

Wicklow County Council,  
Planning Department,  
County Buildings,  
Whitegates,  
Wicklow Town.

JSA Ref 19144  
28<sup>th</sup> April 2021

Dear Sir / Madam,

**RE: SHD APPLICATION IN RESPECT OF A PROPOSED STRATEGIC HOUSING DEVELOPMENT CONSISTING OF OF 165 NO. DWELLINGS, OPEN SPACE, CRECHE AT COOKSTOWN ROAD ENNISKERRY, CO. WICKLOW**

### **Introduction**

On behalf of the applicant, Cairn Homes Properties Ltd., 7 Grand Canal, Grand Canal Street Lower, Dublin 2, please find enclosed a soft copy of application to An Bord Pleanála for permission for a strategic housing development on lands at Cookstown Road, Enniskerry, Co. Wicklow.

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.CookstownroadSHDplanning.com](http://www.CookstownroadSHDplanning.com).

### **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'.*

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## **Development Description**

The development will consist of the construction of 165 no. dwellings and associated ancillary infrastructure as follows:

- 105 no. 2 storey houses (49 no. 3 bedroom houses [House Types B, B1, & B2], 56 no. 4 bedroom houses [House Types A, D, E & E1];
- 56 no. apartments/duplex apartments in 6 no. 3 storey buildings – (28 no. 2 bedroom apartments and 28 no. 3 bedroom duplex apartments) all with terrace;
- 4 no. 1 bedroom Maisonette dwellings in a 2 storey building;
- Part 2-storey and single storey creche (c. 510 sq. m - including storage);
- Open space along southern boundary of c. 0.93 hectares [with pedestrian connections to boundary to 'Lover's Leap Lane' to the south and to boundary to the east and west], hard and soft landscaping (including public lighting) and open space (including boundary treatment), communal open space for duplex apartments; regrading/re-profiling of site where required [including import/export of soil as required] along with single storey bicycle/bin stores and ESB substation;
- Vehicular access (including construction access) from the Cookstown Road from a new junction as well as 313 no. car parking spaces and 150 no. cycle spaces;
- Surface water attenuation measures and underground attenuation systems as well as connection to water supply, and provision of foul drainage infrastructure (along the Cookstown Road to existing connection at junction with R760) and provision of underground local pumping station to Irish Water specifications;
- 3 no. temporary (for 3 years) marketing signage structures [2 no. at the proposed entrance and 1 no. at the junction of the R760 and the Cookstown Road] and a single storey marketing suite (c. 81 sq.m) within site;
- All ancillary site development/construction/landscaping works, along with provision of footpath/public lighting to Powerscourt National School pedestrian entrance and lighting from Powerscourt National School entrance to the junction of the R760 *along southern side of Cookstown Road and pedestrian crossing across Cookstown Road.*

The application contains a statement setting out how the proposal will be consistent with the objectives of the Wicklow County Development Plan 2016-2022 and the Bray Municipal District Local Area Plan 2018-2024.

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 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:

<b>1. Particulars</b>	
1.	Cover Letter
2.	SHD Application Form
3.	Letters of Consent <b>(in Appendix 5 of JSA Statement of Consistency)</b>
4.	EIA Portal confirmation
5.	Site Notice
6.	Newspaper Notice
7.	Prescribed Bodies Letters
8.	Apartment Lifecycle Report
9.	Part V Proposals <b>(in Appendix 4 of JSA Statement of Consistency)</b>
10.	SHD fee
11.	IW Confirmation of Design
12.	Tuath Housing Body Letter
13.	AA3 Action Plan WCC Confirmation
14.	ITM Red line <b>(Soft Copy-CD)</b>
<b>2. John Spain Associates</b>	
15.	Planning Report & Statement of Consistency
16.	An Bord Pleanála Response Document
17.	EIAR Volume I Non-Technical Summary
18.	EIAR Volume II Main Report
19.	EIAR Volume III Appendices
20.	Statement of Material Contravention
21.	Social Infrastructure Assessment
22.	AA3 Action Plan March 2020
<b>3. MOLA Architects</b>	
23.	Architectural Design Statement
24.	Architectural Drawings plans elevations sections (including schedule of drawings and accommodation)
25.	Housing Quality Assessment
<b>4. BM Consulting Engineers</b>	
26.	Roads Engineering, Traffic & Transport Assessment
27.	DMURS Statement of Compliance
28.	Civil Engineering Infrastructure Report & Flood Risk Assessment
29.	Construction & Environmental Management Plan
30.	Engineering Drawings and Schedule
<b>5. Landscape Architects KFLA</b>	
31.	Landscape Design Report
32.	Landscape Drawings
<b>6. Byrne Environmental</b>	
33.	Construction & Demolition Waste and By-Product Management Plan
34.	Operational Phase Waste Management Plan
<b>7. Waterman Moylan Consulting Engineers</b>	
35.	Energy Statement
<b>8. Dr. Tina Aughney - Bat Eco Services</b>	
36.	Bat Assessment 2020
<b>9. Openfield</b>	

37.	AA Screening Report
<b>10. The Tree File</b>	
38.	Tree Survey Drawings and Cookstown Arboricultural Report
<b>11. 3D Design Bureau</b>	
	Photomontage Booklet
<b>12. IES</b>	
	Daylight, Sunlight and Overshadowing Study
<b>13. Sabre</b>	
39.	Public Lighting Layout Drawing and Outdoor Lighting Report

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 meeting with Wicklow County Council and the tripartite meeting with the Board and the requirements of relevant Section 28 Guidelines, the Wicklow County Plan 2016-2022 as well as the Bray Municipal District Local Area Plan 2018-2024.

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

Yours sincerely,



**John Spain Associates**