

Strategic Housing Unit

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

04th June 2021

**Re: ABP Reference: ABP-308497-20
Proposed Strategic Housing Development, 'Kenelm', Deer Park, Howth, Co. Dublin**

A Chara,

We act on behalf of the Applicant, GLL PRS Holdco Limited, and wish to submit the enclosed Strategic Housing Development (SHD) planning application for the above-referenced development to An Bord Pleanála under the provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016. The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion.

This application for permission for a Strategic Housing Development meets the requirements outlined in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The development will consist of;

- i. 162 no. residential units distributed across 3 no. blocks (A, B & C) ranging in height from 5-6 storeys, with a cumulative gross floor area (GFA) of 13,337.10 sq.m comprising;
 - a. 29 no. 1-bedroom units, - 17.9%
 - b. 104 no. 2-bedroom units and – 64.2%
 - c. 29 no. 3-bedroom units – 17.9%
- ii. 3 no. resident services and amenity rooms (1 no. in each block A-C) to accommodate co-working space, a community room and a meeting room (combined GFA 108 sq.m)
- iii. 132 no. car parking spaces at basement level (underlying Blocks A & B) including 6 no. accessible spaces, 13 no. electric vehicle spaces and 4 no. car sharing spaces;
- iv. 325 no. residents bicycle parking spaces (long-stay) at basement level, and 30 no. visitor bicycle parking spaces (short-stay) at surface level;
- v. communal amenity space in the form of courtyards and roof gardens (combined 2,192 sq.m)
- vi. public open space of 1,161 sq.m including a botanic garden and pocket park;
- vii. a single storey ESB sub-station and switch room (45.5 sq.m);

www.mhplanning.ie

McCutcheon Halley is a limited partnership registered under the Limited Partnerships Act, 1907, registration no. LP512. Registered in Ireland No. 326490. Registered office: 6 Joyce House, Barrack Square, Ballincollig, Co. Cork. Directors: Brian McCutcheon, BA(Econ) DipTP DipGIS MIPI (Chairman). Tom Halley, BA(Mod), MRUP BSc ARCH(Hons) Cert. Civil Eng. MIPI.

Also in CORK
6 Joyce House, Barrack
Square
Ballincollig, Co. Cork
P31 YX97
T. +353 (0)21 420 8710
E.
info@mhplanning.ie

DUBLIN
Kreston House, Arran Court
Arran Quay, Dublin 7
D07 K271
T. +353 (0) 1 804 4477
E.
info@mhplanning.ie

- viii. demolition of 2 no. sections of the existing demesne northern boundary wall to provide, a primary access (vehicular/pedestrian/cyclist) to the northwest and a separate pedestrian/cyclist access at the centre;
- ix. restoration and refurbishment of the remaining extant northern and eastern demesne boundary wall;
- x. change of use and regrading of part of the Deer Park Golf Course from active recreation use to passive amenity parkland and planting of a woodland belt on the southern boundary;
- xi. undergrounding of existing ESB overhead lines, and, relocation of the existing gas main; and,
- xii. all ancillary site development works including waste storage and plant rooms at basement level, drainage, landscaping/boundary treatment and lighting.

Enclosed please find 2 no. hard copies and 3 no. electronic copies of the complete application, as required under articles 297 and 298 of the Planning and Development regulations 2001 to 2019, as amended.

This application is accompanied by a suite of supporting drawings and reports. A schedule of drawings is included at the front of each pack and a schedule of **Supporting Reports** is appended to this cover letter.

A **Part V Proposal** (MCA Architects) included under separate cover includes a **Validation Letter** from Fingal County Council's Housing and Community Services Department.

The application includes an **Environmental Impact Assessment Report** (EIAR) and **Natura Impact Statement** (NIS) and a notification has been sent to the Department of Housing, Planning and Local Government (EIAPortal@housing.gov.ie). An acknowledgement from the Department is appended to this cover letter (Appendix 2).

A **Confirmation of Feasibility** and **Statement of Design Acceptance** from Irish Water is **appended** to this Cover Letter (Appendix 1), and in Appendix II of the Infrastructure Report (BMCE) included with this application under separate cover.

A dedicated website has been established and can be accessed at www.kenelmshdhowth.ie

6 no. hard copies and **1 no. electronic copy** of this planning application have been submitted to Fingal County Council.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing) Development Regulations 2017 and the Board's Notice of Pre-Application Consultation Opinion, the prospective applicant has notified the following authorities of the making of the SHD application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Department of Culture, Heritage and the Gaeltacht
3. The Heritage Council
4. An Taisce
5. An Chomhairle Ealaíon
6. Fáilte Ireland

It is noted that section 8(1)(b) requires the sending of a copy of the application in both printed form and electronic form. In this regard, we wish to highlight that The Heritage Council advised that their offices are closed due to public health guidelines and as a result they are unable to accept printed copies. It was advised that any attempt to deliver a hard copy would be returned as undeliverable to the sender. In this context, The Heritage Council advised that only an electronic copy can be received. Accordingly, an electronic copy has been sent to aharvey@heritagecouncil.ie

The required **fee of €41,137.60 was paid to An Bord Pleanála via electronic transfer** on the 27th May 2021, evidence of this is appended to this cover letter (Appendix 3).

We trust this SHD application is to the satisfaction of An Bord Pleanála. Please contact the undersigned if you require any further details.

Is mise, le meas,



Paula Galvin (Director)

McCutcheon Halley Chartered Planning Consultants

Supporting Information

Schedule of Supporting Information		
	Document	Responsible
1	SHD Application Form	McCutcheon Halley Planning Consultants
2	Copy of Site Notice	
3	Copy of Press Notice - Text	
4	Copy of Press Notice - Original	
5	Copy of Cover Letter – An Bord Pleanála	
6	Copy of Cover Letter – Fingal County Council	
7	Copy of Cover Letter – Irish Water	
8	Copy of Cover Letter - Department of Culture, Heritage and the Gaeltacht	
9	Copy of Cover Letter - The Heritage Council	
10	Copy of Cover Letter - An Taisce	
11	Copy of Cover Letter - An Chomhairle Ealaíon	
12	Copy of Cover Letter - Fáilte Ireland	
13	Planning Statement & Statement of Consistency with Fingal Development Plan 2017-2023	
14	Statement of Consistency with National, Regional and Section 28 Guidelines	
15	Material Contravention Statement	
16	Social Infrastructure Audit	
17	Childcare Demand Report	
18	School Demand Assessment Report	
19	Response to An Bord Pleanála Opinion	

20	Architectural Design Statement	MCA Architects
21	Urban Design Statement	
22	Summary of Areas & Housing Quality Audit	
23	Building Lifecycle Report	
24	Part V Proposal	
25	Landscape Design Report	BSLA
26	Arboricultural Impact Assessment & Method Statement	John Morris Arboricultural Consultancy
27	Site Lighting Report	Ethos
28	Energy Statement	
29	Infrastructure Report	Barrett Mahony Consulting Engineers (BCME)
30	Flood Risk Assessment Report	
31	Mobility Management Plan	
32	Traffic & Transport Assessment	
33	DMUS Statement of Compliance	
34	Construction Environmental Management Plan	
35	Stage 1 Road Safety Audit	PMCE
36	Site Investigation Report	Site Investigation Ltd.
37	Construction Waste Management Plan	Byrne Environmental
38	Operational Waste Management Plan	
39	Daylight and Sunlight Assessment Report	3D Design Bureau
40	Architectural Heritage Assessment Report	Slattery Conservation
Environmental		
	Document	Responsible
41	Appropriate Assessment Screening Report	Scott Cawley
42	Natura Impact Statement	
43	Volume I Environmental Impact Assessment Report - Non-Technical Summary	<i>Directed by MH Planning</i>
44	Volume II Environmental Impact Assessment Report	
45	Volume III Environmental Impact Assessment Report - Appendices	

Photomontages		
	Document	Responsible
46	Photomontages to accompany Landscape & Visual Impact – Chapter 5 EIAR (Vol II)	3D Design Bureau
47	Photomontages to accompany Built Heritage - Chapter 15 EIAR (Vol II)	

Drawings		
Architectural	Drawing Suite inc. drawing schedule	<i>MCA Architects</i>
Landscape	Drawing Suite inc. drawing schedule	<i>BSLA</i>
Engineering Services & Traffic	Drawing Suite inc. drawing schedule	<i>BMCE</i>
Arborist	Drawing Suite inc. drawing schedule	<i>John Morris Arboricultural Consultancy</i>
Lighting	Drawing Suite inc. drawing schedule	<i>Ethos</i>

Cover Letter - Appendix 1

Confirmation of Feasibility and Statement of Design Acceptance



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

Stephen O' Connor
52-54 Lower Sandwith Street
Co. Dublin

22 January 2020

Dear Stephen,

**Re: Connection Reference No CDS19007704 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Housing Development of 210 unit(s) at Howth Road, Howth, Co.Dublin.

Irish Water has reviewed your pre-connection enquiry in relation to a water connection at Howth Road, Howth, Co.Dublin. Based upon the details you have provided with your pre-connection enquiry and on the capacity currently available 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 can be facilitated.

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 us on **1850 278 278** or **+353 1 707 2828, 9.00am-5.30pm, Mon-Fri** or email **newconnections@water.ie**. For further information, visit **www.water.ie/connections**.

Yours sincerely,

Maria O'Dwyer

Connections and Developer Services



Stephen O' Connor
52-54 Lower Sandwith Street
Dublin
Co. Dublin

19 May 2020

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

**Re: Design Submission for Howth Road, Howth, Co.Dublin (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS19007704**

Dear Stephen O' Connor,

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,

Maria O'Dwyer
Connections and Developer Services

Appendix A

Document Title & Revision

- [19196-HOW-BMD-00-ZZ-DR-C1010_WATERMAIN LAYOUT_Rev. P6]
- [19196-HOW-BMD-00-ZZ-DR-C1021_FOUL & SURFACE WATER DRAINAGE LAYOUT_Rev. P1]
- [19196-HOW-BMD-00-ZZ-DR-C1020_EXTENDED SITE FOUL & SURFACE WATER LAYOUT_Rev. P7]
- [19196-HOW-BMD-00-ZZ-DR-C1100_DRAINAGE SCHEMATIC SECTIONS_Rev. P4]
- [19196-HOW-BMD-00-ZZ-DR-C1101_DRAINAGE SECTIONS SHEET 1_Rev. P4]
- [19196-HOW-BMD-00-ZZ-DR-C1101_DRAINAGE SECTIONS SHEET 2_Rev. P2]

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.

Cover Letter - Appendix 2

EIA Portal – Acknowledgement

Carlos Lara Gonzalez

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Thursday 27 May 2021 11:28
To: Carlos Lara Gonzalez
Subject: EIA Portal Confirmation Notice Portal ID 2021106

NOTE: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

An EIA Portal notification was received on 26/05/2021 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 27/05/2021 under EIA Portal ID number **2021106** and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2021106

Competent Authority: An Bord Pleanála

Applicant Name: GLL PRS Holdco Limited

Location: Deer Park, Howth, County Dublin

Description: Application for a Strategic Housing Development including 162 no. residential units across 3 no. blocks, communal and public open amenity space, car and bicycle parking, and all ancillary and landscaping/boundary treatment site works.

Linear Development: No

Date Uploaded to Portal: 27/05/2021

Regards

Nicole Coughlan
EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0
Custom House, Dublin D01 W6X0

T (+353) 1 888 2504
www.housing.gov.ie

Cover Letter - Appendix 3

EFT to An Bord Pleanála – Proof of Payment

27/05/2021 11:43:45

**Domestic Third Party (IBAN)****Sender Details:**

From Account Name: GLL PRS HOLDCO LTD
From BIC: AIBKIE2D
From IBAN: IE47AIBK93136530053008
From Account Currency: EUR
Debit Narrative: AN BORD PLEANALA

Beneficiary Details:

Beneficiary Name: AN BORD PLEANALA
Beneficiary Address Line 1: Dublin
Beneficiary Address Line 2: Dublin
Beneficiary IBAN: IE70AIBK93105500316067
Beneficiary Bank BIC: AIBKIE2D
Beneficiary Bank Name: ALLIED IRISH BANKS, P.L.C.
Beneficiary Bank Address Line 1: 37/38 UPPER O CONNELL ST
Beneficiary Bank Address Line 2: DUBLIN 1
Beneficiary Country Code: IE
Originator ID: GLL PRS HOLDCO LTD

Payment Details :

Payment Amount: 41,137.60
Payment Currency: EUR
Debit Currency: EUR
Requested Debit Date: 27/05/2021
AIB Reference No.: 0HV6697EXJ8LET26

Carlos Lara Gonzalez

From: Ciaran Hand <C.Hand@pleanala.ie>
Sent: Wednesday 2 June 2021 11:29
To: Carlos Lara Gonzalez
Subject: EFT Received - Confirmation

NOTE: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Carlos

Further to the below

Yes. I can confirm that we have received the fee.

Kind Regards

Ciaran

From: Carlos Lara Gonzalez <claragonzalez@mhplanning.ie>
Sent: Wednesday 2 June 2021 10:54
To: Ciaran Hand <C.Hand@pleanala.ie>
Subject: RE: EFT Details

Morning Ciaran,

Our client made an electronic transfer on 27/05/2021; see attachment. Could you please issue a confirmation of receipt of the funds? We are hoping to lodge on Friday, so it would be great to receive the confirmation so it can be attached to the application form.

Regards,

Carlos Lara Gonzalez
Executive Planner

MH Planning Consultants

Cork
6 Joyce House, Barrack Square
Ballincollig, Co. Cork P31 YX97
Tel. +353 (0)21 420 8710

Dublin
Kreston House, Arran Court
Arran Quay, Dublin 7, D07 K271
Tel. +353 (0)1 804 4477

www.mhplanning.ie

The information transmitted in this email is intended for the addresses only and may contain confidential and/or privileged material. Any review, retransmission, dissemination, reliance upon or other use of this information by persons or entities other than the addressee is prohibited. If you receive this in error, please contact the sender and delete the material.

From: Ciaran Hand <C.Hand@pleanala.ie>
Sent: Tuesday 25 May 2021 09:54
To: Carlos Lara Gonzalez <claragonzalez@mhplanning.ie>
Subject: EFT Details

NOTE: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Clara

Further to our telephone conversation

Bank details are:

AIB
37 Upper O'Connell Street
Dublin 1

Account name: An Bord Pleanála
Bank: AIB O'Connell St Dublin 1
Sort Code: 93-10-55
A/C No: 00316067
IBAN: IE70 AIBK 9310 5500 3160 67
BIC: AIBKIE2D

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

Kind Regards

Ciaran

Ciaran Hand
Executive Officer
Strategic Housing Unit
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902
Tel: 01-8737295
Facs: 01-8722684

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.

Fógra Rúin: Tá an ríomhphost seo agus aon chomhaid atá nasctha leis faoi rún agus dírithe amháin don seolaí. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bainisteoir an chórais.

Tabhair faoi deara led thoil: aon tuairimí nochtaithe san ríomhphost seo is iad tuairimí an tseoltóra féin agus níl sé intuigthe gurb iad tuairimí An Bhoird Pleanála nó go gcloíonn siad le polasaithe ráite an Bhoird.

Confidentiality Notice: This email and any files transmitted with it are confidential and intended solely for the addressee. If you have received this email in error please notify the system manager.

Please Note: any views expressed in this email are those of the individual sender and may not necessarily reflect the views or accord with the stated policies of An Bord Pleanála.

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.