

Irish Water,
Blackwater House,
Mallow Business Park,
Mallow,
County Cork

18th June 2021

Dear Sir / Madam,

RE: Planning Application for a proposed Strategic Housing Development in respect of a site at Cooldown Commons Phase 3, Fortunestown Lane, Citywest, Dublin 24.

On behalf of the applicant, Cairn Homes Properties, please find enclosed a planning application for a Strategic Housing Development on a site at Cooldown Commons Phase 3, Fortunestown Lane, Citywest, Dublin 24, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

A digital copy of the application is enclosed, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please note, in line with your email confirmation dated 29/09/2020, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: www.cooldowncommonsshd2.com

The proposed development is described in the public notices as follows:

We, Cairn Homes Properties Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development on this site of c. 3.404 hectares at Cooldown Commons and Fortunestown, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop).

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, c.252sqm and c.182sqm) and a residential amenity area (c.555sqm), 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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Council Development Plan 2016 – 2022 and Fortunestown Local Area Plan 2012.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application together with an environmental impact assessment report may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. The application may also be inspected online at the following website set up by the applicant: www.cooldowncommonsshd2.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

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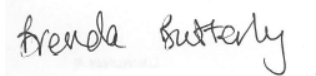
Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

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Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any enquiries, please don't hesitate to contact this office.

Yours Faithfully,



Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

From: CDStraining <CDStraining@water.ie>
Sent: Tuesday 29 September 2020 10:00
To: CDStraining <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 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

Irish Aviation Authority,
The Times Building,
11-12 D'Olier Street,
Dublin 2
D02 T449

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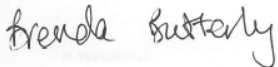
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Yours Faithfully,



Brenda Butterly (Agent)
McGill Planning
45 Herbert Lane
Dublin 2

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

Head Office,
Department of Defence,
Station Road,
Newbridge,
W12 AD93

18th June 2021

Dear Sir / Madam,

RE: Planning Application for a proposed Strategic Housing Development in respect of a site at Cooldown Commons Phase 3, Fortunestown Lane, Citywest, Dublin 24.

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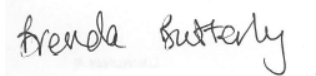
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Yours Faithfully,



Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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

—

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate,
Dublin 8
D08 DK10

18th June 2021

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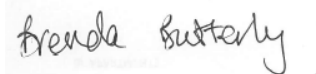
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Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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, along with notification of the application website.

Thank you for your co-operation in this matter.

Kind regards
Olivia Morgan
Land Use Planning

National Transport Authority,
Dún Scéine,
Harcourt Lane,
Dublin 2,
D02 WT20.

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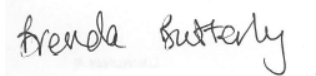
Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An

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If you have any enquiries, please don't hesitate to contact this office.

Yours Faithfully,



Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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
Web: www.nationaltransport.ie

Inland Fisheries Ireland,
3044 Lake Drive,
Citywest Business Campus,
Dublin
D24Y265

18th June 2021

Dear Sir / Madam,

RE: Planning Application for a proposed Strategic Housing Development in respect of a site at Cooldown Commons Phase 3, Fortunestown Lane, Citywest, Dublin 24.

On behalf of the applicant, Cairn Homes Properties, please find enclosed a planning application for a Strategic Housing Development on a site at Cooldown Commons Phase 3, Fortunestown Lane, Citywest, Dublin 24, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

A digital copy of the application is enclosed, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please note, in line with your email confirmation dated 24/09/2019, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: www.cooldowncommonssh2.com

The proposed development is described in the public notices as follows:

We, Cairn Homes Properties Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development on this site of c. 3.404 hectares at Cooldown Commons and Fortunestown, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop).

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, c.252sqm and c.182sqm) and a residential amenity area (c.555sqm), 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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Council Development Plan 2016 – 2022 and Fortunestown Local Area Plan 2012.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application together with an environmental impact assessment report may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. The application may also be inspected online at the following website set up by the applicant: www.cooldowncommonsshd2.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (p) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (q) the subject matter of the submission or observations, and
- (r) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

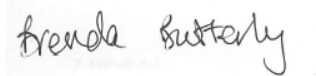
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Yours Faithfully,



Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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
Web www.fisheriesireland.ie

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

Help Protect Ireland's Inland Fisheries

Call **1890 34 74 24** to report illegal fishing, water pollution or invasive species.

South Dublin Childcare Committee
C6 Clondalkin Civic Offices
Ninth Lock Road
Clondalkin, Dublin 22

18th June 2021

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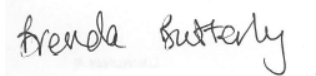
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Yours Faithfully,



Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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
