

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

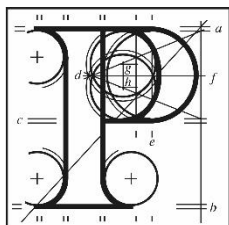
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Bowbeck DAC
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	36 Upper Mount Street, Dublin 2 D02Y982
Company Registration No:	598543

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

Name:	John Spain Associates
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [☒] No: [☐] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Graham O'Sullivan
Firm/Company:	Henry J Lyons Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dun Laoghaire Rathdown County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Golf Lane
Address Line 2:	Carrickmines
Address Line 3:	
Town/City:	Dublin 18
County:	Dublin
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Map Sheet - 3456-C Centre pt. Co-ords - X,Y= 721603.5407,723955.6686
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. Provided in .DWG	
Area of site to which the application relates in hectares:	2.56 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Zoned Objective A “To protect and / or improve residential amenity”
Existing use(s) of the site and proposed use(s) of the site:	Existing: Former Residential

	Proposed: Residential, Childcare Facility, Gym, and Local Shop
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7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
The applicant is the owner of the majority of the application site, however the red line boundary also takes in lands under the control of the Local Authority. A letter of consent from the Local Authority is included herewith.			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Dun Laoghaire Rathdown County Council County Hall Marine Road Dun Laoghaire		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [] No: [X]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved: N/A			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [X] No: []
Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of	

this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Reg. Ref.: D20A/0152	Retention of demolition of former houses on the subject site.	Grant
PL06D.302336	250 no. apartments, creche, gym, resident’s amenity space and associated site works	Refuse
Reg. Ref.: D06A/1157	4 houses and 121 apartments with 3 blocks of 5-6 storeys over basement car parking (site area of 1.25ha).	Grant
Reg. Ref.: D07A/1496	Two apartment blocks of 6-8 storeys providing 109 apartments, crèche community room, medical centre, beauticians, 2 small retail units and 2 small offices with 2-3 storey commercial block providing gym and retail	Refuse
Reg. Ref.: D08A/0590 (An Bord Pleanála Reg. Ref.: PL06D.232551)	90 apartments in 3 blocks ranging from 6-8 storeys, a 2 storey crèche, basement car parking with development reduced to 88 units within 6 storeys following FI	Refuse
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.: N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [X] No: []
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref.: D11A/0197: demolition of bungalow known as 'Waterville' and construction of 19 no. apartments in 2 five-storey blocks – Refused Reg. Ref.: D18A/0257 (ABP Reg. Ref.: ABP-304396-19) : development at Quadrant 3, the Park, Carrickmines of 130 apartments, offices, retail and amenity facilities – Granted by the Board		

Reg. Ref.: D15A/0530: development on adjoining site to the north, consisting of a single dwelling house – Granted

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

Yes: [☒] No: [☐]

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

Please refer to the Site Specific Flood Risk Assessment Report prepared by DBFL.

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [☒] No: [☐]

If the answer is “Yes” above, please give details:

The site previously accommodated residential dwellings which were demolished several years ago. The demolition of these dwellings was subsequently regularised under permission Reg. Ref.: D20A/0152.

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The 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.

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed:
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	Yes: [☒] No: [☐]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [☒] No: [☐]

10. Pre-Application Consultations

(A) Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	PAC/SHD/455/19
Meeting date(s):	16/01/2020
(B) Consultation with An Bord Pleanála: State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-307010-20
Meeting date(s):	22/07/2020
(C) Any Consultation with Prescribed Authorities or the Public: Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	

- **Scott Cawley consulted with Inland Fisheries Ireland and the Department of Culture Heritage and the Gaeltacht**
- **IAC consulted with the National Monuments Service**
- **Charterhouse consulted with telecoms providers in the area**

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Mail The newspaper notice was published on the 21st of December 2020	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:		The site notices were erected on the 22nd of December 2020.
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application. Please see HJL site location map.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [X] No: []
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: Yes: [X] No: []
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.		Enclosed: Yes: [X] No: [] The EIA Portal confirmation notice is appended to the Planning Cover Letter. EIA Portal No. 2020226.

(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [] No: [X]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [] No: [X]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [] No: [] N/A: [X]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [X] No: []
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [X] No: [] N/A: [] Each of the prescribed bodies have requested receipt of SHD applications in electronic format only having regard to current working practices in response to the Covid 19 public health measures. Please refer to application cover letter.
If the answer to the above is “Yes”, list the prescribed authorities concerned:	1. Irish Water 2. Department of Culture, Heritage and the Gaeltacht (please refer to JSA cover letter) 3. Transport Infrastructure Ireland (TII) 4. National Transport Authority (NTA) 5. An Taisce 6. The Heritage Council 7. Dun Laoghaire Rathdown County Childcare Committee 8. Irish Aviation Authority

If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	22nd December 2020
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [] No: [X]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [] No: [] N/A: [X]
If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:	N/A
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A

12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	Enclosed: Yes: [☒] No: [☐]
Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	Enclosed: Yes: [☒] No: [☐]
Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:	Enclosed: Yes: [☒] No: [☐] N/A: [☐] A small portion of the site (along the eastern boundary to Golf Lane) is within the Cherrywood SDZ area. Please refer to the Planning Report and Statement of Consistency for further details.
Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.	
(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:	Enclosed: Yes: [☒] No: [☐] N/A: [☐]
Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part	

of the application that demonstrate the consistency of the proposed development with the guidelines.	
(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	Enclosed: Yes: [] No: [] N/A: [X] The Board Opinion notes that the pre-application documents formed a reasonable basis for an application.
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Enclosed: Yes: [X] No: [] N/A: [] Please refer to JSA Statement of Response for further details.

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

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [X] No: []
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses – N/A		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	31	1,458
1-bed	183	9,209
2-bed	229	17,577
3-bed	39	4,471
4-bed		
4+ bed		
Total	482	32,715

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

(b) State total number of residential units in proposed development:	482
(c) State cumulative gross floor space of residential accommodation, in m ² :	40,779 sq.m (including circulation areas and staircores)

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Ancillary resident's amenities	645 sq.m
Commercial Gym	340 sq.m
Childcare Facility	300 sq.m
Shop	154 sq.m
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	

(b) State cumulative gross floor space of non-residential development in m ² :	794 sq.m (childcare facility, gym, and shop)
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	42,308 sq.m
(d) Express 15(b) as a percentage of 15(c):	1.9%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X Please refer to Section 5 of the Planning Report and Statement of Consistency.	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		X

(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application.		X
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014? If "Yes", enclose a brief explanation with this application.	X Please refer to the Archaeology and Cultural Heritage chapter of the EIAR. The site partially lies within the zone of notification for Carrickmines Castle and associated features (DU026-005), a	

	National Monument in local authority ownership.	
(k) Is the proposed development in a Strategic Development Zone? If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.	X A small portion of the site (along the eastern boundary to Golf Lane) is within the Cherrywood SDZ area. Please refer to the Planning Report and Statement of Consistency for further details.	
(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If “Yes”, enclose details with this application.		X
(m) Do the Major Accident Regulations apply to the proposed development?		X
(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included? If “Yes”, give details of the specified information accompanying this application.	X Please refer to the accompanying Statement of Response prepared by John Spain Associates, and the other application documents referred to therein.	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	N/A
State gross floor space of any proposed demolition, in m ² :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	42,308 sq.m

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

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application: Enclosed: Yes: [☒] No: [☐] N/A: [☐] See HJL Drawing Pack	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— (i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	X Please refer to Part V drawings and documentation accompanying this application.	
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	X Please refer to Part V documentation accompanying this application.	
(iii) a layout plan showing the location of proposed Part V units in the development?	X Please refer to Part V drawings accompanying this application.	

(c) If the answer to Question 19(A) is "No" by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	
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20. Water Services:

(A) Proposed Source of Water Supply: Please indicate as appropriate: (a) Existing Connection: ☐ New Connection: ☒ [X] (b) Public Mains: ☒ [X] Group Water Scheme: ☐ Name of Scheme: _____ Private Well: ☐ [] Other (please specify): _____ Please refer to the DBFL engineering drawings and Engineering Services Report for further details
(B) Proposed Wastewater Management / Treatment: Please indicate as appropriate: (a) Existing Connection: ☐ New Connection: ☒ [X] (b) Public Sewer: ☒ [X] Conventional septic tank system: ☐ [] Other on-site treatment system (please specify): _____ Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed: Please refer to the DBFL engineering drawings and Engineering Services Report for further details

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

- (a) Public Sewer/Drain: ☐
- Soakpit: ☐
- Watercourse: ☒
- Other (please specify):

The proposed surface water drainage system includes a range of SUDs measures. Please refer to the DBFL engineering services report and drawings.

(D) Irish Water Requirements:

Please submit the following information:

- (a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: ☒ No: ☐

Please refer to Irish Water correspondence submitted herewith.

- (b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: ☒ No: ☐

Please refer to accompanying COF correspondence from Irish Water.

- (c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: ☒ No: ☐

Please refer to the enclosed Statement of Design Acceptance letter from Irish Water and the Engineering

	Services Report and Drainage Drawings. All water and wastewater infrastructure proposals will comply with Irish Water's Standard Details and Codes of Practice.
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: [X] No: [] Please refer to the Engineering Services Report.
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: [X] No: [] Please refer to Engineering Services Report.

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [X] No: []
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: [] A Mobility Management Plan prepared by DBFL is submitted.
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [X] No: []

	A quality audit is submitted herewith.
--	---

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [X] No: []
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. Please refer to taking in charge drawing prepared by HJL Architects.	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number. Please refer to the schedule of drawings included within drawing packs.
--

24. Application Fee:

(a) State fee payable for application:	€ 78,376.80
(b) Set out basis for calculation of fee:	482 residential units x €130 = €62,660 794 sq.m of non-residential uses x €7.20 = 5,716.80 Submission of EIAR - €10,000
(c) Is the fee enclosed with the application?	Enclosed: Yes: [X] No: []

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie

Enclosed:

Yes: [**X**] No: []

Please refer to the HJL Design Statement and the Cameo Landscape Design Statement for further details. The scheme has also been subject to a quality audit which has informed the final scheme design.

Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 <u>(Agents: John Spain Associates)</u>
Date:	22nd December 2020

26. Contact Details- Not to be Published

Applicant(s):

First Name:	N/A See below
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Aidan Gallagher, John Doherty
Company Registration Number (CRO):	598543
Contact Name:	Liam McGroary
Primary Telephone Number:	087 2315163
Other / Mobile Number (if any):	
E-mail address:	lmg@axis.construction

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

First Name:	Luke
Surname:	Wymer
Address Line 1:	John Spain Associates
Address Line 2:	39 Fitzwilliam Place
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 ND61
E-mail address (if any):	lwymr@johnspainassociates.com
Primary Telephone Number:	01 662 5803
Other / Mobile Number (if any):	087 207 9750

Person responsible for preparation of maps, plans and drawings:

First Name:	Graham O'Sullivan
Surname:	
Address Line 1:	Henry J Lyons
Address Line 2:	51-54 Pearse Street
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 KA66
E-mail address (if any):	Graham.osullivan@hjlyons.com
Primary Telephone Number:	01 888 3333
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Liam McGroary
Mobile Number:	087 2315163
E-mail address:	lmg@axis.construction

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Nick Fenner
DBFL Consulting Engineers
Ormond House, Upper Ormond Quay
Dublin D07W704
Dublin
Ireland

21 January 2020

Dear Nick Fenner,

**Re: Connection Reference No CDS19007932 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Housing Development of 480 unit(s) at Golf Lane, Glenamuck Road, Dublin.

Irish Water has reviewed your pre-connection enquiry in relation to a water connection at Golf Lane, Glenamuck Road, Dublin.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

Water:

New connection to the existing network (through the 200mm watermain) is feasible without upgrade.

Wastewater:

New connection to the existing network (through the 300mm sewer) is feasible without upgrade.

Diversion of the infrastructure may be required subject to layout proposal of the development and separation distances.

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at **www.water.ie/connections**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Marko Komso from the design team on (022) 54611 or email mkomso@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'M O'Dwyer'.

Maria O'Dwyer

Connections and Developer Services

Nick Fenner
DBFL Consulting Engineers
Ormond House, Upper Ormond Quay
Dublin
D07W704
Ireland

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

11 November 2020

**Re: Design Submission for Golf Lane, Glenamuck Road, Dublin (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS19007932**

Dear Nick Fenner,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

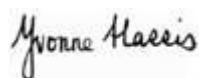
You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water's network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Dario Alvarez

Email: dalvarez@water.ie

Yours sincerely,



Yvonne Harris
Head of Customer Operations

Appendix A

Document Title & Revision

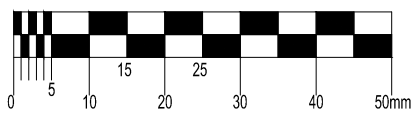
- [170063-3100-170063-3100 - P02 Watermain and Drainage layout]
- [170063-3100-170063-3100 - P02 Drainage layout]
- [170063-3100-170063-3130 – P01 Foul Drainage longitudinal sections]

Standard Details/Code of Practice Exemption:

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

ON ORIGINAL



NOTES:

DRAINAGE NOTES:

1. ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND ENGINEER INFORMED OF DISCREPANCIES BEFORE WORK COMMENCES.
2. ALL LEVELS ARE IN METRES AND ARE RELATED TO ORDINANCE DATUM.
3. CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF PAVEMENT LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORKS ON SITE.
4. ALL NEW FOUL SEWER INFRASTRUCTURE SHALL BE LAID IN ACCORDANCE WITH IRISH WATER WASTEWATER INFRASTRUCTURE STANDARD DETAILS. CONSTRUCTION REQUIREMENTS FOR SELF-LAY DEVELOPMENTS (DECEMBER 2017 (REVISION 03)) DOCUMENT IW-CDS-5030-01.
5. ALL FOUL SEWERS TO BE UPVC WITH IS EN 1401 2009/2012 UNLESS INDICATED OTHERWISE.
6. THIS DRAWING IS FOR PLANNING PURPOSES ONLY.
7. MANHOLE COVER LEVELS ARE TO CONFORM WITH FINISHED ROAD AND PATH LEVELS.
8. WHERE COVER TO PIPE IS LESS THAN 1200mm (ROAD/PATH/VERGE) OR 900mm (OPEN SPACE) SURROUND PIPE IN MINIMUM 150mm CONCRETE AS STD-W-08.
9. WHERE INDICATED, ALL DISTANCES FROM DIVERTED SEWER TO ADJACENT STRUCTURES ARE TO CENTRELINE OF NEW SEWER. ALL NEW MANHOLES TO BE TO STD-WW-10 UNO.

WATERMAIN NOTES:

1. ALL WATERMANS VALVES AND FITTINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE IRISH WATER STANDARD DETAILS AND IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE.
2. ALL WATERMANS SHALL BE HOPE, PE100, SDR17 TO IS EN 12201 PART 2:2011 AND IS EN 12201-3:2011.
3. CONNECTION BETWEEN EXISTING AND PROPOSED WATERMANS TO BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARD DETAILS STD-W-03 TO STD-W-10.
4. ANCHOR BLOCKS TO BE POSITIONED AT DEAD ENDS, TEES, BENDS AND AT EACH SIDE OF HYDRANTS AND VALVES IN ACCORDANCE WITH THE REQUIREMENTS OF IRISH WATER STANDARD DETAIL STD-W-26 (WATER MAIN THRUST AND SUPPORT BLOCKS). DISMANTLING JOINTS TO BE INSTALLED AT EACH SLUCE VALVE AS PER IRISH WATER STANDARD DETAIL STD-W-15.
5. CONNECTION TO INDIVIDUAL UNITS IN ACCORDANCE WITH IRISH WATER STD-W-03.
6. INSTALLATION OF SLUCE VALVES, AIR VALVES AND HYDRANTS SHALL BE IN ACCORDANCE WITH IRISH WATER'S STANDARD.
7. MARKER POSTS AND PLATES ARE TO BE PROVIDED IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-W-27.
8. CONNECTION TO EXISTING WATERMANS TO BE COORDINATED BY THE CONTRACTOR WITH IRISH WATER AND/OR THE LOCAL AUTHORITY.

LEGEND

GENERAL

- SITE BOUNDARY
- - - BASEMENT LEVEL 1 OUTLINE
- - - BASEMENT LEVEL 2 OUTLINE

DRAINAGE

- PROPOSED FOUL SEWER
- PROPOSED SURFACE WATER SEWER
- ATTENUATION STORAGE
- EXISTING FOUL SEWER
- EXISTING SURFACE WATER SEWER

WATERMANS

- PROPOSED WATERMAIN
- PROPOSED SLUNG WATERMAIN
- EXISTING WATERMAIN
- SV SLUCE VALVES AS PER IRISH WATER STANDARD DETAIL STD-W-14/15
- AV AIR VALVE AS PER IRISH WATER STANDARD DETAIL STD-W-20/22
- H HYDRANTS AS PER IRISH WATER STANDARD DETAIL STD-W-16/18
- M METER CHAMBER AS PER IRISH WATER STANDARD DETAIL STD-W-26

P02	06-11-20	PLANNING	BS	NJF
P01	27-03-20	PRE-PLANNING	BS	NJF
rev	date	description	by	chkd.
		A - Approved		
		B - Approved with comments		
		C - Do not use		

suitability	issue purpose
S2 - INFORMATION	PLANNING



DUBLIN OFFICE: Ormond House, Upper Ormond Quay, Dublin 7, D07 WY04
PHONE: +353 (0) 1 400 4000
CORK OFFICE: Phoenix House, Monahan Road, Cork, T12 H1XV
PHONE: +353 (0) 21 220453
WATERFORD OFFICE: Suite 8b The Arkum, Maritime Gate, Canada Street, Waterford, X91 WQ28
PHONE: +353 (0) 51 909 500

project ref.

RESIDENTIAL DEVELOPMENT AT
GLENAMUCK ROAD

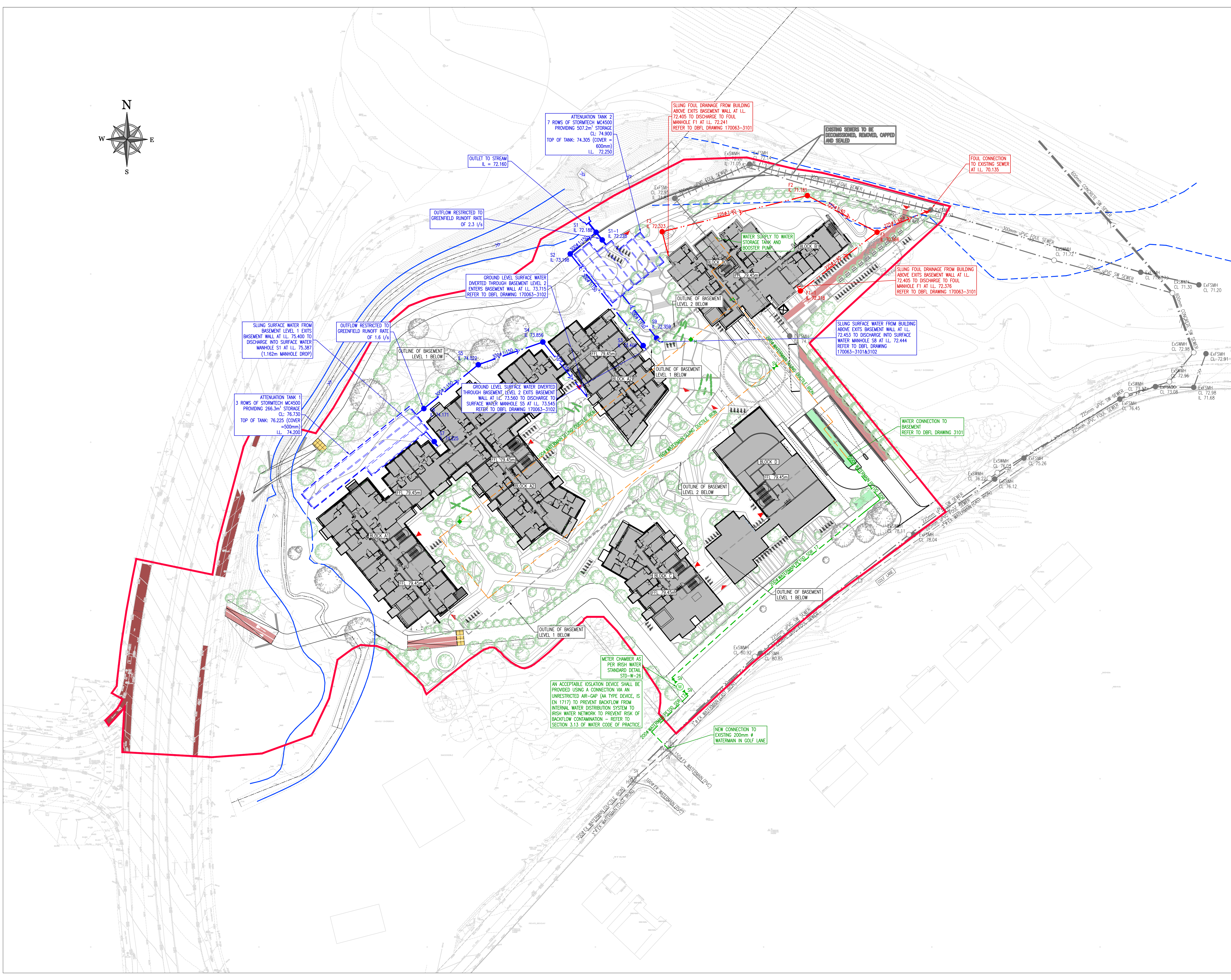
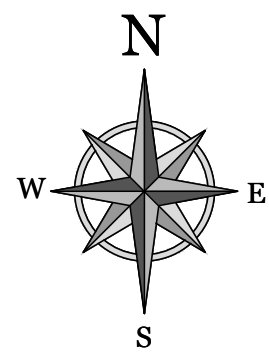
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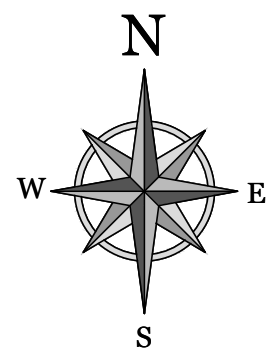
SITE SERVICES LAYOUT

architect

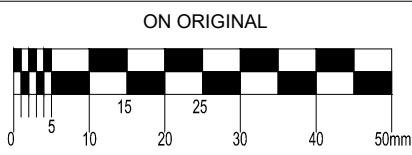
HENRY J. LYONS ARCHITECTS

designed by	author	scale	sheet size
PCC	BS	1:500	A1
drawing no.		revision	
170063-3100		P02	





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NOTES:

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10. ALL NEW MANHOLES TO BE TO STD-W-10 UNO.
11. WHERE SEWERS ARE CLOSE TO A TREE LINE, THE TRENCH WILL BE LINED WITH ROOT BARRIERS TO PROTECT PIPES FROM ANY ROOT INGRESS.

LEGEND

GENERAL

- SITE BOUNDARY
- - - BASEMENT LEVEL 1 OUTLINE
- - - BASEMENT LEVEL 2 OUTLINE

DRAINAGE

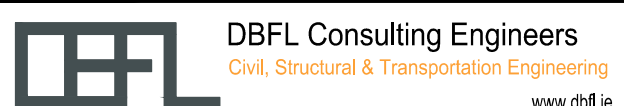
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- PROPOSED SURFACE WATER SEWER
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- H HYDRANTS AS PER IRISH WATER STANDARD DETAIL STD-W-16/18
- M METER CHAMBER AS PER IRISH WATER STANDARD STD-W-26

P02	06-11-20	PLANNING	BS	NJF
P01	27-03-20	PRE-PLANNING	BS	NJF
rev	date	description	by	chkd.
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suitability	issue purpose
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project ref.

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GLENAMUCK ROAD

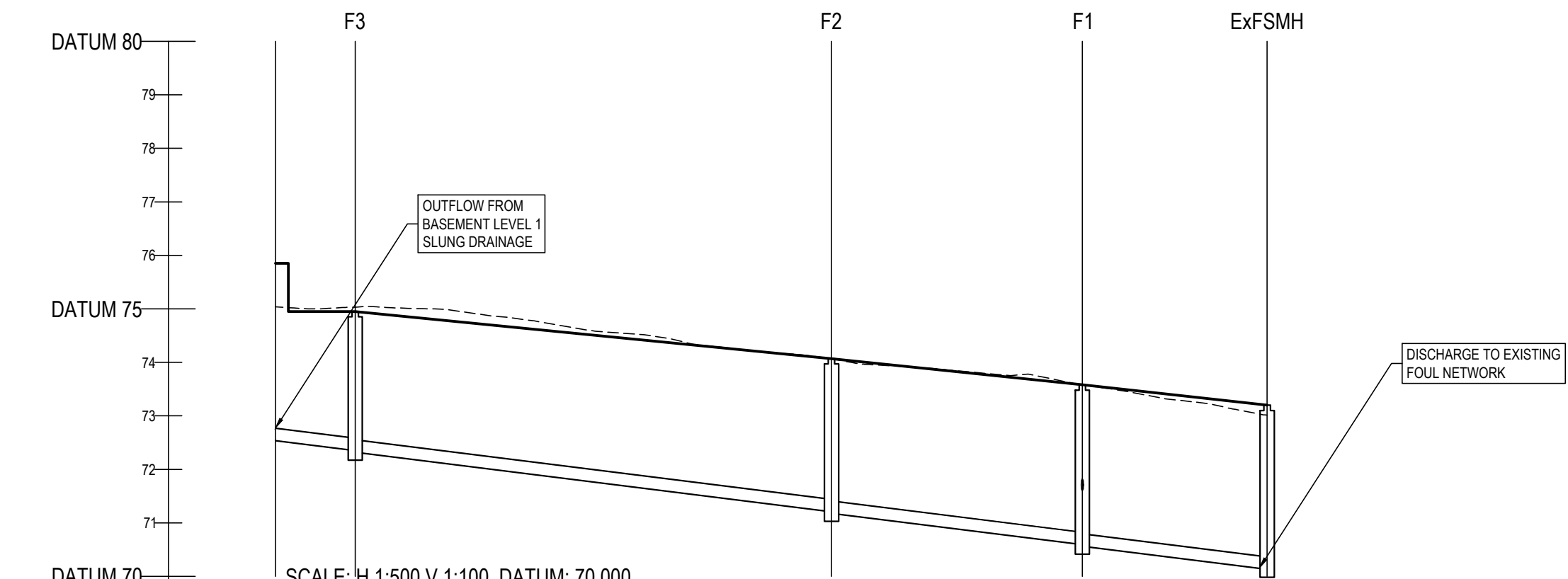
drawing title

SITE SERVICES LAYOUT

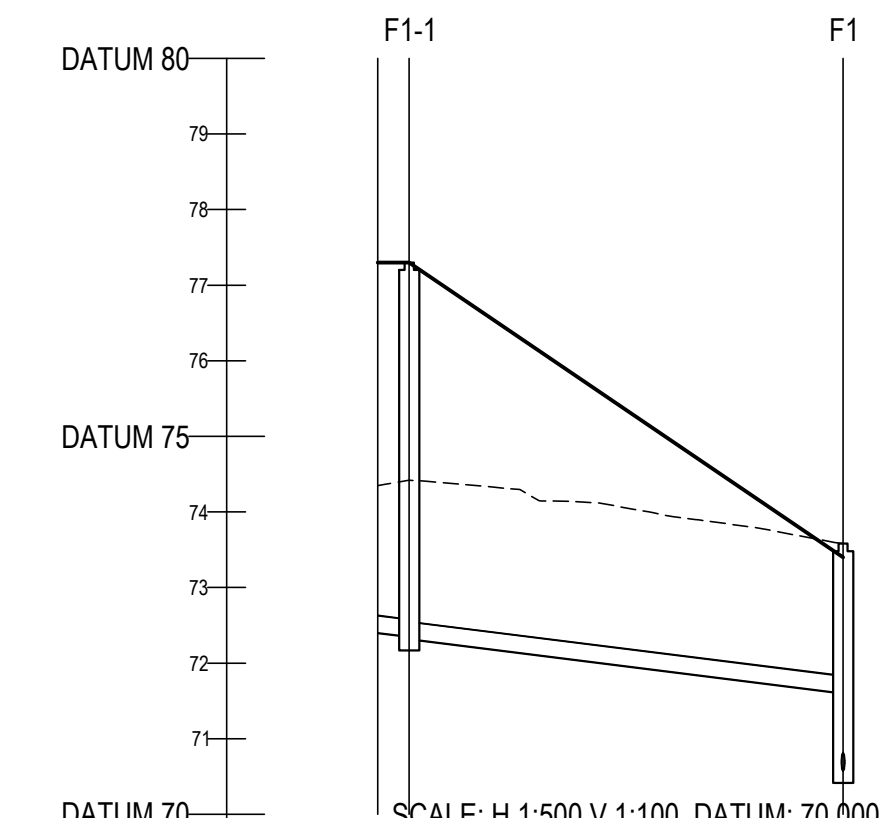
architect

HENRY J. LYONS ARCHITECTS

designed by	author	scale	sheet size
PCC	BS	1:500	A1
drawing no.			revision
		170063-3100	P02

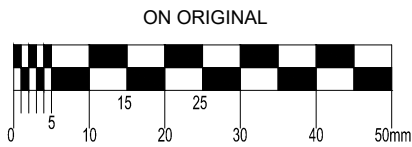


COVER LEVEL		74.960		74.960		73.982		73.200
INVERT LEVEL	70.529 1.001 72.323	72.323	1.002	71.211 71.161	1.003	70.596 70.596	1.004	70.125
DEPTH (m)		2.627		2.868		3.016		3.065
DISTANCE (m)	7.45		44.48		23.42		17.26	
PIPE SLOPE	1:40		1:40		1:40		1:40	
PIPE SIZE	225mm		225mm		225mm		225mm	



COVER LEVEL		77.300		73.982
INVERT LEVEL	72.318 2.002	72.318	2.002	71.600
DEPTH (m)		4.982		3.016
DISTANCE (m)	2.07		28.70	
PIPE SLOPE	1:40		1:40	
PIPE SIZE	225mm		225mm	

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KEY

----- EXISTING GROUND PROFILE
———— PROPOSED GROUND PROFILE

rev	date	description	by	chkd.
		A - Approved		
		B - Approved with comments		
		C - Do not use		

suitability	issue purpose
S2 - INFORMATION	PLANNING

DBFL Consulting Engineers
Civil, Structural & Transportation Engineering
www.dbfl.ie

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PHONE +353 (0) 21 2204533
WATERFORD OFFICE: Suite 8b The Arkum, Marlboro Gate, Canada Street, Waterford, X91 W028
PHONE +353 51 909 500

project ref.

RESIDENTIAL DEVELOPMENT AT
GLENAMUCK ROAD

drawing title

FOUL DRAINAGE LONGITUDINAL
SECTIONS SHEET 1

architect

HENRY J. LYONS ARCHITECTS

designed by	author	scale	sheet size
PCC	BS	AS SHOWN	A1
drawing no.			revision
	170063-3130		P01

An Rannóg Bonneagair agus Athraithe Aeráide
Infrastructure and Climate Change Department

Property Management Section

Robert Burns

Director of Service

Level 3, County Hall, Dun Laoghaire, Co. Dublin

Tel: 01 2054806, Email; rburns@dlrcoco.ie

Luke Wymer
John Spain Associates
39 Fitzwilliam Place
Dublin 2
D02 ND61

16th December 2020

Subject to Contract – Contract Denied

Re: Proposed SHD at Golf Lane, Carrickmines, Dublin 18
Inclusion of Council Lands

Dear Mr. Wymer,

I wish to advise that Dún Laoghaire–Rathdown County Council consents to the inclusion by your clients, Bowbeck DAC, of Council lands at Golf Lane, Carrickmines, Dublin 18, for pedestrian and cycle paths and works to the public road and public realm, in a SHD application on lands hatched red on Drawing No. PL_P0002, Revision P2, subject to the following conditions:-

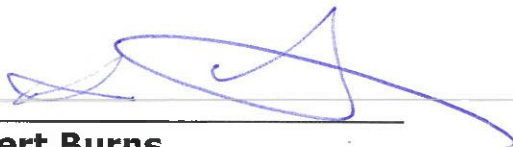
1. Proposed works shall not impact on existing Council Services (surface water sewers) or the ability of council access to same.
2. A site survey shall be carried out to determine the location and depth of these services and where necessary slit trenches dug to verify same.
3. This office should be contacted prior to work being carried out to agree suitable location and vertical and horizontal distances from existing Council Services (surface water sewers).
4. A method statement is required to be submitted prior to any work being carried out.

5. This land cannot be used to constitute any part of the open space requirements of the proposed development.
6. The proposed development shall present no impediment to the future construction of the Kilternan Link Road.
7. If planning permission is granted any works, as approved, to the public road and public realm either inside or outside the red line are to be undertaken by the applicant/developer at their own expense. Any proposed works on the public road will require a road opening licence.
8. Subject to a grant of planning permission for the proposed development, the applicant will enter negotiations with the Council to acquire a Right-of-Way over Council owned land at Golf Lane, Carrickmines, Dublin 18. This requires the applicant to obtain approval under Section 183 of the Local Government Act, 2001 in relation to a Right-of-Way over Council owned lands. The Grant of a Right-of-Way over Council owned lands is a reserved function in accordance with the provisions of the Local Government Act, 2001 (as amended) and accordingly it is an act that may only be performed and exercised directly by the Elected Members of the County Council and by Resolution at a meeting thereof.

This consent is "Without Prejudice" and does not form a contract or discussions leading to a contract in respect of Council property. This letter should not be construed as binding the Council in any way whether to take any further action, partake in any future discussions or negotiations whether legally, contractual or otherwise, whether as landowner or otherwise.

This consent also applies to this one specific planning application only which should be made within twenty-eight days of the date of this letter.

Yours Sincerely,



Robert Burns
DIRECTOR

