

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### **Before you fill out this form**

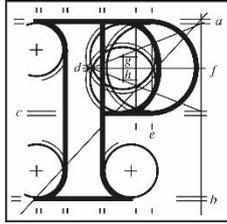
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

#### **Other Statutory Codes**

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

## **Data Protection**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An  
Bord  
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## Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

**1. Applicant:**

Name of Applicant:	Cairn Homes Properties Ltd
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	7 Grand Canal, Grand Canal Street Lower, Dublin 2 D02 KW81
Company Registration No:	552325

**3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:**

Name:	Brenda Butterly (Agent) MCG Planning
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	Kosta Kapetangiannis
Firm/Company:	Reddy Architecture and Urbanism

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>South Dublin County Council</b>
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## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	<b>Site at Cooldown Commons &amp; Fortunestown</b>
Address Line 2:	
Address Line 3:	<b>Citywest</b>
Town/City:	
County:	<b>Dublin 24</b>
Eircode:	<b>N/A</b>
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>3389-A</b> <b>3389-C</b>
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	<b>3.404</b> ha
Site zoning in current Development Plan or Local Area Plan for the area:	<b>Residential (RES-N) in South Dublin County Council Development Plan (also within Fortunestown LAP)</b>
Existing use(s) of the site and proposed use(s) of the site:	<b>Existing: Temporary compound for development of adjacent site</b> <b>Proposed: Residential</b>

**7. Applicant's Interest in the Site:**

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	<b>x</b>		<b>x</b>
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p><b>Please see the letter of consent in appendix F regarding to creation of a bridge linking the proposed public open space to the adjacent open space to the east</b></p> <p><b>Please see the letters in appendices G and H providing consent to access the adjacent lands to connect to services.</b></p>			
State Name and Address of the Site Owner: <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	<p><b>Cairn Homes Properties Limited, 7 Grand Canal, Grand Canal Street Lower, Dublin 2 D02 KW81</b></p> <p><b>Citywest Homes Developments Ltd. c/o Davy Hickey Properties, 27 Dawson Street, Dublin 2.</b></p> <p><b>Please see letters in Appendices F, G and H.</b></p>		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ <b>x</b> ] No: [ ]		
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p><b>Please see the Site Location Map prepared by Reddy Architecture indicating the areas of land also owned by Cairn Homes Properties Ltd.</b></p>			

**8. Site History:**

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
ABP 302398	Strategic Housing Development for 459 no. dwellings	Grant permission
SD16A/0078	129 residential units, shops, creche 142 no. car parking spaces and 40 no. bicycle parking spaces.	Grant permission
ABP 308985	Strategic Housing Development for 429 no. dwellings	Withdrawn
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
<p><b>ABP302398 Permission granted for a Strategic Housing Development for 459 no. dwellings</b></p>		
Is the applicant aware of the site ever having been flooded?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

If the answer is "Yes" above, please give details e.g. year, extent:

**The Site Specific Flood Risk Assessment Report prepared by DBFL Consulting Engineers notes that a *single flood event was recorded on the south-east corner of the site. This flood event occurred on the 5<sup>th</sup> and 6<sup>th</sup> November 2000.***

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [  ] No:[  ]

If the answer is "Yes" above, please give details:

## 9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

**The proposed development will consist of the construction of a residential scheme comprising 421 no. residential units, offices (c.376sqm), retail units (3 no. of c.285sqm, 252sqm and c.182sqm) and residential amenity areas (2 no. of c.559sqm and 252sqm), within 9 no. blocks ranging in height from 1 – 13 storeys. The residential component will include 126 no. 1 bed units, 267 no. 2 bed units, 28 no. 3 beds all with associated private balconies/terraces to the north/south/east/west elevations.**

**The proposal will include 289 no. car parking spaces (181 no. at basement and 108 no. at surface level) along with 650 no. cycle parking spaces. The development will provide public and communal open spaces throughout including a public plaza adjoining Fortunestown Luas stop. Provision of vehicular, pedestrian, and cyclist accesses to the site, including pedestrian bridge to the public park (under construction) to the east.**

**The application includes for all landscaping, ESB substations, plant areas, bin storage, surface water attenuation and all other site development works, and site services required to facilitate the proposed development.**

**The proposed development seeks to amend SHD permission ABP-302398 -18 (under construction to the west), replacing 32 no. permitted duplex apartments along with associated amendments to internal roads and open spaces. The current proposal also replaces permission SD16A/0078 previously granted on this site.**

Please submit a site location map sufficient to identify the land, at appropriate scale.

**Please see the Site Location Map prepared by Reddy Architecture + Urbanism**

**Enclosed:**

Yes: [  ] No: [  ]

Please submit a layout plan of the proposed development, at appropriate scale.

**Enclosed:**

Yes: [  ] No: [  ]

Please see the Proposed Site Layout Plan prepared by Reddy Architecture and Urbanism

## 10. Pre-Application Consultations

### (A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:	SHD1SPP028/19
Meeting date(s):	17/12/2019

### (B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála reference number:	ABP-307008-20
Meeting date(s):	18 <sup>TH</sup> June 2020

### (C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

n/a

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?

**Enclosed:**  
Yes: [] No: []

<p>If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:</p>	<p><b>Irish Daily Star on the 18<sup>th</sup> June 2021</b></p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>If the answer to above is “Yes”, state date on which the site notice(s) was erected:</p>	<p><b>18<sup>th</sup> June 2021</b></p>
<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>Please see Appendix E</b></p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>N/A</b></p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

<p>weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>N/A: [ <input type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p><b>Irish Water</b>  <b>Irish Aviation Authority</b>  <b>Operator of Baldonnell Aerodrome</b>  <b>Transport Infrastructure Ireland</b>  <b>National Transport Authority</b>  <b>Transdev</b>  <b>Inland Fisheries Ireland</b>  <b>South Dublin County Childcare Committee</b></p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p><b>18<sup>th</sup> June 2021</b>  <b>Please note that only one of these prescribed authorities wanted the documents in hardcopy as per the emails attached in Appendix B</b></p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p><b>N/A</b></p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p><b>N/A</b></p>

## 12. Statements Enclosed with the Application Which:

<p>(a) Set out how the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:  <b>Please see the Planning Report by MCG Planning</b></p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:  <b>Please see the Planning Report by MCG Planning</b></p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b>          Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:  <b>Please see the Planning Report by MCG Planning</b></p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

<p>consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p> <p><b>Please see the Planning Report by MCG Planning</b></p>	<p>N/A: [ <input type="checkbox"/> ]</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p> <p><b>Please see the Planning Report by MCG Planning</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>N/A: [ <input type="checkbox"/> ]</p>

**13. Material Contravention of Development Plan/Local Area Plan:**

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p> <p><b>Please see the Planning Report by MCG Planning</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
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**14. Proposed Residential Development:**

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		

<b>Total</b>		
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<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio		
1-bed	<b>126</b>	<b>6,574</b>
2-bed	<b>267</b>	<b>21,471.5</b>
3-bed	<b>28</b>	<b>3,415</b>
4-bed		
4+ bed		
<b>Total</b>	<b>421</b>	<b>31460.5</b>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

(b) State total number of residential units in proposed development:	<b>421</b>
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(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<p><b>40,522</b></p> <p><b>(including residential amenity areas, excluding communal hallways, stairs, lifts etc)</b></p>
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**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
<b>Residential Amenity Space</b>	<b>555</b>
<b>Retail</b>	<b>719</b>
<b>Office</b>	<b>376</b>
<b>Bike stores (on surface)</b>	<b>180</b>
<b>Bin Stores (on surface)</b>	<b>120</b>
<b>Plant (on surface)</b>	<b>225</b>
<b>Plant (Block E1)</b>	<b>101</b>
<p><b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p>	

(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>1,721</b> <b>(excluding 555sqm residential amenity space)</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>41,991</b> <b>(including all communal hallways, lifts, stairs etc)</b>
(d) Express 15(b) as a percentage of 15(c):	<b>3.5%</b>

**16. Strategic Housing Development Details:**

**Note:** If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?  <b>Please see the documents prepared by MCG Planning and Reddy Architecture+Urbanism</b>	x	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?  <b>Please see the documents prepared by MCG Planning, TBS, DBFL and Reddy Architecture+Urbanism</b>	x	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?  <b>Please see the documents prepared by MCG Planning, TBS, DBFL and Reddy Architecture+Urbanism</b>	X	

<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p> <p><b>Please see the documents prepared by Ethos Engineering and Sabre</b></p>	X	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		X
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed</p>		X

development would affect the character of the structure.		
(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?  If "Yes", enclose a brief explanation with this application.		X
(k) Is the proposed development in a Strategic Development Zone?  If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.		X
(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?  If "Yes", enclose details with this application.		X
(m) Do the Major Accident Regulations apply to the proposed development?		X
(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?  If "Yes", give details of the specified information accompanying this application. <b>Please see the List of Enclosures in Appendix A</b>	X	

**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>0</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>0</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>c. 41,991</b>

**18. Where the Application relates to Material Change of Use of Land or Structure:**

(a) State existing use of land or structure:	<b>Vacant site, temporary compound for adjacent site</b>
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	<b>Greenfield vacant site</b>
(c) State proposed use(s):	<b>Mixed use residential, community and retail uses</b>
(d) State nature and extent of any such proposed use(s):	<b>Predominantly residential with some retail and office uses</b>
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>X Please refer to the part V pack</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p>X Please refer to the part V pack</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>X Please refer to the part V pack by Reddy’s</p>	
<p>(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.</p>		

**20. Water Services:**

**(A) Proposed Source of Water Supply:**

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Mains:

Group Water Scheme:  Name of Scheme: \_\_\_\_\_

Private Well:

Other (please specify): \_\_\_\_\_

**Please see DBFL reports** \_\_\_\_\_

**(B) Proposed Wastewater Management / Treatment:**

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): \_\_\_\_\_

**Please see DBFL reports**

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): \_\_\_\_\_  
**Please see DBFL reports**

**(D) Irish Water Requirements:**

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.  
**Please see the letters from Irish Water in appendix C and D**

**Enclosed:**

Yes: [  ] No: [  ]

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.  
**Please see the letters from Irish Water in appendix C and D**

**Enclosed:**

Yes: [  ] No: [  ]

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).  
**Please see the letters from Irish Water in appendix C and D**

**Enclosed:**

Yes: [  ] No: [  ]

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

**Enclosed:**

Yes: [  ] No: [  ]

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

**Enclosed: N/A**

Yes: [  ] No: [  ]

**21. Traffic and Transportation**

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the

**Enclosed:**

<p>relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p> <p><b>Please see the documents prepared by DBFL consulting</b></p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p> <p><b>Please see the documents prepared by DBFL consulting</b></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</p>

## 22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p> <p><b>Please see the Taking in Charge Drawing by Reddy's</b></p>	

## 23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p><b>Please see Appendix A below</b></p>
--

## 24. Application Fee:

<p>(a) State fee payable for application:</p>	<p><b>€76,394</b></p>
<p>(b) Set out basis for calculation of fee:</p>	<p><b>€130 X 421 units = €54,730</b></p>

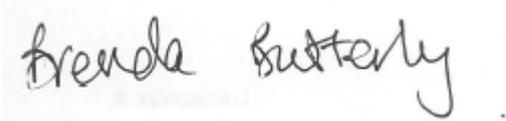
	<p>€7.20 X 1,721 sqm = €11,664</p> <p>EIAR: €10,000</p>
<p>(b) Is the fee enclosed with the application? Please note it is in two cheques. One for €74579.60 and the second for €1814.40</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

**25. Universal Design:**

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please see the statement by O'Herlihy Access Consultancy</b></p>
---	--

## Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	<b>18<sup>th</sup> June 2021</b>

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Cairn Homes Properties Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	7 Grand Canal
<b>Address Line 2:</b>	Grand Canal Street Lower
<b>Address Line 3:</b>	
<b>Town / City:</b>	
<b>County:</b>	Dublin 2
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 KW81
<b>E-mail address (if any):</b>	info@cairnhomes.com
<b>Primary Telephone Number:</b>	01 6964600
<b>Other / Mobile Number (if any):</b>	

### Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	Michael Stanley, Sarah Murray, Ian Cahill, Shane Doherty
<b>Company Registration Number (CRO):</b>	552325
<b>Contact Name:</b>	Cliona Eogan
<b>Primary Telephone Number:</b>	01 6964600
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	cliona.eogan@cairnhomes.com

### Person/Agent (if any) acting on behalf of the Applicant(s):

<b>First Name:</b>	Brenda
<b>Surname:</b>	Butterly
<b>Address Line 1:</b>	Mc Gill Planning Ltd
<b>Address Line 2:</b>	45 Herbert Lane
<b>Address Line 3:</b>	
<b>Town / City:</b>	
<b>County:</b>	Dublin 2
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 RR92
<b>E-mail address (if any):</b>	<a href="mailto:brenda@mcgplanning.ie">brenda@mcgplanning.ie</a>
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	0858229829

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Kosta
<b>Surname:</b>	Kapetangiannis
<b>Address Line 1:</b>	Reddy Architecture
<b>Address Line 2:</b>	Darty Mills
<b>Address Line 3:</b>	Darty
<b>Town / City:</b>	
<b>County:</b>	Dublin 6
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	kkapetangiannis@reddyarchitecture.com
<b>Primary Telephone Number:</b>	01 498 7000
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Cliona Eogan
<b>Mobile Number:</b>	086 0613684
<b>E-mail address:</b>	Cliona.eoghan@cairnhomes.com

## Appendix A List of Enclosures

- Completed Planning Application Form
- Site Notice as erected 18<sup>th</sup> June 2021
- Newspaper Notice as published 18<sup>th</sup> June 2021
- Cheque for Application Fee (€76,394) This is in two cheques one for €74579.60 and the second for €1814.40
- Part V Pack
- Environmental Impact Assessment Report
  - Vol 1 Main Statement
  - Vol 2 Appendices
  - Vol 3 Non-Technical Summary
- Irish Water Confirmation of Feasibility Letter (Appendix C)
- Irish Water Statement of Design Acceptance Letter (Appendix D)
- EIAR Portal Confirmation (Appendix E)
- Davy Hickey Properties Letter of Consent (Appendix F)
- Letters Confirming Easements (Philip Lee & Eversheds)(Appendices G&H)
- NTA Luas Capacity Letter (Appendix I)
- Copy of Cover Letter to An Bord Pleanála
- Copy of Cover Letter to South Dublin County Council
- Copy of Cover Letter to Consultees receiving hard copies (See Appendix B)
- Copy of Cover Letters to Consultees receiving soft copies (See Appendix B)

### **Cairn Homes Properties Ltd**

- Building Life Cycle Report

### **McGill Planning Ltd**

- Planning Report including
  - Statement of Consistency
  - Material Contravention Statement
  - Response to An Bord Pleanála's Opinion
- Social Infrastructure Capacity Report
- Retail Viability Study

### **IES**

- Pedestrian Comfort CFD Analysis

### **Avison Young**

- Daylight, Sunlight & Overshadowing Report

### **Innovision**

- Solar Photovoltaic Glint & Glare Study Aviation Specific (Casement Aerodrome)

### **O'Herlihy Access Consultancy**

- Universal Access Statement

**Modelworks**

- Verified Photomontages (Appendix 10.1 of the EIAR)

**Openfield Ecological Services**

- Screening for Appropriate Assessment

**Bat Eco Services**

- Bat Assessment

**O'Dwyer & Jones Design Partnership Aviation Planning & Architecture Consultants**

- Aeronautical Assessment Report

**Byrne Environmental**

- Construction & Demolition Waste and By-Product Management Plan
- Operational Waste Management Plan

**The Tree File Consulting Arborists**

- Arboricultural Report
- And the following drawings:

<b>Drawing Name</b>	<b>Drawing Subject</b>	<b>Scale</b>
Cooldown Commons Tree Constraints Plan	Tree Constraints Plan	1:500 @ A1
Cooldown Commons Tree Impacts Plan	Tree Impacts Assessment Plan	1:500 @ A1
Cooldown Commons Tree Protection Plan	Tree Protection Plan	1:500 @ A1

## Reddy Architecture and Urbanism

DRAWING NO.	DRAWING TITLE	SCALE	SIZE
<b>GA PLANS</b>			
CW-3-06-SW-XXX-DR-RAU-AR-1550	SITE LOCATION PLAN	1:1000	A1
CW-3-06-SW-ZZZ-DR-RAU-AR-1562	PROPOSED TAKING IN CHARGE	1:500	A1
CW-3-06-SW-B1-DR-RAU-AR-1551	PROPOSED SITE PLAN - BASEMENT LEVEL	1:500	A1
CW-3-06-SW-00-DR-RAU-AR-1552	PROPOSED SITE PLAN - GROUND FLOOR LEVEL	1:500	A1
CW-3-06-SW-01-DR-RAU-AR-1553	PROPOSED SITE PLAN - FIRST FLOOR LEVEL	1:500	A1
CW-3-06-SW-02-DR-RAU-AR-1554	PROPOSED SITE PLAN - SECOND FLOOR LEVEL	1:500	A1
CW-3-06-SW-ZZZ-DR-RAU-AR-1555	PROPOSED SITE PLAN - THIRD TO FIFTH FLOOR LEVEL	1:500	A1
CW-3-06-SW-06-DR-RAU-AR-1556	PROPOSED SITE PLAN - SIXTH FLOOR LEVEL	1:500	A1
CW-3-06-SW-07-DR-RAU-AR-1557	PROPOSED SITE PLAN - SEVENTH FLOOR LEVEL	1:500	A1
CW-3-06-SW-08-DR-RAU-AR-1558	PROPOSED SITE PLAN - EIGHTH FLOOR LEVEL	1:500	A1
CW-3-06-SW-ZZZ-DR-RAU-AR-1559	PROPOSED SITE PLAN - NINTH TO TWELFTH FLOOR LEVEL	1:500	A1
CW-3-06-SW-ZZZ-DR-RAU-AR-1560	PROPOSED SITE PLAN - ROOF FLOOR LEVEL	1:500	A1
CW-3-06-D1-ZZZ-DR-RAU-AR-1563	PROPOSED FLOOR PLANS - BLOCK D1	1:200	A1
CW-3-06-D2-ZZZ-DR-RAU-AR-1564	PROPOSED FLOOR PLANS - BLOCK D2	1:200	A1
CW-3-06-D3-ZZZ-DR-RAU-AR-1565	PROPOSED FLOOR PLANS - BLOCK D3	1:200	A1
CW-3-06-D4-ZZZ-DR-RAU-AR-1566	PROPOSED FLOOR PLANS - BLOCK D4	1:200	A1
CW-3-06-E1-ZZZ-DR-RAU-AR-1567	PROPOSED FLOOR PLANS - BLOCK E1	1:200	A1
CW-3-06-E2-ZZZ-DR-RAU-AR-1568	PROPOSED FLOOR PLANS - BLOCK E2	1:200	A1
CW-3-06-ZZZ-ZZZ-DR-RAU-AR-1569	PROPOSED FLOOR PLANS - BLOCK F1 & F2	1:200	A1
CW-3-06-G-ZZZ-DR-RAU-AR-1570	PROPOSED FLOOR PLANS - BLOCK G	1:200	A1
CW-3-6-ZZZ-ZZZ-DR-RAU-AR-1572	PROPOSED APARTMENT TYPES - BLOCKS D & BLOCK E	1:100	A1
CW-3-6-ZZZ-ZZZ-DR-RAU-AR-1573	PROPOSED HOUSE TYPES - BLOCK F & G	1:100	A1
CW-3-6-SW-0-DR-RAU-AR-1561	PROPOSED SITE LAYOUT PLAN GROUND FLOOR LEVEL - PART V	1:500	A1
CW-3-6-ZZZ-ZZZ-DR-RAU-AR-1571	PROPOSED FLOOR PLANS - BLOCKS E2 & F1 - PART V	1:200	A1
<b>GA ELEVATIONS</b>			
CW-3-06-D1-ZZZ-DR-RAU-AR-2510	PROPOSED ELEVATIONS BLOCK D1	1:200	A1
CW-3-06-D2-ZZZ-DR-RAU-AR-2520	PROPOSED ELEVATIONS BLOCK D2	1:200	A1
CW-3-06-D3-ZZZ-DR-RAU-AR-2530	PROPOSED ELEVATIONS BLOCK D3	1:200	A1
CW-3-06-D4-ZZZ-DR-RAU-AR-2540	PROPOSED ELEVATIONS BLOCK D4	1:200	A1
CW-3-06-E1-ZZZ-DR-RAU-AR-2550	PROPOSED ELEVATIONS BLOCK E1	1:200	A1
CW-3-06-E2-ZZZ-DR-RAU-AR-2560	PROPOSED ELEVATIONS - BLOCK E2	1:200	A1
CW-3-06-ZZZ-ZZZ-DR-RAU-AR-2570	PROPOSED ELEVATIONS - BLOCK F1,F2 AND G	1:200	A1
<b>GA SECTIONS</b>			
CW-3-06-ZZZ-ZZZ-DR-RAU-AR-3500	CONTIGUOUS SECTION AA & BB	1:500	A1
CW-3-06-ZZZ-ZZZ-DR-RAU-AR-3501	CONTIGUOUS SECTION CC,DD & EE	1:500	A1
CW-3-06-ZZZ-ZZZ-DR-RAU-AR-3502	PROPOSED SECTIONS - D1,D2,D3 AND D4	1:200	A1
CW-3-06-ZZZ-ZZZ-DR-RAU-AR-3503	PROPOSED SECTIONS - E1,E2,F1,F2 AND G	1:200	A1
CW-3-6-ZZZ-ZZZ-DR-RAU-AR-2590	PROPOSED ELEVATIONS - BLOCKS E2 & F1 PART V	1:200	A1
CW-3-XX-ZZZ-ZZZ-DR-RAU-AR-3510	PROPOSED ANCILLARY BUILDINGS - BIKE, BIN STORAGE, ESB, AND PLANT	1:200	A1
<b>SCHEDULES</b>			
CW-3-XX-XXX-XXX-SH-RAU-AR-9800	HOUSING QUALITY ASSESSMENT SCHEDULE	NA	A3
CW-3-XX-XXX-XXX-SH-RAU-AR-9801	AREA SCHEDULE	NA	A3
CW-3-XX-XXX-XXX-SH-RAU-AR-9802	SCHEDULE OF ACCOMODATION	NA	A3
CW-3-XX-XXX-XXX-SH-RAU-AR-9810	DRAWING REGISTER	NA	A3
<b>REPORTS</b>			
	SHD Design Report	NA	A3
	Housing Quality Assessment	NA	A3

## DBFL Consulting Engineers

DRG NO.	DRAWING/DOCUMENT TITLE	SIZE	SCALE
190003-TN-001	DMURS	-	-
Enviornmental Assessment Report Nov 2020	Environmental Assessment Report	-	-
Ground Investigation Report Oct 2020	Ground Investigation Report	-	-
<b>Civil Engineer</b>			
190003-DBFL-CS-SP-DR-C-1001	Proposed Site Services Layout	A1	1:500
190003-DBFL-CS-SP-DR-C-1004	Proposed Basement Layout and Basement Services Layout	A1	1:500
190003-DBFL-CS-SP-DR-C-5001	Typical Drainage Details Sheet 1	A1	As Noted
190003-DBFL-CS-SP-DR-C-5002	Typical Drainage Details Sheet 2	A1	As Noted
190003-DBFL-CS-SP-DR-C-5003	SuDS Typical Details	A1	As Noted
190003-DBFL-CS-SP-DR-C-5004	General Arrangement Layout of Typical Attenuation Storage System	A1	As Noted
190003-DBFL-CS-SP-DR-C-5005	Typical Drainage Details Sheet 3	A1	As Noted
190003-DBFL-FW-SP-DR-C-3001	Longitudinal Sections Through Foul Water Sewers - Sheet 1	A1	As Noted
190003-DBFL-RD-SP-DR-C-1001	Roads Layout	A1	1:500
190003-DBFL-RD-SP-DR-C-1003	Vehicle Tracking Maneuvers	A1	1:500
190003-DBFL-RD-SP-DR-C-1004	Longitudinal Sections Through Roads	A1	As Noted
190003-DBFL-RD-SP-DR-C-5001	Typical Road Construction Details Sheet 1	A1	As Noted
190003-DBFL-RD-SP-DR-C-5002	Typical Road Construction Details Sheet 2	A1	As Noted
190003-DBFL-RD-SP-DR-C-5003	Proposed Foot Bridge Plan Elevation and Sections	A1	As Noted
190003-DBFL-RD-SP-DR-C-5004	Typical Road Construction Details Sheet 3	A1	As Noted
190003-DBFL-SW-SP-DR-C-3003	Longitudinal Sections Through SW Sewers - Sheet 1	A1	As Noted
190003-DBFL-TR-XX-RP-C-0001	Traffic and Transport Assessment Report	-	-
190003-DBFL-TR-XX-RP-C-0002	Mobility Management Plan	-	-
190003-DBFL-WM-SP-DR-C-1001	Proposed Watermain Layout	A1	As Noted
190003-DBFL-XX-XX-RP-C-0001	Infrastructure Design Report	-	-
190003-DBFL-XX-XX-RP-C-0002	Site Specific Flood Risk Assesment Report	-	-
190003-DBFL-XX-XX-RP-C-0003	Construction Management Plan	-	-



## Appendix B Digital Copy Only Requests

In line with this Act we have submitted this application and the EIAR in the following format:

- 2 no. hard copies and 3 no. digital copies to An Bord Pleanála;
- 6 no. hard copies and 1 no. digital copies to South Dublin County Council as the local Planning Authority for this area;
- 1 no. hard copy and 1 no. digital copy to Transdev;
- 1 no. digital copy (as requested) to:
  - Irish Water
  - Irish Aviation Authority
  - Operator of Baldonnell Aerodrome
  - Transport Infrastructure Ireland
  - National Transport Authority
  - Inland Fisheries Ireland
  - South Dublin County Childcare Committee

### Digital Copy Requests

Email from Irish Water's CDS Developer Liason Team on 29<sup>th</sup> September 2020 requesting a USB copy of SHD applications

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**From:** CDStraining <[CDStraining@water.ie](mailto:CDStraining@water.ie)>  
**Sent:** Tuesday 29 September 2020 10:00  
**To:** CDStraining <[CDStraining@water.ie](mailto:CDStraining@water.ie)>  
**Subject:** SHD Planning documentation.

Hello

Due to the ongoing Covid-19 pandemic, Irish Water is seeking the assistance of the development community to help minimise our requirement to attend the office. In this regard, it is preferable for Irish Water to receive the SHD Planning Documentation in USB format rather than paper format with a cover letter. The USB should be sent to the same address as the paper format: CDS Planning, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 2

We also urge the development community to continue to submit their designs to [CDSdesignqa@water.ie](mailto:CDSdesignqa@water.ie) ahead of any full SHD application to An Bord Pleanála for assessment. Upon review of an acceptable design Irish Water will provide the developer with a Statement of Design Acceptance.

Many thanks

CDS Developer Liaison Team

Email from Audrey Rafferty in Irish Aviation Authority requesting a CD copy of the application:

**From:** RAFFERTY Audrey <audrey.rafferty@iaa.ie>  
**Sent:** Tuesday 18 February 2020 12:38  
**To:** Sandra Rebecca Eapen  
**Subject:** RE: SHD Applications to An Bord Pleanála

Hi Sandra

A CD with a cover letter would be fine.

Thanks you

Kind Regards

Audrey

Email from Geraldine Cunningham in the Department of Defence (Operator of the Baldonnell Aerodrome) requesting a CD copy of the application:

**From:** PropertyManagementPlanning <PropertyManagementPlanning@defence.ie>  
**Sent:** Wednesday 8 January 2020 17:03  
**To:** Sandra Rebecca Eapen  
**Cc:** Raymond Myles  
**Subject:** FW: Department of Defence consultation on SHD Planning Applications to An Bord Pleanála

Dear Sandra Rebecca,

First of all, apologies for the delay with reply.

A CD and cover letter would be sufficient for us, and also the web address for the SHD.

*Kind Regards,  
Geraldine*

**Geraldine Cunningham**

*Property Management Branch*

—

**An Roinn Cosanta**

*Department of Defence*

**Bóthar an Staisiúin, An Droichead Nua, Contae Chill Dara, W12 AD93.**

Station Road, Newbridge, Co.Kildare, W12 AD93.

—

T +353 (0)45 492036

geraldine.cunningham@defence.ie

—

Email from Olivia Morgan in Transport Infrastructure Ireland requesting an electronic copy:

**From:** Landuse Planning <LandUsePlanning@tii.ie>  
**Sent:** Wednesday 24 June 2020 11:30  
**To:** Nicky Casey  
**Subject:** RE: Statutory Consultee for SHD

Hi Nicky

Thank you for your email regarding the above.

The TII offices are still closed and we would be most obliged if the application could be submitted electronically to [landuseplanning@tii.ie](mailto:landuseplanning@tii.ie), along with notification of the application website.

Thank you for your co-operation in this matter.

Kind regards  
Olivia Morgan  
Land Use Planning

Email from David Clements in the National Transport Authority requesting a CD copy of SHD applications.

---

**From:** David Clements <David.Clements@nationaltransport.ie>  
**Sent:** Tuesday 6 August 2019 16:06  
**To:** info <Info@mcgplanning.ie>  
**Subject:** NTA Referrals

Dear Sir / Madam,

In relation to any referrals that are made to the NTA, in particular those pertaining to Strategic Housing Developments, can you please inform the relevant staff members that we only require a CD and cover letter, rather than a hard copy of the application.

Thanks,

David Clements  
Land Use & Transport Planner  
Transport Planning and Capital Investment



Dún Scéine  
Iveagh Court  
Harcourt Lane  
Dublin 2

Tel: + 353 (0)1 879 8305  
Email: [david.clements@nationaltransport.ie](mailto:david.clements@nationaltransport.ie)  
Web: [www.nationaltransport.ie](http://www.nationaltransport.ie)

Email from Yvonne Quirke in Inland Fisheries Ireland requesting a CD copy of the application

**From:** Yvonne Quirke <Yvonne.Quirke@fisheriesireland.ie>  
**Sent:** Tuesday 24 September 2019 09:04  
**To:** Saoirse Kavanagh  
**Subject:** SHD Planning Applications

Good Morning Saoirse  
The CD and cover letter are perfect for IFI – ERBD  
Kind regards  
Yvonne

Yvonne Quirke  
Inland Fisheries Ireland - Dublin

-----  
**Iascach Intíre Éireann**  
**Inland Fisheries Ireland**

Tel +353 (1) 8842695  
Email [yvonne.quirke@fisheriesireland.ie](mailto:yvonne.quirke@fisheriesireland.ie)  
Web [www.fisheriesireland.ie](http://www.fisheriesireland.ie)

3044 Lake Drive, Citywest Business Campus, Dublin 24, D24Y265, Ireland.  
-----

Email from Marie Dowdall in South Dublin County Childcare Committee requesting a CD copy of the application

**From:** Marie Dowdall <marie@southdublinchildcare.ie>  
**Sent:** Tuesday 22 October 2019 08:37  
**To:** Nicky Casey  
**Subject:** RE: SHD Planning Applications to An Bord Pleanála

Hi Nicky

I can confirm that we would prefer to receive the documentation via soft copy

Kind Regards

Marie Dowdall

## Appendix C Irish Water Confirmation of Feasibility

DBFL Consulting C/o Aoife O' Sullivan  
Ormond House  
Upper Ormond Quay  
Dublin 7



Uisce Éireann  
Bosca OP 6000  
Baile Átha Cliath 1  
Éire

Irish Water  
PO Box 6000  
Dublin 1  
Ireland

T: +353 1 89 25000  
F: +353 1 89 25001  
[www.water.ie](http://www.water.ie)

04 February 2019

Dear Sir/Madam,

Re: Customer Reference No 1000858471 pre-connection enquiry - Subject to contract | Contract denied  
[Connection for Strategic Housing Development of 330 no. domestic units]

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at Cooldown, Commons, Dublin. Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), 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(s) can be facilitated.

In the case of wastewater connections this assessment does not confirm that a gravity connection is achievable. Therefore a suitably sized pumping station may be required to be installed on your site. All infrastructure should be designed and installed in accordance with the Irish Water Code of Practice.

### Water:

There is no Irish Water infrastructure adjacent to the site. New connection to the existing network is feasible subject to network extension and connection via infrastructure that has not been taken in charge by Irish Water (Third Party Infrastructure).

Approximately 100m network extension is required to supply the Development from private 200mm uPVC main in Garter Avenue.

This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. Please note that Irish Water can not guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.

### Wastewater:

Approximately 110 network extension is required to connect the Development to the private 300mm sewer on the North of the Development.

### Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.

B. 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 and appropriate connection fee paid at a later date.

Please be advised that at connection application stage and prior to the commencement of any Self-Lay Works, you have to:

- identify and procure transfer to Irish Water of the arterial water and wastewater Infrastructure within the Third Party Infrastructure
- demonstrate that the arterial infrastructure are in compliance with requirements of Irish Water Code of Practice and Standard Details and in adequate condition and capacity to cater for additional load from the Development.
- Wayleaves in favour of Irish Water, will be required over the network extensions that are not located within the Public Space

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

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 Marina Byrne from the design team on 018925991 or email [mzbyrne@water.ie](mailto:mzbyrne@water.ie). For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

Yours sincerely,

**Maria O'Dwyer**  
Connections and Developer Services

**Stiúrthóirí / Directors:** Mike Quinn (Chairman), Eamon Gallen, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan  
**Óifig Chláraithe / Registered Office:** Teach Colvill, 24-26 Sráid Thialbóid, Bafe Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86  
Is cuideachta ghníomhaíochta ainmnithe ará faoi theorainn scalreanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.  
**Uimhir Chláraithe in Éirinn / Registered in Ireland No.:** 530363

## Appendix D Irish Water Statement of Design Acceptance



Aneta Smietana  
Ormond House  
Upper Ormond Quay  
Dublin 7 D07W704

23 April 2021

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 Cooldown Commons, Dublin, Co. Dublin (the "Development")  
(the "Design Submission") / Connection Reference No: CDS20001790

Dear Dermot Grogan,

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: Deirdre Ryan  
Phone: 022 54620  
Email: [deiryan@water.ie](mailto:deiryan@water.ie)

Yours sincerely,

Yvonne Harris  
Head of Customer Operations

## Appendix A

### Document Title & Revision

- 190003-DBFL-WM-SP-DR-C-1001 PROPOSED WATERMAIN LAYOUT
- 190003-DBFL-CS-SP-DR-C-1001 PROPOSED SITE SERVICES LAYOUT
- 190003-DBFL-FW-SP-DR-C-3001 LONGITUDINAL SECTIONS THROUGH FOUL WATER – CATCHMENT A

Standard Details/Code of Practice Exemption: N/A

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.*

## Appendix E EIAR Portal Confirmation

**Saoirse Kavanagh**

---

**From:** Housing Eiaportal <EIAportal@housing.gov.ie>  
**Sent:** Wednesday 16 June 2021 10:52  
**To:** Saoirse Kavanagh  
**Subject:** EIA Portal Confirmation Notice Portal ID 2021124

An EIA Portal notification was received on 15/06/2021 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 16/06/2021 under EIA Portal ID number **2021124** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2021124

**Competent Authority:** An Bord Pleanála

**Applicant Name:** Cairn Homes Properties Ltd

**Location:** Site at Cooldown Commons and Fortunestown, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop)

**Description:** Strategic Housing Development consisting of 421 no. residential units, retail/office/commercial units, residential amenity areas, in 9 no. blocks, with open spaces, accesses, substations, plant, car parking, landscaping and all associated works.

**Linear Development:** No

**Date Uploaded to Portal:** 16/06/2021

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](http://www.housing.gov.ie)

## Appendix F Letter of Consent from Davy Hickey Properties

### **CITYWEST HOMES DEVELOPMENTS LTD**

**C/o Davy Hickey Properties  
27 Dawson Street  
Dublin 2  
Tel: 6795222  
Fax: 6796377**

Cairn Homes Properties Limited  
7 Grand Canal  
Grand Canal Street Lower,  
Dublin 2

16<sup>th</sup> Dec 2020

RE: SHD PLANNING APPLICATION AT COOLDOWN COMMONS, CITYWEST, DUBLIN 24

Dear Sir or Madam,

I confirm that Citywest Homes Developments Ltd give consent to Cairn Homes Properties Limited to include land in our ownership within their SHD planning application to An Bord Pleanala for a predominantly residential development. The land to be included is to facilitate a pedestrian bridge and associated works that will join the existing park to the proposed development.

Yours sincerely,



Mr. Kieran Stenson  
Snr Development Manager  
For and on behalf of  
Citywest Homes Developments Ltd.

Company No: 217141  
Registered Address: 27 Dawson Street, Dublin 2  
Directors: Hugh Lynn, Brendan Hickey



## Appendix G Eversheds Letter of Consent

EVERSHEDS  
SUTHERLAND

One Earlsfort Centre  
Earlsfort Terrace  
Dublin 2  
Ireland

T: +353 1 6644 200  
F: +353 1 6644 300  
E: info@eversheds-sutherland.ie  
DX 146 Dublin  
Eversheds-sutherland.ie

Your Ref: MOR/mre/41869-0147

Our Ref:

Date: 18 December 2020

DD:  
E-mail:

Cairn Plc  
7 Grand Canal  
Grand Canal Street Lower  
Dublin 2

### By email

**Re: Your lands at Citywest, Dublin comprising property contained in folios DN 137043F and DN139566F and parts of the property contained in folios DN1381, DN6324 and DN6459F outlined in green on the attached plan (the "Cairn Land")**

Dear Sirs

We refer to your proposed application to An Bord Pleanála for planning permission to develop the above referenced Cairn Land.

We confirm that Cairn Homes Properties Limited is entitled to easements which permit connections to and the use of foul water sewers, drains, pipes, ducts, mains and other conduits for the passage and running of the usual services and supplies ("Conduits"). These easements apply to any such Conduits in or under or passing through the adjoining/neighbouring lands of Kerasoun Limited, Citywest Homes Developments Limited and Citywest Limited including the part of Garter Avenue comprised in folio DN151227F and DN128253F.

Yours faithfully

*Sent by email and accordingly bears no signature*

**Eversheds Sutherland**

© Eversheds Sutherland 2020

David O'Belme Joseph Stanley Dermot McEvoy Peter Fahy Tony McGovern Norman Fitzgerald Joanne Hyde Sean Greene Alan Murphy  
Mark Varian Pamela O'Neill Margaret Gorman Peter Curran Steven Rodgers Seán Ryan Aisling Gannon Piaras Power Gerard Ryan  
Alan Connell Enda Newton Gavin O'Flaherty Nell O'Mahony Lee Murphy Stephen Barry Cian MacGinley Darragh Blake Marie O'Riordan  
Deborah Hutton Lorcan Keenan Marie McGinley Terry O'Malley Peter O'Neill Enda Cullivan Eoin Mac Aodha Julie Galbraith

Consultants: Rory O'Donnell Claran Walker Tim Kieley

**4607368.1**

EVERSHEDS  
SUTHERLAND



## Appendix H Philip Lee Letter of Consent

**PHILIP**LEE

**DUBLIN**

7/8 Wilton Terrace  
Dublin 2, D02 KC5T,  
Ireland  
T: +353 (0)1 227 3700  
F: +353 (0)1 678 7794

**BRUSSELS**

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**SAN FRANCISCO**

388 Market Street,  
Suite 1300,  
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CA 94111, USA  
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**LONDON**

2 Eastbourne Terrace,  
London, W2 6LG,  
United Kingdom  
T: +44 (0)20 3834 7010

[info@philiplee.ie](mailto:info@philiplee.ie)  
[philiplee.ie](http://philiplee.ie)

Cairn PLC  
7 Grand Canal  
Grand Canal Street Lower  
Dublin 2

18 December 2020  
Our Ref: EF/LH/CAI002/0006

Lands and Citywest the subject of dealing number D2019LR016921H comprising all of Folio DN15537 outlined in red on the attached plan 1 ("Cairn Land").

Dear Sirs

We refer to your proposed application to An Bord Pleanála for planning permission to develop the above referenced Cairn Land.

We can confirm that Cairn Homes Properties Limited is entitled to a right to connect to a foul sewer pipe and avail of the pipe for the free passage of running water, soil, foul water and sewage as marked on the attached plan 2.

Yours faithfully



PHILIP LEE

**PARTNERS:** Philip Lee | Jonathan Kelly | Damian Young | Alice Whitaker | Anne Balaman | Andreas McCormell | Patrick Walsh | Mairéad McManus | Brian Donnelly | Rachel Meach  
Kerr Crossan | John O'Donoghue | Clara Cashin | Eoghan Doyle | Siobhán O'Neil | Rosaleen Doran | Hugh Cummins | Siobhán McCabe | Sean McEligott | Andrew Trott | Eoin Brennan |  
Emer Flanagan | Tom Conway | John Green | Angharad Rowan | Maria Kinnella | Thomas O'Malley | Bernard McEvoy

**CONSULTANTS:** Ita O'Sullivan | Rosemarie McGuinness | Aoife Gilhealy

Tracked file: 777940 only



The Property Registration Authority  
An tUdarás Clárúcháin Maoine  
Folio: DN15537

This map should be read in conjunction with the Folio.

Registry maps are based on OS topographic mapping. Where registry maps are printed at a scale that is larger than the OS original scale, accuracy is linked to that of the original OS map scale.

For details of the terms of use and conditions relating to land registry maps, see [www.prsa.ie](http://www.prsa.ie).

This map incorporates Ordnance Survey Ireland (OSI) mapping data under a licence from OSI, Copyright © OSI and Government of Ireland.

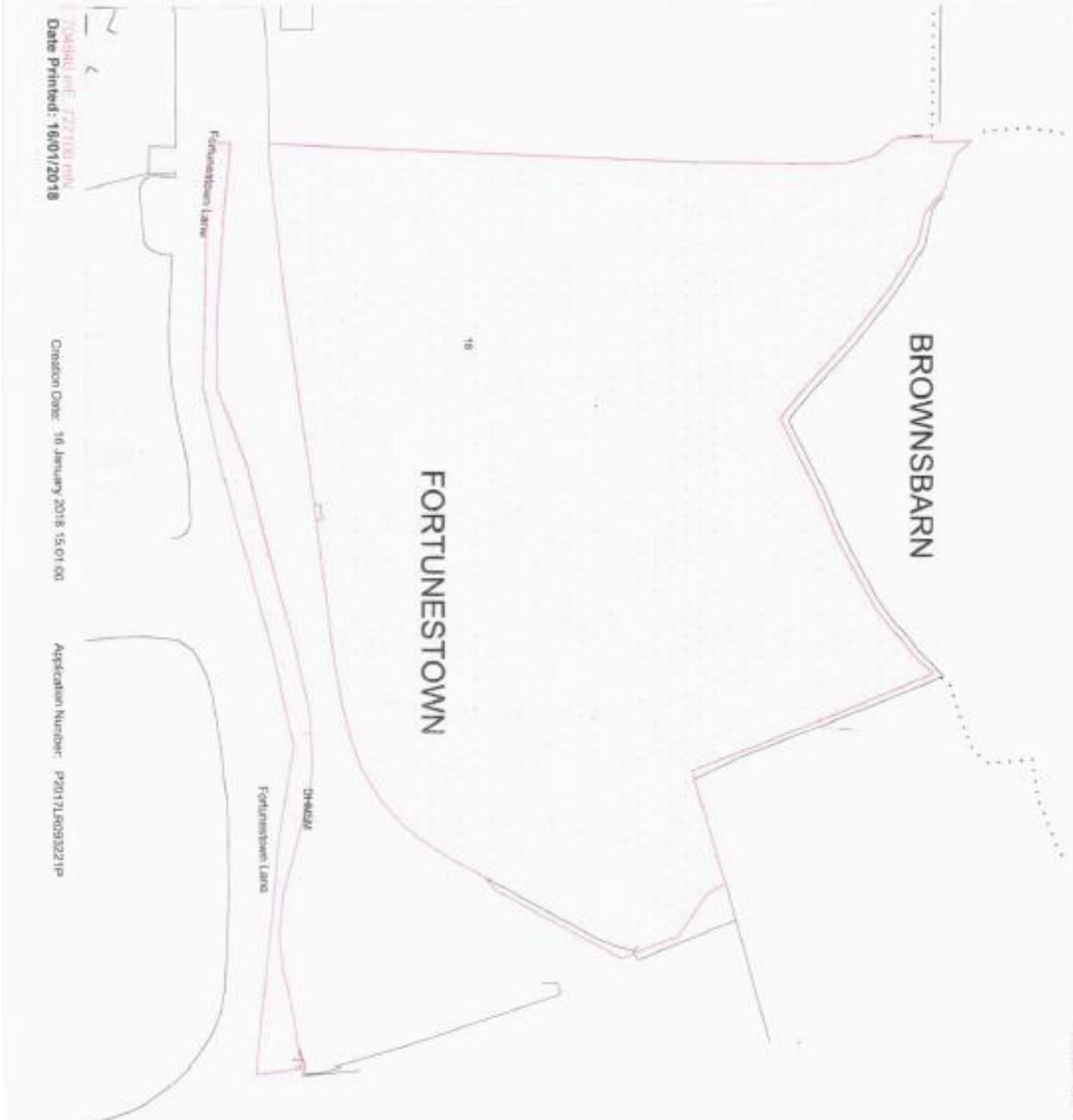
- (green line of dashed) edge)
- Freehold
- Leasehold
- Subleasehold

- Burdens (they are all represented on map)
- Right of Way / Wayleave
- Turkey
- Pipeline
- Well
- Pump
- Sepic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: [www.prsa.ie](http://www.prsa.ie)

The registry operates a non-cadastral cadastral system. The Registry Map identifies properties and boundaries including the description of land as a register and its identification by reference to a property map in conjunction with the boundaries as shown. Part Section 85 of the Registration of Title Act, 1964, as amended by Section 32 of the Registration of Title Act 2008.

1:1000 Scale  
Page 6 of 6





NOTES

1. Street Frontage (SF) is the Street Front (SF) Property. It is the responsibility of the Client to ensure that all other Architect & Engineering drawings & of other related drawings are in accordance with the City of London. It is the Client's responsibility to ensure that all necessary permissions are obtained from the relevant authorities.

PLAN NO. 6.

<p>NOT FOR CONSTRUCTION</p> <p>CITYWEST LTD</p> <p>CITYWEST CAMPUS</p> <p>PROPOSED 300mm FOUL SEWER</p> <p>PLAN 6</p>	<p>DATE: 2018/09/05</p> <p>SCALE: 1:200</p> <p>PROJECT: CITYWEST CAMPUS</p> <p>CLIENT: CITYWEST LTD</p> <p>DESIGNER: FANT FIRE&amp;ATTACK</p> <p>CONTRACT NO: 1008 &amp; 1009</p> <p>DATE: 2018/09/05</p> <p>PROJECT: CITYWEST CAMPUS</p> <p>CLIENT: CITYWEST LTD</p> <p>DESIGNER: FANT FIRE&amp;ATTACK</p> <p>CONTRACT NO: 1008 &amp; 1009</p>
---	---

### Luas Red Line Capacity – February 2020

#### Purpose

This note has been prepared in response to South Dublin County Council's request to advise whether capacity is available on the Luas Red Line to cater for growth within the lands of the Fortunestown Local Area Plan (LAP). There is some concern, due to the potential for An Bord Pleanála to grant permission for housing at a density – and therefore at a scale – greater than that provided for in the LAP owing to its expanded remit under the Strategic Housing Development (SHD) legislation, that the Red Line will be unable to cater for the growth.

#### Summary of Existing Capacity

Capacity is available on the Belgard to Saggart section of the Luas Red Line. The critical sections for capacity for the Red Line occurs in the city centre (Heuston to Abbey Street), rather than further out, however there is currently capacity on all sections of the route.

When reviewing individual tram loadings it is apparent that "bunching" of trams results in the effective capacity of the system being reduced as there is insufficient time for passengers to accumulate at stops between tram arrivals. This means that tram loadings are variable with some trams operating close to capacity and others operating with significant spare capacity. This can create the perception that the overall system is operating close to capacity during the peak periods.

Notwithstanding this, the NTA is conscious that as population and employment growth continues, additional tram capacity will be required on the Red Line in the medium term.

#### Capacity Enhancements

With the above in mind, NTA, in conjunction with TII and other authorities are developing the following measures:

- Management of City Centre Headway – the NTA will seek to secure more regular frequency of service through the city centre in order to maximise the utility of the service for passengers travelling inbound in the morning peak and outbound in the evening peak. This will involve close cooperation with Dublin City Council and An Garda Síochána in relation to traffic signalling priority and enforcement of road traffic laws respectively.
- Increase frequency – as demand increases opportunities exist to increase tram frequency. A Heuston to Connolly / The Point shuttle can be facilitated to increase capacity on the critical section of the line. Additional trams will become available over the coming years, as the Green Line Capacity Enhancement project is completed and older trams can be transferred to the Red Line. While running more than 15 trams per hour is challenging, in particular through Dublin City Centre, if the measures undertaken to manage headway are implemented, there is potential for additional capacity to be introduced.
- Longer trams – similar to the Green Line, in the medium to long term, the potential exists to lengthen the trams to cater for 408 passengers each, a 32% increase on the current Red Line rolling stock. This would require infrastructure changes at stop platforms and some wider traffic management changes and will be considered in the longer term.

## Conclusion

The NTA is aware of the current capacity constraints on the Red Line within the city centre section. Opportunities exist to better utilise the available capacity including securing greater reliability for tram headways. Additional measures, such as increased frequency, which may require additional trams, and longer tram vehicles can be brought forward in the medium to longer term, post 2022/23.

In the medium to long term the NTA is committed to increasing the capacity of the Red Line to cater for growing demand along the Red Line corridor and in particular from growth areas such as Fortunestown and Tallaght. Additionally, the NTA is reviewing the Transport Strategy for the Greater Dublin Area, beginning in 2020. This review will take full account of the changing land use planning policy context and emerging patterns in land use development, and set out the appropriate transport solutions for the city region, including the south-west outer suburbs.

In terms of the immediate development of the lands of the Fortunestown Local Area Plan, the NTA does not regard the operational issues being experienced by the Red Line as a constraint on growth in this location. Fortunestown is intended to grow based on accessibility to a range of transport services, in addition to Luas.

To this end, the NTA is committed to introducing additional bus services to the area as part of BusConnects, most notably a high-frequency spine service to Tallaght and the City Centre (D2) and two new Orbital Services to Tallaght, Sandyford, Dún Laoghaire (S8) and Tallaght, Celbridge and Maynooth (W8). The revised bus network is also designed in a manner that allows for additional enhancements to meet the growing demands of developing areas such as Fortunestown. These services, in particular the D2, may reduce dependency on the Luas by providing a high frequency direct alternative to the city centre. In addition to these routes serving Fortunestown itself, it is also intended to introduce an inner orbital O service. This route will run at a high-frequency and run from Heuston to the south and south-east of the city centre, offering an alternative for people travelling from Fortunestown to major employment areas without requiring them to travel on the busiest parts of the Red Line through the north of the city centre and interchanging to bus and Luas to access the southside.

As such, the NTA would not have significant concerns with the development of Fortunestown as a medium-density suburb in the short term, on the condition that the detailed design and layout of developments are such that they support walking and cycling to all local services including public transport, and discourage unnecessary car use.