. APARTMENTS, A CHILDCARE FACILITY, GYM, LOCAL SHOP, RESIDENTIAL AMENITY SPACE, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE ON A SITE AT GOLF LANE, CARRICKMINES, DUBLIN 18

Introduction

On behalf of the applicant, Bowbeck DAC, please find enclosed a soft copy of application to An Bord Pleanála for permission for a strategic housing development on lands at at Golf Lane, Carrickmines, Dublin 18. The site has an area of c. 2.56 hectares and is bound to the north by the M50 motorway, to the east by Golf Lane, to the west by Glenamuck Road, and to the south by existing residential development.

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.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.golflaneshd2020.ie

Application Copies

The enclosed 6 no. hard copies and 3 no. soft copies are provided in accordance with Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017 which states;

'An applicant shall submit to the planning authority or each authority in whose area the proposed strategic housing development would be situated 6 printed copies of his or her application for permission for a proposed strategic housing development, together with one copy of the application in a machine-readable form on a digital device'.

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

Development Description

The proposed development comprises a residential development of 482 no. units (all apartments), along with ancillary residential amenities, and provision of a childcare facility, gym, and local shop. The proposed residential units comprise 31 no. studio units, 183 no. 1-bedroom units, 229 no. 2-bedroom units, and 39 no. 3-bedroom units (including 2 no. duplex type units).

The proposed development is set out in 7 no. blocks which comprise the following:

- Block A1 comprises 62. no, apartments within a part four, part six storey building, including 10 no. studio units, 7 no. 1-bedroom units, 41 no. 2 bedroom units, and 4 no. 3-bedroom units. An ESB substation is provided at ground floor level.
- Block A2 comprises 85 no. apartments within a part four, part eight storey building, including 25 no. 1-bedroom units, 45 no. 2-bedroom units, and 15 no. 3-bedroom units.
- Block A3 comprises 79 no. apartments within a part four, part twelve storey building, including 21 no. studio units, 19 no. 1-bedroom units, 28 no. 2-bedroom units, and 11 no. 3-bedroom units.
- Block B0 comprises 150 no. apartments and resident's amenities within a part four, part eighteen, part twenty-one and part twenty-two storey building. The apartments include 76 no. 1-bedroom units, 68 no. 2-bedroom units, and 6 no. 3-bedroom units (including 2 no. duplex type units). An ESB substation, resident's concierge area and amenity space (171 sq.m sq.m) are provided at ground floor level. A further resident's amenity / event space is provided at the twentieth and twenty-first floor levels (83 sq.m).
- Block B1 comprises 8 no. apartments and is four storeys in height, directly abutting Block B0. The apartments include 4 no. 1-bedroom units, and 4 no. 2-bedroom units.
- Block C comprises 42 no. apartments and a local shop within a part five, part seven storey building. The apartments include 30 no. 1-bedroom units, 9 no. 2-bedroom units, and 3 no. 3-bedroom units. A local shop (154 sq.m) and an ESB substation are provided at ground floor level.
- Block D comprises 56 no. apartments, a commercial gym, resident's concierge area, resident's lounge, and a childcare facility in a part four, part seven storey building. The apartments include 22 no. 1-bedroom units, and 34 no. 2-bedroom units. The resident's concierge area (99 sq.m), commercial gym (340 sq.m), and childcare facility (300 sq.m) units are located at ground floor level. The resident's lounge (292 sq.m) is located at first floor level.

Two basement levels are proposed, providing car parking spaces (299 no.), bin stores, plant rooms, bicycle parking (1,000 no. spaces), and circulation areas. A further 240 no. bicycle parking spaces and 4 no. car parking spaces are provided at ground level. The proposed development includes landscaping, boundary treatments, public, private and communal open space (including roof terraces), two cycle / pedestrian crossings over the stream at the western side of the site, along with a new pedestrian and cycle crossing of Glenamuck Road South at the west of the site, cycle and pedestrian facilities, play facilities, and lighting. The proposed buildings include the provision of private open space in the form of balconies and winter gardens to all elevations of the proposed buildings. The development also includes vehicular, pedestrian, and cycle accesses, drop off areas, boundary treatments, services, and all associated ancillary and site development works.

Part of the site (along Golf Lane) falls within the area of the Cherrywood Strategic Development Zone (SDZ) which is subject to the Cherrywood SDZ Planning Scheme 2014, as amended.

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 Ballyogan and Environs Local Area Plan 2019-2025, and the Cherrwood SDZ Planning Scheme 2014, as amended.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

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.

Enclosures

Six no. hardcopies and 3 no. soft copies of the following documentation accompanies this planning application in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, as amended:

- 6 no. copies of the completed Application Form in respect of a Strategic Housing Development and attachment (letters from Irish Water, letter of consent from Dun Laoghaire Rathdown County Council);
- 3 no. soft copies of application documentation (disc);
- .DWG file of the application site boundary (on disc);
- 6 no. copies of SHD cover letter prepared by John Spain Associates (JSA);
- 6 no. copies of Planning Report/Statement of Consistency with Planning Policy prepared by John Spain Associates (JSA);
- 6 no. copies of a Statement of Response to the Opinion of the Board, prepared by John Spain Associates (JSA);
- 6 no. copies of a Material Contravention Statement prepared by John Spain Associates (JSA);
- 6 no. copies of a Social and Community Infrastructure Audit Report prepared by John Spain Associates (JSA);
- 6 no. copies of Environmental Impact Assessment Report and Non Technical Summary(prepared by John Spain Associates (JSA), and other consultants:
- 6 no. copies of Architectural Drawings, Architectural Design Statement, HQA, Materials Brochure, and Drawing Register prepared by HJL Architects;
- 6 no. copies of Part V proposals including a Part V drawings and Brochure prepared by HJL Architects, a Part V Cover Letter, DLR Part V letter, and an Estimate of Costs prepared by the Applicant;
- 6 no. copies of a Sunlight and Daylight Analysis Report prepared by JAK Consulting;
- 6 no. copies of a Glare and Artificial Light Reflectivity Analysis report prepared by JAK Consulting;
- 6 no. copies of a Building Lifecycle Report prepared by JAK Consulting;
- 6 no. copies of Engineering Drawings and Drawing Schedule prepared by DBFL Consulting Engineers;

- 6 no. copies of an Engineering Services Report, Site Specific Flood Risk Assessment Report, Construction and Environmental Management Plan, and a Traffic and Transport Assessment Report prepared by DBFL Consulting Engineers;
- 6 no. copies of a DMURS Compliance Statement prepared by DBFL Consulting Engineers;
- 6 no. copies of a Mobility Management Plan prepared by DBFL Consulting Engineers;
- 6 no. copies of a Quality Audit prepared by Bruton Consulting Engineers;
- 6 no. copies of a Surface Water Audit Report prepared by Punch Consulting Engineers;
- 6 no. copies of Landscape Architecture Drawings, Drawing Schedule, and Landscape Design and Access Statement prepared by Cameo Landscape Architects;
- 6 no. copies of a detailed Tree Strategy Report prepared by Cameo Landscape Architects;
- 6 no. copies of a Tree Survey / Arboricultural Report and Drawings prepared by CMK Arborists;
- 6 no. copies of an Energy and Sustainability Statement prepared by JAK Consulting;
- 6 no. copies of a Public Lighting Report and Drawings prepared by JAK Consulting;
- 6 no. copies of an Appropriate Assessment Screening Report prepared by Scott Cawley;
- 6 no. copies of a Hydrological and Hydrogeological Quantitative Risk Assessment Report prepared by AWN Consulting;
- 6 no. copies of a Telecommunications Assessment Report prepared by Charterhouse;
- 6 no. copies of an Aviation Compliance note prepared by DBFL Consulting Engineers;
- 6 no. copies of Operational and Construction and Demolition Waste Management Plans prepared by AWN Consulting.

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017, as amended, and application guidance documents issued by An Bord Pleanála.

In preparing this planning application, including all drawings and reports, we had regard to the issues raised during pre-application meetings with Dun Laoghaire Rathdown County Council and the tri-partite meeting with the Board and the requirements of relevant Section 28 Guidelines, the Dun Laoghaire Rathdown County Development Plan 2016-2022 and Ballyogan and Environs LAP 2019-2025.

If you have any queries, please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
Ireland.
E: landuseplanning@tii.ie

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Public Consultation

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 Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.golflaneshd2020.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 or online at www.pleanala.ie, 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 please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

An Taisce,
Tailors Hall,
Back Lane,
Dublin 8.

22nd December 2020

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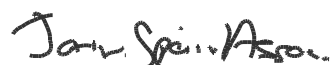
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Minister for Housing, Local Government, and Heritage,
c/o The Manager, Development Applications Unit,
Department of Housing, Local Government, and Heritage,
Newtown Road,
Wexford.

E: manager.dau@chg.gov.ie

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Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

The proposed development is set out in 7 no. blocks which comprise the following:

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- Block B1 comprises 8 no. apartments and is four storeys in height, directly abutting Block B0. The apartments include 4 no. 1-bedroom units, and 4 no. 2-bedroom units.
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If you have any queries please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink that reads "John Spain Assoc." in a cursive, slightly stylized font.

John Spain Associates

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

22nd December 2020

Dear Sir / Madam,

RE: SHD APPLICATION IN RESPECT OF A PROPOSED STRATEGIC HOUSING DEVELOPMENT CONSISTING OF 482 NO. APARTMENTS, A CHILDCARE FACILITY, GYM, LOCAL SHOP, RESIDENTIAL AMENITY SPACE, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE ON A SITE AT GOLF LANE, CARRICKMINES, DUBLIN 18

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Yours sincerely,



John Spain Associates

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

22nd December 2020

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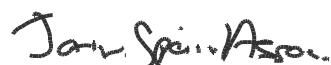
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If you have any queries please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

National Transport Authority,
Dún Scéine,
Harcourt Lane,
Dublin 2,
D02 WT20

22nd December 2020

Dear Sir / Madam,

RE: SHD APPLICATION IN RESPECT OF A PROPOSED STRATEGIC HOUSING DEVELOPMENT CONSISTING OF 482 NO. APARTMENTS, A CHILDCARE FACILITY, GYM, LOCAL SHOP, RESIDENTIAL AMENITY SPACE, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE ON A SITE AT GOLF LANE, CARRICKMINES, DUBLIN 18

Introduction

On behalf of the applicant, Bowbeck DAC, please find enclosed a soft copy of application to An Bord Pleanála for permission for a strategic housing development on lands at at Golf Lane, Carrickmines, Dublin 18. The site has an area of c. 2.56 hectares and is bound to the north by the M50 motorway, to the east by Golf Lane, to the west by Glenamuck Road, and to the south by existing residential development.

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.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.golflaneshd2020.ie

Development Description

The proposed development comprises a residential development of 482 no. units (all apartments), along with ancillary residential amenities, and provision of a childcare facility, gym, and local shop. The proposed residential units comprise 31 no. studio units, 183 no. 1-bedroom units, 229 no. 2-bedroom units, and 39 no. 3-bedroom units (including 2 no. duplex type units).

The proposed development is set out in 7 no. blocks which comprise the following:

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Senior Associate Directors: Stephanie Byrne BA MRUP MIPI Blaine Cregan B Eng BSc MSc

Associate Directors: Luke Wymer BA MRUP Dip. Planning & Environmental Law Dip PM MIPI Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA, MSc, MRTPI

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Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

Associate Offices:

London

Manchester

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- Block A1 comprises 62. no. apartments within a part four, part six storey building, including 10 no. studio units, 7 no. 1-bedroom units, 41 no. 2 bedroom units, and 4 no. 3-bedroom units. An ESB substation is provided at ground floor level.
- Block A2 comprises 85 no. apartments within a part four, part eight storey building, including 25 no. 1-bedroom units, 45 no. 2-bedroom units, and 15 no. 3-bedroom units.
- Block A3 comprises 79 no. apartments within a part four, part twelve storey building, including 21 no. studio units, 19 no. 1-bedroom units, 28 no. 2-bedroom units, and 11 no. 3-bedroom units.
- Block B0 comprises 150 no. apartments and resident's amenities within a part four, part eighteen, part twenty-one and part twenty-two storey building. The apartments include 76 no. 1-bedroom units, 68 no. 2-bedroom units, and 6 no. 3-bedroom units (including 2 no. duplex type units). An ESB substation, resident's concierge area and amenity space (171 sq.m sq.m) are provided at ground floor level. A further resident's amenity / event space is provided at the twentieth and twenty-first floor levels (83 sq.m).
- Block B1 comprises 8 no. apartments and is four storeys in height, directly abutting Block B0. The apartments include 4 no. 1-bedroom units, and 4 no. 2-bedroom units.
- Block C comprises 42 no. apartments and a local shop within a part five, part seven storey building. The apartments include 30 no. 1-bedroom units, 9 no. 2-bedroom units, and 3 no. 3-bedroom units. A local shop (154 sq.m) and an ESB substation are provided at ground floor level.
- Block D comprises 56 no. apartments, a commercial gym, resident's concierge area, resident's lounge, and a childcare facility in a part four, part seven storey building. The apartments include 22 no. 1-bedroom units, and 34 no. 2-bedroom units. The resident's concierge area (99 sq.m), commercial gym (340 sq.m), and childcare facility (300 sq.m) units are located at ground floor level. The resident's lounge (292 sq.m) is located at first floor level.

Two basement levels are proposed, providing car parking spaces (299 no.), bin stores, plant rooms, bicycle parking (1,000 no. spaces), and circulation areas. A further 240 no. bicycle parking spaces and 4 no. car parking spaces are provided at ground level. The proposed development includes landscaping, boundary treatments, public, private and communal open space (including roof terraces), two cycle / pedestrian crossings over the stream at the western side of the site, along with a new pedestrian and cycle crossing of Glenamuck Road South at the west of the site, cycle and pedestrian facilities, play facilities, and lighting. The proposed buildings include the provision of private open space in the form of balconies and winter gardens to all elevations of the proposed buildings. The development also includes vehicular, pedestrian, and cycle accesses, drop off areas, boundary treatments, services, and all associated ancillary and site development works.

Part of the site (along Golf Lane) falls within the area of the Cherrywood Strategic Development Zone (SDZ) which is subject to the Cherrywood SDZ Planning Scheme 2014, as amended.

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 Ballyogan and Environs Local Area Plan 2019-2025, and the Cherrwood SDZ Planning Scheme 2014, as amended.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

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.

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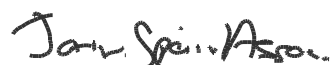
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Yours sincerely,



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Heritage Council,
Church Lane,
Kilkenny,
Co. Kilkenny,
R95 X298.
E: aharvey@heritagecouncil.ie

22nd December 2020

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