

AN BORD PLEANÁLA
64 Marlborough Street
Dublin 1

28th May 2021

PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT AT CHARELSTOWN PLACE AND ST. MARGARET'S ROAD, CHARLESTOWN, DUBLIN 11

APPLICANT: PUDDENHILL PROPERTY LIMITED

Dear Sir/ Madam,

On behalf of the applicant, Puddenhill Property Limited please find enclosed an application for a proposed Strategic Housing Development at Charlestown Place and St. Margaret's Road, Charlestown, Dublin 11.

The application site (c. 3.9ha) comprises an existing surface car park and adjoining lands located south of Charlestown Place, west of St. Margaret's Road, north of McKelvey Avenue residential estate and west of an undeveloped greenfield site.

This Application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act').

The application site and the proposed development are described in full within the enclosed Planning Statement.

SHD Process (Stages 1)

The **Planning Statement** provides the background information on the site and the proposed development and includes the required information to support this request to An Bord Pleanála.

The site is within the administrative area of Fingal County Council. Section 247 pre-planning consultation took place with the Planning Authority in November 2019. A further meeting was scheduled for the 13th March 2020 however this was cancelled due to the measures arising from the Covid-19 virus outbreak. Comments were subsequently received from the planning authority by email and these have been incorporated into the design now proposed. Refer to Planning Statement for details.

Section 5 Pre-application Consultation with An Bord Pleanala was carried out in relation to this proposed development under reference ABP-307248-20. The Board's Notice of Pre-Application Consultation Opinion issued on 18th December 2020. The Opinion and the overarching responses to

the Opinion are contained within the enclosed *Planning Statement* and referenced reports and drawings as appropriate.

Statement of Consistency / Material Contravention Statement

A Statement of Consistency has been prepared and is enclosed with the current application. The Statement of Consistency examines the proposed development against the relevant objectives of the ***Fingal Development Plan 2017 – 2023*** (the “Development Plan”) and the relevant Section 28 Ministerial Guidelines.

The proposed development Materially Contravenes the *Development Plan* in respect of apartments per floor per individual stair lift core. The proposed development includes up to 9no. apartments per floor in the case of the proposed east/ west stair and lift cores. Objective DMS23 of the Development Plan permits up to 8 apartments per floor per individual stair/ lift core.

The enclosed Statement of Consistency/ Material Contravention Statement addresses the associated procedural issues and justification for the proposed Material Contravention. The proposed Material Contravention is also identified within the submitted public notices.

Schedule of Planning Application Contents

A list of the documents enclosed with this application is provided as part of this cover letter.

Copies / Distribution of Application

In accordance with the requirements of the *Planning and Development (Strategic Housing Development) Regulations 2017* this application will be distributed as follows: -

- An Bord Pleanála: 2no. printed copies and 3no. digital copies.
- Fingal County Council: 6no. printed copies and 1no. digital copy.

Prescribed Bodies

In addition and as required by the Board’s Pre-Application Consultation Opinion, a copy of the application has also been sent to the following:-

- Irish Water
- Irish Aviation Authority
- Fingal County Childcare Committee
- Dublin City Council, Planning Department
- Transport Infrastructure Ireland (TII)
- National Transport Authority (NTA)
- Dublin Airport Authority (DAA).

Application Fee

The statutory fee of €80,000 (the maximum fee) payable to An Bord Pleanála has been paid by electronic funds transfer on 26th May 2021. See copy of payment details attached.

Website

A copy of the application is available for inspection on the Internet at the following web address:
www.charlestownplaceshd.ie

EIA Portal Notification

The applicants have submitted Notification to Department of Housing, Planning and Local Government's EIA Portal of intention to apply for development consent which requires Environmental Impact Assessment under Directive 2011/92/EU as amended by 2014/52/EU on the assessment of the effects of certain public and private projects on the environment. A copy of the Confirmation Notice from the Department is enclosed.

Conclusion

I trust the enclosed is in order and look forward to your decision in due course.

Yours sincerely,



John Murphy
BMA Planning

CHARLESTOWN PLACE SHD**STAGE 3 PLANNING APPLICATION CONTENTS**

Project Title: Charlestown Place SHD, Charlestown Place & St. Margaret's Road, Charlestown, Dublin 11

Applicant: Puddenhill Property Limited

PLANNING PARTICULARS	BY
1. Cover Letter	BMA Planning
2. Application Form	BMA Planning
3. Schedule of Accommodation	MCORM
4. Part V Proposal & Validation Letter	BMA Planning
5. Site Notice	BMA Planning
6. Newspaper Notice	BMA Planning
7. Letter of Consent from Fingal Co Co	Fingal Co Co
8. Letter of Consent from Balrath Commercial Property Holdings Ltd	Balrath
9. Letter to Planning Authority	BMA Planning
10. Letters to Prescribed Bodies	BMA Planning
11. EIA Portal Notification	BMA Planning
DRAWINGS	
Architects Drawings	MCORM
Landscape Drawings	RMDA
Engineering Drawings	POGA
Site Lighting & Services Drawings	Varmings
REPORTS	
1. Planning Statement	BMA Planning
2. Statement of Consistency/ Material Contravention Statement	BMA Planning
3. Environmental Impact Assessment Report	BMA Planning
4. EIAR Appendix 14A – Landscape and Visual Impact Assessment Verified Views	Modelworks
5. Architect's Design Report	MCORM
6. Housing Quality Assessment	MCORM
7. Building Life Cycle Report	MCORM
8. Landscape Rationale	RMDA
9. Arboriculture Assessment	Arborist Assoc.
10. Daylight and Sunlight Assessment Report	3D Design B.
11. Social Infrastructure Audit	Future Analytics
12. Engineering Planning Report	POGA
13. Site Specific Flood Risk Assessment	POGA
14. DMURS Statement of Consistency	POGA
15. Outline Construction Management Plan	POGA
16. Traffic and Transport Assessment	Atkins
17. Quality Audit – Stage 1	Atkins
18. Construction & Demolition Waste and By-Product Management Plan	Byrne Enviro.

19. Operational Phase Waste Management Plan	Byrne Enviro.
20. Energy and Services Strategy Report	Varmings
21. Solar Photovoltaic Glint & Glare Study	Innovision
22. Screening Report for Appropriate Assessment	Openfield ES

Payment Details

Payment Reference No. 158177233

Printed On
Wednesday, May 26, 2021
11:31:39 AM

Pay From >

TRIBAL DEV CHARLESTOWN , SHANNON IND ESTATE
CO CLARE , 80736834

Pay To >

AN BORD PLEANALA , 00316067

Payment Details >

€80,000.00 on 26/05/2021, SDMT Third Party Payment

Payment Currency:

EUR

Payment Type:

Same Day

Payment Amount:

80,000.00

Payment Date:

26/05/2021

End to End Reference:

TRIBAL DEVELOPMENTS

Status >

Paid