

**Department of Culture, Heritage & the Gaeltacht**

Development Application Unit  
Newton Road, Wexford Town  
Co. Wexford, Y35 AP90

04<sup>th</sup> June 2021

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

A chara,

Under article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of a Strategic Housing Development application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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)

[www.mhplanning.ie](http://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.

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info@mhplanning.ie

- 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);
- 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.

Please find **enclosed 1 no. hard copy and 1 no. electronic copy** of the complete application.

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](http://www.kenelmshdhowth.ie)

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

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	Barrett Mahony Consulting Engineers (BCME)
29	Infrastructure Report	
30	Flood Risk Assessment Report	
31	Mobility Management Plan	
32	Traffic & Transport Assessment	
33	DMUS Statement of Compliance	
34	Construction Environmental Management Plan	PMCE
35	Stage 1 Road Safety Audit	
36	Site Investigation Report	
37	Construction Waste Management Plan	Byrne Environmental
38	Operational Waste Management Plan	3D Design Bureau
39	Daylight and Sunlight Assessment Report	
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 EIA (Vol II)	3D Design Bureau
47	Photomontages to accompany Built Heritage - Chapter 15 EIA (Vol II)	

Drawings		
	<b>Architectural</b> Drawing Suite inc. drawing schedule	<i>MCA Architects</i>
	<b>Landscape</b> Drawing Suite inc. drawing schedule	<i>BSLA</i>
	<b>Engineering Services &amp; Traffic</b> Drawing Suite inc. drawing schedule	<i>BMCE</i>
	<b>Arborist</b> Drawing Suite inc. drawing schedule	<i>John Morris Arboricultural Consultancy</i>
	<b>Lighting</b> 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](http://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](http://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](mailto:newconnections@water.ie)**. For further information, visit **[www.water.ie/connections](http://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](http://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](http://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/](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](mailto: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](http://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

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**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

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**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

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T (+353) 1 888 2504  
[www.housing.gov.ie](http://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

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**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

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**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](http://www.mhplanning.ie)

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**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  
Teil: 01-8737295  
Facs: 01-8722684

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

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**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.

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