

Irish Water,
Colvill House,
24-26 Talbot St,
Ireland

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.

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);

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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

- 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.

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

Yours sincerely,



John Spain Associates

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

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Inland Fisheries Ireland,
3044 Lake Drive,
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Dublin 24
D24Y265
erbd@fisheriesireland.ie

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

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National Transport Authority,
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Iveagh Court,
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If you have any queries please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

Wicklow Childcare Committee,
Kilmantin Hill,
Wicklow Town,
Co. Wicklow
E: info@wccc.ie

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.

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);

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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- 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.

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Yours sincerely,



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