



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  
Pleanála

## 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:	<b>Sandford Living Limited</b>
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	<b>Riverside One Sir John Rogerson's Quay Dublin 2</b>
Company Registration No:	<b>653667</b>

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

Name:	<b>Patricia Thornton, Thornton O'Connor Town Planning</b>
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:	<b>Derek Murphy / Rebecca Adam</b>
Firm/Company:	<b>O'Mahony Pike Architects</b>

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Dublin City 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>Milltown Park</b>
Address Line 2:	<b>Sandford Road</b>
Address Line 3:	
Town/City:	<b>Dublin 6</b>
County:	<b>Dublin</b>
Eircode:	<b>D06 V9k7</b>
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>3329-07, 3329-02 717122.8581, 731264.3588</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. <b>Please see CD by O' Mahony Pike Architects</b>	
Area of site to which the application relates in hectares:	<b>c. 4.74 ha</b>
Site zoning in current Development Plan or Local Area Plan for the area:	<b>Z15 'Institutional and Community'</b>
Existing use(s) of the site and proposed use(s) of the site:	<b>Existing:</b>

	<p><b>Former Jesuit Community Lands – Now Vacant.</b></p> <p><b>Proposed:</b></p> <p><b>671 No. unit residential development (67 No. Build-to-Sell units and 604 No. Build-to-Rent units), ancillary residential amenity spaces and facilities, a creche and open spaces.</b></p>
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**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
	✓		✓

Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:

**Majority of the site is in the ownership of the Applicant, Sandford Living Limited (c. 4.26 Ha.).**

**A letter of consent has been received from Dublin City Council in relation to proposed works on Milltown Road, Sandford Road and Eglinton Road (0.48 Ha.). Please see Appendix A for this letter of consent.**

State Name and Address of the Site Owner:

**If the applicant is not the legal owner**, please note that you are required to supply a letter of consent, signed by the site owner.

**Sandford Living Limited,  
Riverside One,  
Sir John Rogerson’s Quay,  
Dublin 2,  
Ireland.**

**As per the above a letter of consent has been received from Dublin City Council, Civic Offices, Wood Quay, Dublin 8, in relation to 0.48 Ha. of the site area. This letter of consent is enclosed as Appendix A.**

Does the applicant own or control adjoining, abutting or adjacent lands?

Yes: [ ] No: [✓]

If the answer is “Yes” above, identify the lands and state the nature of the control involved:

**N/A**

## 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
3866/20	Site Separation works including demolition of link building and construction of boundary wall	Decision Due 9 <sup>th</sup> Spemetber 2021
3044/13 [PL29S.242764]	Temporary school accommodation  Removed from Site in August 2019 as school extension completed.	Grant
2673/16 [PL29S.246869]	Extension of Duration of Permitted Temporary School to September 2018	Grant
3913/18	Further Extension of Duration of Permitted Temporary School to August 2019 (School no longer positioned at the site)	Grant
4333/15	Demolition of boundary wall and sliding gate at the side entrance to Milltown Park and replacement with a new boundary wall.  This provides access into the remaining Jesuit lands.	Grant
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"/>  <b>NB: No appeal at the time of lodgement.</b>

	<p>However, there may be a First or Third Party Appeal lodged in relation to DCC Reg. Ref. 3866/20 after a decision is issued by Dublin City Council on 9<sup>th</sup> September 2021</p>
<p>If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:</p> <p><b>N/A at present</b></p>	
<p>Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [<input checked="" type="checkbox"/>]</p>
<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):</p> <p><b>N/A</b></p>	
<p>Is the applicant aware of the site ever having been flooded?</p>	<p>Yes: [ <input type="checkbox"/> ] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p> <p><b>N/A</b></p>	
<p>Is the applicant aware of previous uses of the site e.g. dumping or quarrying?</p>	<p>Yes: [ <input type="checkbox"/> ] No:[<input checked="" type="checkbox"/>]</p>
<p>If the answer is "Yes" above, please give details:</p> <p><b>N/A</b></p>	

## 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.

**Sandford Living Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, D06 V9K7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200 metres from the Sandford Road / Eglinton Road junction), with these works incorporating an area of c. 0.32 hectares. The development site area, road works and drainage works areas will provide a total application site area of c. 4.74 hectares.**

**The development will principally consist of: the demolition of c. 4,883.9 sq m of existing structures on site including Milltown Park House (880 sq m); Milltown Park House Rear Extension (2,031 sq m); the Finlay Wing (622 sq m); the Archive (1,240 sq m); the link building between Tabor House and Milltown Park House rear extension to the front of the Chapel (74.5 sq m); and 36.4 sq m of the 'red brick link building' (single storey over basement) towards the south-western boundary; the refurbishment and reuse of Tabor House (1,575 sq m) and the Chapel (768 sq m), and the provision of a single storey glass entrance lobby to the front and side of the Chapel; and the provision of a 671 No. unit residential development comprising 604 No. Build-to-Rent apartment and duplex units (88 No. studios, 262 No. one bed units, 242 No. two bed units and 12 No. three bed units) and 67 No. Build-to Sell apartment and duplex units (11 No. studios, 9 No. one bed units, 32 No. two bed units and 15 No. three bed units).**

**Block A1 will range in height from part 5 No. storeys to part 10 No. storeys and will comprise 94 No. Build-to-Rent apartments; Block A2 will range in height from part 6 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 140 No. Build to-Rent apartments and duplex units; Block B will range in height from part 3 No. to part 7 No. storeys and will comprise 91 No. Build-to-Rent apartments; Block C will range in height from part 2 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 163 No. Build-to-**



Rent apartments; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 39 No. Build-to-Sell apartments; Block E will be 3 No. storeys in height and will comprise 28 No. Build-to-Sell duplex units and apartments; Block F will range in height from 5 No. storeys to part 7 No. storeys and will comprise 92 No. Build-to-Rent apartments; and the refurbished Tabor House (4 No. storeys including lower ground floor level) will comprise 24 No. Build-to-Rent apartments.

The development also includes a creche within Block F (400 sq m) with outdoor play area; and the provision of communal internal amenities (c. 1,248.8 sq m) and facilities (c. 158.3 sq m) throughout the residential blocks, Tabor House and the converted Chapel building including co-working space, gym, lounges, reading rooms, games room, multi-purpose space, concierge, mail rooms and staff facilities.

The proposed works also include a new 2.4 metre high boundary wall across the site from east to west (towards the southern boundary) requiring the demolition of a portion of the red brick link building that lies within the subject site towards the south-western boundary (36.4 sq m) and the making good of the façade at the boundary. The existing Link Building is the subject of a separate application for permission (DCC Reg. Ref. No. 3866/20) that includes a request for permission to demolish that Link Building, including the part of the building on the lands the subject of this application for SHD permission. If that application is granted and first implemented, no demolition works to the Link Building will be required under this application for SHD permission. If that application is refused permission or not first implemented, permission is here sought to demolish only that part of the Link Building now existing on the lands the subject of this application for permission and to make good the balance at the red line with a blank wall.

The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 344 No. car parking spaces (295 No. at basement level and 49 No. at surface level) which includes 18 No. mobility impaired spaces, 10 No. car share spaces, 4 No. collection/drop-off spaces and 2 No. taxi spaces; bicycle parking; 14 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; external gantry access in sections of Blocks A1, A2 and C; hard and soft landscaping including public open space and communal open space (including upper level communal terraces in Block A1, Block B and Block C which will face all directions); sedum roofs; PV panels; substations; lighting; plant; lift cores; and all other associated site works above and below ground. The proposed development has a gross floor space of c. 54,871 sq m above ground level over a partial basement (under part of Block A1 and under Blocks A2, B and C) measuring c. 10,607 sq m, which includes parking spaces, bin storage, bike storage and plant.

Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
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Please submit a layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
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**10. Pre-Application Consultations**

<p><b>(A) Consultation with Planning Authority:</b></p> <p>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:</p>	
Planning Authority reference number:	<b>ABPSHDPAC0024/20</b>
Meeting date(s):	<b>22<sup>nd</sup> January 2020</b>
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	<b>ABP-307977-20</b>
Meeting date(s):	<b>23<sup>rd</sup> October 2020 via Microsoft Teams</b>
<p><b>(C) Any Consultation with Prescribed Authorities or the Public:</b></p> <p>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:</p>	
<p><b>Consultation with Irish Water by way of Pre-Connection Enquiry and Statement of Design Acceptance process.</b></p>	

## 11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing 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 name(s) of newspaper(s) and date(s) of publication:</p>	<p><b>Irish Daily Star 3<sup>rd</sup> September 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>2<sup>nd</sup> September 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>See Appendix B – Portal ID: 2021178</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 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>]  No: [<input type="checkbox"/>]  N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. Irish Water</li> <li>2. National Transport Authority</li> <li>3. Minister of Culture, Heritage and the Gaeltacht</li> <li>4. An Taisce – the National Trust for Ireland</li> <li>5. Heritage Council</li> <li>6. An Comhairle Ealaíonn</li> <li>7. Fáilte Ireland</li> </ol> <p><b>See a copy of the letters attached as Appendix C</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>6<sup>th</sup> September 2021</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 type="checkbox"/>]  <b>N/A</b></p>

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	<b>N/A</b>
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:	<b>N/A</b>

## 12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</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:</p>	<p><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>N/A</b></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 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:</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 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>Enclosed:</b> Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ] 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>Enclosed:</b>          Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]          N/A: [ <input type="checkbox"/> ]</p>
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**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>Enclosed:</b>          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>		

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	<b>88 (BTR)</b>	<b>3,379.4</b>
	<b>11 (BTS)</b>	<b>409.2</b>
1-bed	<b>262 (BTR)</b>	<b>13,528.6</b>
	<b>9 (BTS)</b>	<b>457.7</b>
2-bed	<b>242 (BTR)</b>	<b>19,136.5</b>
	<b>32 (BTS)</b>	<b>2,726.1</b>
3-bed	<b>12 (BTR)</b>	<b>1,193.6</b>
	<b>15 (BTS)</b>	<b>1,793.2</b>
4-bed		
4+ bed		
<b>Total</b>	<b>671</b>	<b>42,624.3</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>671 No.</b>
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(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>54,471 sq m (including cores, circulation, amenity spaces etc)</b>
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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>Creche (80 No. spaces)</b>	<b>400 sq m</b>
<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.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>400 sq m</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>54,871 sq m</b>
(d) Express 15(b) as a percentage of 15(c):	<b>0.73%</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?	✓	

<p>(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?</p>	✓	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	✓	
<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>(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>		✓
<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>	✓	
<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>		✓
<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>		✓
<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 development would affect the character of the structure.</p>		
<p>(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?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(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?</p> <p>If “Yes”, enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	✓	

**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>c. 7,226.9 sq m</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>c. 4,883.9 sq m</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>c. 2,343 sq m</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>c. 54,871 sq m above ground level over a partial basement (under part of Block A1 and under Blocks A2, B and C) measuring c. 10,607 sq m, which includes parking spaces, bin storage, bike storage and plant.</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 Buildings Formally Utilised by the Jesuit Community and their private external amenity space.</b>
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	<b>Vacant Buildings Formally Utilised by the Jesuit Community and their private external amenity space.</b>
(c) State proposed use(s):	<b>671 No. residential units, resident amenities and facilities, a creche, and public and communal open spaces.</b>

(d) State nature and extent of any such proposed use(s):	<b>671 No. Build-to-Sell and Build-to-Rent residential units, resident amenities and facilities, a creche, and public and communal open spaces.</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?	✓	
<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 style="text-align: center;">✓</p> <p><b>Please see Appendix D of this form for Part V calculations and costings.</b></p> <p><b>Please see layout drawings in Appendix B of the O’ Mahony Pike Architects Masterplan &amp; Architectural Design Statement.</b></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</p>	<p style="text-align: center;">✓</p> <p><b>Please see Appendix D of this form for Part V</b></p>	

development works as required to comply with the provisions in Part V of the Act, and	<b>calculations and costings.</b>  <b>Please see layout drawings in Appendix B of the O' Mahony Pike Architects Masterplan &amp; Architectural Design Statement.</b>	
(iii) a layout plan showing the location of proposed Part V units in the development?	✓ <b>As above</b>	
(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.	<b>N/A</b>	

**20. Water Services:**

<b>(A) Proposed Source of Water Supply:</b>
Please indicate as appropriate:  (a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> (b) Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____ Private Well: <input type="checkbox"/> Other (please specify): _____
<b>(B) Proposed Wastewater Management / Treatment:</b>
Please indicate as appropriate:

(a) Existing Connection: [ ] New Connection: [✓]

(b) Public Sewer: [✓]

Conventional septic tank system: [ ]

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

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): \_\_\_\_\_

**(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.

**Enclosed:**

Yes: [ ] No: [ ]

**N/A**

**Proposed development does not impact on public water supply source.**

(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.

**Enclosed:**

Yes: [✓] No: [ ]

**See Appendix D of the Infrastructure Design Report by DBFL Consulting Engineers**

<p>(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.).</p>	<p><b>Enclosed:</b> Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]</p> <p><b>See Appendix D of the Infrastructure Design Report by DBFL Consulting Engineers</b></p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>N/A</b></p> <p><b>Phasing of connections are agreed with Irish Water at connection application stage</b></p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>N/A</b></p>

## 21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p><b>Enclosed:</b> Yes: [<input checked="" type="checkbox"/>] No: [ <input type="checkbox"/> ]</p> <p><b>Please see Traffic and Transport Assessment by DBFL Consulting Engineers</b></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>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please see Mobility Management Plan by DBFL Consulting Engineers</b></p>



(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
--	---

## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]  <b>We note that the red line includes works outside of the Applicant's lands, which will remain in the control of Dublin City Council. As per Question 7, a letter of consent from Dublin City Council is included as Appendix A.</b>
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

## 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number. <b>See Appendix E for a list of drawings and Appendix F for a list of reports/documents</b>
---

## 24. Application Fee:

(a) State fee payable for application:	<b>€80,000</b>
(b) Set out basis for calculation of fee:	<b>Maximum fee</b>
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>Bank Transfer payment made on 24th August</b>

	<b>2021. (Payment Ref No. 161746827, Payment Message: Sandford Road SHD)</b>
--	--

**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>See enclosed by Maurice Johnson &amp; Partners</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)	<i>Patricie Thornton</i>
Date:	<b>6<sup>th</sup> September 2021</b>

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Sandford Living Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	Riverside One
<b>Address Line 2:</b>	Sir John Rogerson's Quay
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Fublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	mark.forrest@ardstone.com
<b>Primary Telephone Number:</b>	01-6141400
<b>Other / Mobile Number (if any):</b>	

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

<b>Name(s) of Company Director(s):</b>	Donal O'Neill, Donal Mulcahy, Steve Cassidy Ciaran Burns
<b>Company Registration Number (CRO):</b>	653667
<b>Contact Name:</b>	Mark Forrest
<b>Primary Telephone Number:</b>	01-6141400
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	mark.forrest@ardstone.com

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

<b>First Name:</b>	Patricia
<b>Surname:</b>	Thornton
<b>Address Line 1:</b>	No. 1 Kilmacud Road Upper
<b>Address Line 2:</b>	Dundrum
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 14
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D14 EA89
<b>E-mail address (if any):</b>	patricia@toctownplanning.ie
<b>Primary Telephone Number:</b>	012051490
<b>Other / Mobile Number (if any):</b>	0861004652

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

<b>First Name:</b>	Derek Murphy / Rebecca Adam (O'Mahony Pike Architects)
<b>Surname:</b>	
<b>Address Line 1:</b>	The Chapel
<b>Address Line 2:</b>	Mount Saint Anne's
<b>Address Line 3:</b>	Milltown
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D06 XN52
<b>E-mail address (if any):</b>	Info@omp.ie
<b>Primary Telephone Number:</b>	012027400
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	<b><u>Patricia Thornton / Elaine Hudson</u></b>
<b>Mobile Number:</b>	<b><u>0861004652 / 0871637605</u></b>
<b>E-mail address:</b>	<b><u><a href="mailto:patricia@toctownplanning.ie">patricia@toctownplanning.ie</a> / <a href="mailto:elaine@toctownplanning.ie">elaine@toctownplanning.ie</a></u></b>

**General Guidance Note:**

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
  - the land is zoned for residential use or for a mixture of residential and other uses,
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
  - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.



12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

## **Appendix A – Letter of Consent from Dublin City Council**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Environment and Transportation Department,  
Civic Offices, Wood Quay, Dublin 8

Roinn Comhshaoil agus Iompair, Oifigí na Cathrach  
An Ché Adhmaid, Baile Átha Cliath 8  
T.(01) 2222046 E: [transportplanning@dublincity.ie](mailto:transportplanning@dublincity.ie)

Sandford Living Limited,  
C/O DBFL Consulting Engineers,  
Ormond House,  
Upper Ormond Quay,  
Dublin 7  
D07 W704

18<sup>th</sup> August 2021

**Re: Letter of Consent to Planning Application**

**Site: Strategic Housing Development Application for 672 Residential Dwellings on lands at Milltown Park, Sandford Road, Dublin 6**

To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically lands within the footpath and roadway on Milltown Road, Sandford Road and Eglinton Road as marked in yellow hatch on drawing Site Location Map, 19037-OMP-00-SP-DR-A-1000 (dated 03/08/2021, O'Mahony Pike).

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

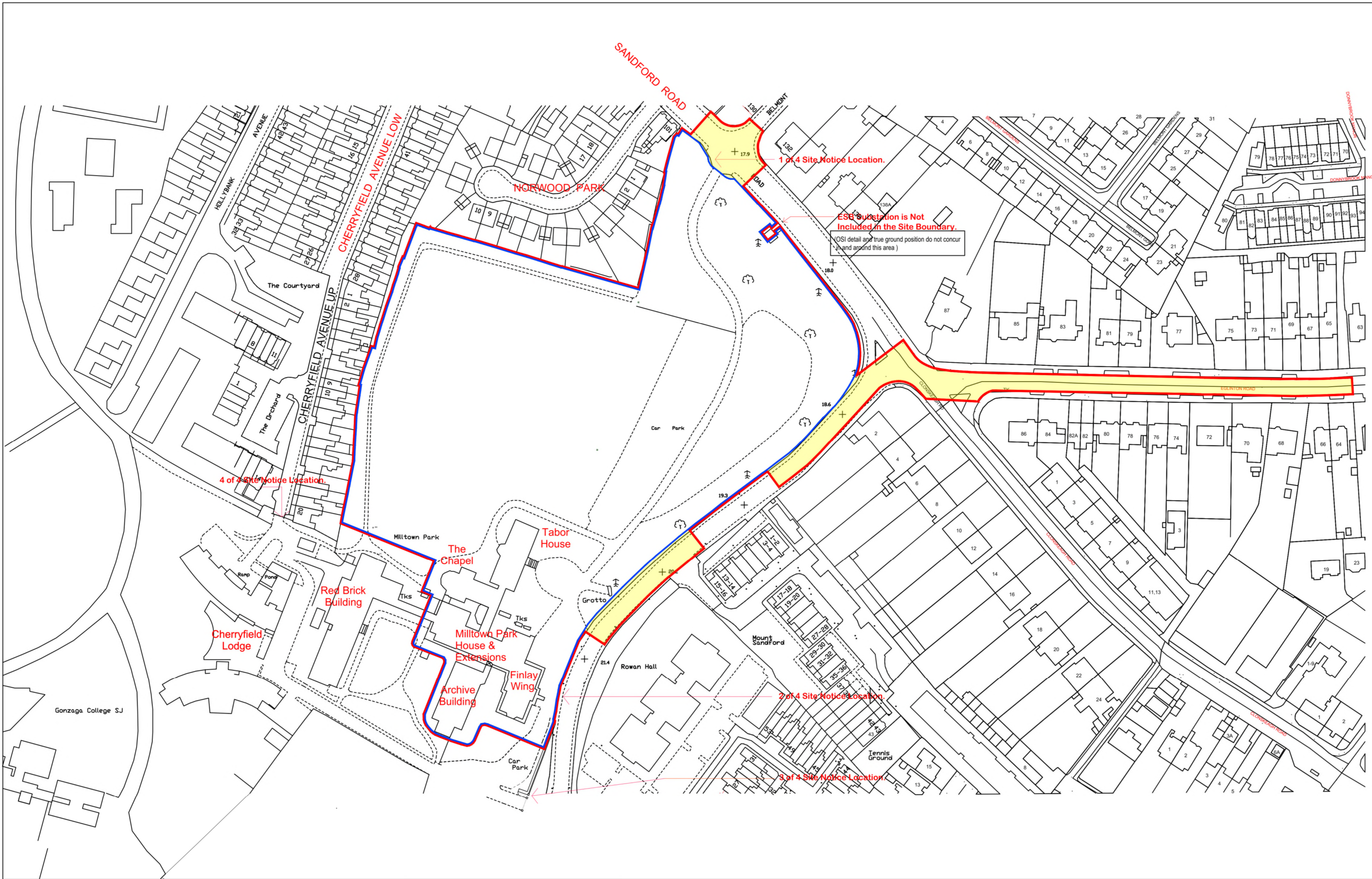
In the event that planning permission is granted and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001(as amended).

Yours faithfully,

---

Dermot Collins  
Executive Manager





ORDNANCE SURVEY IRELAND  
LICENCE NO. AR 005017  
O.S. SHEET NOS.  
3329-07, 3329-02.  
I.T.M. CENTRE POINT CO-ORDINATE  
717122.8581, 731264.3588  
© ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND

**LEGEND:**  
— Site Boundary  
— Land in Applicant Ownership

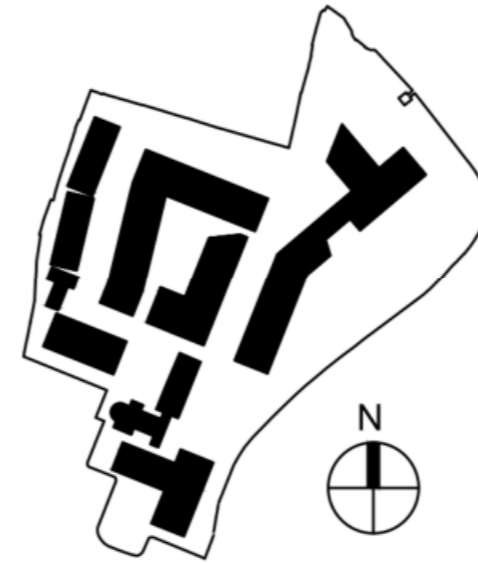
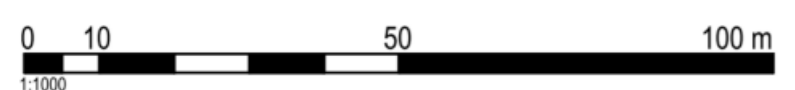
**DEVELOPABLE SITE AREA - 4.26 Ha**

**TOTAL SITE AREA - 4.74Ha**

**Lands in DCC Ownership**  
 MARKED UP BY BK / DBFL / 03-08-2021

1 Site Location Map  
1:1000

Site Location Map



Revision Description	Date	Rev. No.	Issued by
SHD Application to ABP	03-08-2021	1	RA/DM

**omahony pike**

architecture | urban design  
 email: info@omahonypike.com  
 tel: +353 1 202 7400  
 fax: +353 1 283 0822  
 www.omahonypike.com

**Dublin**  
 The Chapel  
 Mount St. Anne's  
 Milltown, Dublin 6  
 D06 XN52 Ireland

**Cork**  
 One South Mall  
 Cork City  
 Co. Cork  
 T12 CCN3 Ireland

**Project Code:** 19037  
**Project Lead:** DM  
**Drawn By:** Author  
**Job No.:** 19037  
**Purpose:** Planning

**Scale@ A1:** 1:1000  
**Date:** 03-08-2021  
**Revision:** 1  
**Status:** SO

**Project:** Sandford Road  
**Location:** Milltown Park, Sandford Road, Dublin 6  
**Client:** Sandford Living Ltd

**Drawing Title:** Site Location Map  
**Drawing No.:** 19037-OMP-00-SP-DR-A-1000

Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with ISO19650-2:2018, Table 5; Standard Codes for Suitability of Models and Documents and the BEP. If the 'Status' field is empty, this information has been shared at SO - WIP.



## Appendix B – EIA Portal Confirmation Notice

EIA Portal Confirmation Notice Portal ID 2021178



Housing Eiaportal <EIAportal@housing.gov.ie>

To Elaine Hudson

You forwarded this message on 04/09/2021 11:18.

Reply Reply All Forward

Thu 02/09/2021 15:07

An EIA Portal notification was received on 02/09/2021 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 02/09/2021 under EIA Portal ID number **2021178** and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2021178

**Competent Authority:** Dublin City Council

**Applicant Name:** Sandford Living Limited

**Location:** Milltown Park, Sandford Road, Dublin 6, D06 V9K7

**Description:** Demolition of c. 4,883.9 sq m of existing structures on site, refurbishment and reuse of Tabor House and the Chapel, and the provision of a 671 No. unit residential development

**Linear Development:** No

**Date Uploaded to Portal:** 02/09/2021

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 C – ABP, DCC and Statutory Consultee Letters

NO. 1 KILMACUD ROAD UPPER, DUNDRUM, DUBLIN 14, D14 EA89  
+353.1.205.1490 INFO@TOCTOWNPLANNING.IE  
WWW.TOCTOWNPLANNING.IE



Strategic Housing Development  
An Bord Pleanála  
No. 64 Marlborough Street  
Dublin 1

Monday, 6<sup>th</sup> September 2021

Dear Sir/Madam,

**Re: STRATEGIC HOUSING DEVELOPMENT FOR A PROPOSED RESIDENTIAL DEVELOPMENT  
AT MILLTOWN PARK, SANDFORD ROAD, DUBLIN 6, D06 V9K7.**

On behalf of the applicant, Sandford Living Limited, please see enclosed a Planning Application for a Strategic Housing Development at Milltown Park, Sandford Road, Dublin 6, D06 V9K7.

Please find enclosed 2 No. hard copies and 3 No. digital copies of the planning application documentation. We note that 6 No. hard copies and 1 No. electronic copy of all documents and drawings have been submitted to Dublin City Council and a copy of the planning application has also been sent to the Statutory Consultees as directed by An Bord Pleanála in their opinion dated 23<sup>rd</sup> October 2020. Please see the Planning Application Form enclosed for a full list of all documents and drawings submitted with this planning application. A dedicated project website has been established in which the application details are uploaded. This can be viewed at [www.sandfordplanning.ie](http://www.sandfordplanning.ie).

We trust that this SHD application is in order. Please do not hesitate to contact the undersigned if any further details are required.

Yours sincerely

A handwritten signature in black ink that reads "Patricia Thornton". The signature is written in a cursive, flowing style.

**Patricia Thornton  
Director  
Thornton O'Connor Town Planning**

NO. 1 KILMACUD ROAD UPPER, DUNDRUM, DUBLIN 14, D14 EA89  
+353.1.205.1490 INFO@TOCTOWNPLANNING.IE  
WWW.TOCTOWNPLANNING.IE



Planning Department  
Dublin City Council  
Civic Offices  
Wood Quay  
Dublin 8

Monday, 6<sup>th</sup> September 2021

Dear Sir/Madam

**Re: STRATEGIC HOUSING DEVELOPMENT FOR A PROPOSED RESIDENTIAL DEVELOPMENT  
AT MILLTOWN PARK, SANDFORD ROAD, DUBLIN 6, D06 V9K7.**

On behalf of the applicant, Sandford Living Limited, please find enclosed 6 No. copies and 1 No. digital copy of the Strategic Housing Development (SHD) planning application submitted to An Bord Pleanála in respect of a proposed residential development at Milltown Park, Sandford Road, Dublin 6, D06 V9K7.

The proposed development principally comprises 671 No. apartments, ancillary residents' amenity space and a creche. Please see the Planning Application Form enclosed for a full list of all documents and drawings submitted with this planning application. A dedicated project website has been established in which the application details are uploaded. This can be viewed at [www.sandfordplanning.ie](http://www.sandfordplanning.ie).

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads 'Patricia Thornton'.

**Patricia Thornton**  
**Director**  
**Thornton O'Connor Town Planning**



Irish Water,  
Development Management Planning,  
1<sup>st</sup> Floor,  
Colvill House,  
24-26 Talbot Street,  
Dublin 1.  
Do1 NP86

Monday, 6<sup>th</sup> September 2021

Dear Sir/Madam

**Re: Strategic Housing Development for A Proposed Residential Development at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7.**

On behalf of the applicant, Sandford Living Limited, please see enclosed a Planning Application for a Strategic Housing Development at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7.

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*, an electronic copy of the application is enclosed for your information. Irish Water have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at [www.sandfordplanning.ie](http://www.sandfordplanning.ie).

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

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*The development will principally consist of: the demolition of c. 4,883.9 sq m of existing structures on site including Milltown Park House (880 sq m); Milltown Park House Rear Extension (2,031 sq m); the Finlay Wing (622 sq m); the Archive (1,240 sq m); the link building between Tabor House and Milltown Park House rear extension to the front of the Chapel (74.5 sq m); and 36.4 sq m of the 'red brick link building' (single storey over basement) towards the south-western boundary; the refurbishment and reuse of Tabor House (1,575 sq m) and the Chapel (768 sq m), and the provision of a single storey glass entrance lobby to the front and side of the Chapel; and the provision of a 671 No. unit residential development comprising 604 No. Build-to-Rent apartment and duplex units (88 No. studios, 262 No. one bed units, 242 No. two*

bed units and 12 No. three bed units) and 67 No. Build-to Sell apartment and duplex units (11 No. studios, 9 No. one bed units, 32 No. two bed units and 15 No. three bed units).

Block A1 will range in height from part 5 No. storeys to part 10 No. storeys and will comprise 94 No. Build-to-Rent apartments; Block A2 will range in height from part 6 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 140 No. Build to-Rent apartments and duplex units; Block B will range in height from part 3 No. to part 7 No. storeys and will comprise 91 No. Build-to-Rent apartments; Block C will range in height from part 2 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 163 No. Build-to-Rent apartments; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 39 No. Build-to-Sell apartments; Block E will be 3 No. storeys in height and will comprise 28 No. Build-to-Sell duplex units and apartments; Block F will range in height from 5 No. storeys to part 7 No. storeys and will comprise 92 No. Build-to-Rent apartments; and the refurbished Tabor House (4 No. storeys including lower ground floor level) will comprise 24 No. Build-to-Rent apartments. The development also includes a creche within Block F (400 sq m) with outdoor play area; and the provision of communal internal amenities (c. 1,248.8 sq m) and facilities (c. 158.3 sq m) throughout the residential blocks, Tabor House and the converted Chapel building including co-working space, gym, lounges, reading rooms, games room, multi-purpose space, concierge, mail rooms and staff facilities.

The proposed works also include a new 2.4 metre high boundary wall across the site from east to west (towards the southern boundary) requiring the demolition of a portion of the red brick link building that lies within the subject site towards the south-western boundary (36.4 sq m) and the making good of the façade at the boundary. The existing Link Building is the subject of a separate application for permission (DCC Reg. Ref. No. 3866/20) that includes a request for permission to demolish that Link Building, including the part of the building on the lands the subject of this application for SHD permission. If that application is granted and first implemented, no demolition works to the Link Building will be required under this application for SHD permission. If that application is refused permission or not first implemented, permission is here sought to demolish only that part of the Link Building now existing on the lands the subject of this application for permission and to make good the balance at the red line with a blank wall.

The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 344 No. car parking spaces (295 No. at basement level and 49 No. at surface level) which includes 18 No. mobility impaired spaces, 10 No. car share spaces, 4 No. collection/drop-off spaces and 2 No. taxi spaces; bicycle parking; 14 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; external gantry access in sections of Blocks A1, A2 and C; hard and soft landscaping including public open space and communal open space (including upper level communal terraces in Block A1, Block B and Block C which will face all directions); sedum roofs; PV panels; substations; lighting; plant; lift cores; and all other associated site works above and below ground. The proposed development has a gross floor space of c. 54,871 sq m above ground level over a partial basement (under part of Block A1 and under Blocks A2, B and C) measuring c. 10,607 sq m, which includes parking spaces, bin storage, bike storage and plant.

The application contains a statement setting out how the proposal will be consistent with the objectives of the *Dublin City Development Plan 2016-2022*. 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 the 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 Dublin City Council. The application and Natura Impact Statement may also be inspected online at the following website set up by the applicant: [www.sandfordplanning.ie](http://www.sandfordplanning.ie).

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](http://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.

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.

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 Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely



**Patricia Thornton**  
**Director**  
**Thornton O'Connor Town Planning**

David Clements,  
National Transport Authority  
Harcourt Lane,  
Dun Sceine,  
Dublin 2

Monday, 6<sup>th</sup> September 2021

Dear Mr Clements

**Re: Strategic Housing Development for A Proposed Residential Development at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7.**

On behalf of the applicant, Sandford Living Limited, please see enclosed a Planning Application for a Strategic Housing Development at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7.

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*, an electronic copy of the application is enclosed for your information. The NTA have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at [www.sandfordplanning.ie](http://www.sandfordplanning.ie).

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

*Sandford Living Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200 metres from the Sandford Road / Eglinton Road junction), with these works incorporating an area of c. 0.32 hectares. The development site area, road works and drainage works areas will provide a total application site area of c. 4.74 hectares.*

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*Block A1 will range in height from part 5 No. storeys to part 10 No. storeys and will comprise 94 No. Build-to-Rent apartments; Block A2 will range in height from part 6 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 140 No. Build to-Rent apartments and duplex units; Block B will range in height from part 3 No. to part 7 No. storeys and will comprise 91 No. Build-to-Rent apartments; Block C will range in height from part 2 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 163 No. Build-to-Rent apartments; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 39 No. Build-to-Sell apartments; Block E will be 3 No. storeys in height and will comprise 28 No. Build-to-Sell duplex units and apartments; Block F will range in height from 5 No. storeys to part 7 No. storeys and will comprise 92 No. Build-to-Rent apartments; and the refurbished Tabor House (4 No. storeys including lower ground floor level) will comprise 24 No. Build-to-Rent apartments. The development also includes a creche within Block F (400 sq m) with outdoor play area; and the provision of communal internal amenities (c. 1,248.8 sq m) and facilities (c. 158.3 sq m) throughout the residential blocks, Tabor House and the converted Chapel building including co-working space, gym, lounges, reading rooms, games room, multi-purpose space, concierge, mail rooms and staff facilities.*

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

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If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads 'Patricia Thornton'.

**Patricia Thornton**  
**Director**  
**Thornton O'Connor Town Planning**

Department of Heritage, Culture & the Gaeltacht  
Newtown Road,  
Wexford,  
Y35 AP90

Monday, 6<sup>th</sup> September 2021

Dear Sir/Madam

**Re: Strategic Housing Development for A Proposed Residential Development at Milltown Park, Sandford Road, Dublin 6, Do6 Vgk7.**

On behalf of the applicant, Sandford Living Limited, please see enclosed a Planning Application for a Strategic Housing Development at Milltown Park, Sandford Road, Dublin 6, Do6 Vgk7.

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If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads 'Patricia Thornton'.

**Patricia Thornton**  
**Director**  
**Thornton O'Connor Town Planning**

Phoebe Duvall  
An Taisce  
Tailors' Hall  
Back Lane  
Dublin 8  
Do8 X2A3

Monday, 6<sup>th</sup> September 2021

Dear Ms Duvall,

**Re: Strategic Housing Development for A Proposed Residential Development at Milltown Park, Sandford Road, Dublin 6, Do6 Vgk7.**

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*bed units and 12 No. three bed units) and 67 No. Build-to Sell apartment and duplex units (11 No. studios, 9 No. one bed units, 32 No. two bed units and 15 No. three bed units).*

*Block A1 will range in height from part 5 No. storeys to part 10 No. storeys and will comprise 94 No. Build-to-Rent apartments; Block A2 will range in height from part 6 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 140 No. Build to-Rent apartments and duplex units; Block B will range in height from part 3 No. to part 7 No. storeys and will comprise 91 No. Build-to-Rent apartments; Block C will range in height from part 2 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 163 No. Build-to-Rent apartments; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 39 No. Build-to-Sell apartments; Block E will be 3 No. storeys in height and will comprise 28 No. Build-to-Sell duplex units and apartments; Block F will range in height from 5 No. storeys to part 7 No. storeys and will comprise 92 No. Build-to-Rent apartments; and the refurbished Tabor House (4 No. storeys including lower ground floor level) will comprise 24 No. Build-to-Rent apartments. The development also includes a creche within Block F (400 sq m) with outdoor play area; and the provision of communal internal amenities (c. 1,248.8 sq m) and facilities (c. 158.3 sq m) throughout the residential blocks, Tabor House and the converted Chapel building including co-working space, gym, lounges, reading rooms, games room, multi-purpose space, concierge, mail rooms and staff facilities.*

*The proposed works also include a new 2.4 metre high boundary wall across the site from east to west (towards the southern boundary) requiring the demolition of a portion of the red brick link building that lies within the subject site towards the south-western boundary (36.4 sq m) and the making good of the façade at the boundary. The existing Link Building is the subject of a separate application for permission (DCC Reg. Ref. No. 3866/20) that includes a request for permission to demolish that Link Building, including the part of the building on the lands the subject of this application for SHD permission. If that application is granted and first implemented, no demolition works to the Link Building will be required under this application for SHD permission. If that application is refused permission or not first implemented, permission is here sought to demolish only that part of the Link Building now existing on the lands the subject of this application for permission and to make good the balance at the red line with a blank wall.*

*The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 344 No. car parking spaces (295 No. at basement level and 49 No. at surface level) which includes 18 No. mobility impaired spaces, 10 No. car share spaces, 4 No. collection/drop-off spaces and 2 No. taxi spaces; bicycle parking; 14 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; external gantry access in sections of Blocks A1, A2 and C; hard and soft landscaping including public open space and communal open space (including upper level communal terraces in Block A1, Block B and Block C which will face all directions); sedum roofs; PV panels; substations; lighting; plant; lift cores; and all other associated site works above and below ground. The proposed development has a gross floor space of c. 54,871 sq m above ground level over a partial basement (under part of Block A1 and under Blocks A2, B and C) measuring c. 10,607 sq m, which includes parking spaces, bin storage, bike storage and plant.*

The application contains a statement setting out how the proposal will be consistent with the objectives of the *Dublin City Development Plan 2016-2022*. 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 the 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 Dublin City Council. The application and Natura Impact Statement may also be inspected online at the following website set up by the applicant: [www.sandfordplanning.ie](http://www.sandfordplanning.ie).

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](http://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.

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.

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 Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely



**Patricia Thornton**  
**Director**  
**Thornton O'Connor Town Planning**

Alison Harvey,  
The Heritage Council,  
Áras na hOidhreachta,  
Church Lane  
Kilkenny  
R95 X264

Monday, 6<sup>th</sup> September 2021

Dear Ms Harvey

**Re: Strategic Housing Development for A Proposed Residential Development at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7.**

On behalf of the applicant, Sandford Living Limited, please see enclosed a Planning Application for a Strategic Housing Development at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7.

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*, an electronic copy of the application is enclosed for your information. The Heritage Council have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at [www.sandfordplanning.ie](http://www.sandfordplanning.ie).

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

*Sandford Living Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200 metres from the Sandford Road / Eglinton Road junction), with these works incorporating an area of c. 0.32 hectares. The development site area, road works and drainage works areas will provide a total application site area of c. 4.74 hectares.*

*The development will principally consist of: the demolition of c. 4,883.9 sq m of existing structures on site including Milltown Park House (880 sq m); Milltown Park House Rear Extension (2,031 sq m); the Finlay Wing (622 sq m); the Archive (1,240 sq m); the link building between Tabor House and Milltown Park House rear extension to the front of the Chapel (74.5 sq m); and 36.4 sq m of the 'red brick link building' (single storey over basement) towards the south-western boundary; the refurbishment and reuse of Tabor House (1,575 sq m) and the Chapel (768 sq m), and the provision of a single storey glass entrance lobby to the front and side of the Chapel; and the provision of a 671 No. unit residential development comprising 604 No. Build-to-Rent apartment and duplex units (88 No. studios, 262 No. one bed units, 242 No. two*



bed units and 12 No. three bed units) and 67 No. Build-to Sell apartment and duplex units (11 No. studios, 9 No. one bed units, 32 No. two bed units and 15 No. three bed units).

Block A1 will range in height from part 5 No. storeys to part 10 No. storeys and will comprise 94 No. Build-to-Rent apartments; Block A2 will range in height from part 6 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 140 No. Build to-Rent apartments and duplex units; Block B will range in height from part 3 No. to part 7 No. storeys and will comprise 91 No. Build-to-Rent apartments; Block C will range in height from part 2 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 163 No. Build-to-Rent apartments; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 39 No. Build-to-Sell apartments; Block E will be 3 No. storeys in height and will comprise 28 No. Build-to-Sell duplex units and apartments; Block F will range in height from 5 No. storeys to part 7 No. storeys and will comprise 92 No. Build-to-Rent apartments; and the refurbished Tabor House (4 No. storeys including lower ground floor level) will comprise 24 No. Build-to-Rent apartments. The development also includes a creche within Block F (400 sq m) with outdoor play area; and the provision of communal internal amenities (c. 1,248.8 sq m) and facilities (c. 158.3 sq m) throughout the residential blocks, Tabor House and the converted Chapel building including co-working space, gym, lounges, reading rooms, games room, multi-purpose space, concierge, mail rooms and staff facilities.

The proposed works also include a new 2.4 metre high boundary wall across the site from east to west (towards the southern boundary) requiring the demolition of a portion of the red brick link building that lies within the subject site towards the south-western boundary (36.4 sq m) and the making good of the façade at the boundary. The existing Link Building is the subject of a separate application for permission (DCC Reg. Ref. No. 3866/20) that includes a request for permission to demolish that Link Building, including the part of the building on the lands the subject of this application for SHD permission. If that application is granted and first implemented, no demolition works to the Link Building will be required under this application for SHD permission. If that application is refused permission or not first implemented, permission is here sought to demolish only that part of the Link Building now existing on the lands the subject of this application for permission and to make good the balance at the red line with a blank wall.

The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 344 No. car parking spaces (295 No. at basement level and 49 No. at surface level) which includes 18 No. mobility impaired spaces, 10 No. car share spaces, 4 No. collection/drop-off spaces and 2 No. taxi spaces; bicycle parking; 14 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; external gantry access in sections of Blocks A1, A2 and C; hard and soft landscaping including public open space and communal open space (including upper level communal terraces in Block A1, Block B and Block C which will face all directions); sedum roofs; PV panels; substations; lighting; plant; lift cores; and all other associated site works above and below ground. The proposed development has a gross floor space of c. 54,871 sq m above ground level over a partial basement (under part of Block A1 and under Blocks A2, B and C) measuring c. 10,607 sq m, which includes parking spaces, bin storage, bike storage and plant.

The application contains a statement setting out how the proposal will be consistent with the objectives of the *Dublin City Development Plan 2016-2022*. 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 the 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 Dublin City Council. The application and Natura Impact Statement may also be inspected online at the following website set up by the applicant: [www.sandfordplanning.ie](http://www.sandfordplanning.ie).

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](http://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:

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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 Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely



**Patricia Thornton**  
**Director**  
**Thornton O'Connor Town Planning**

An Comhairle Ealaíonn,  
70 Merrion Square S,  
Dublin 2,  
Do2 NY52

Monday, 6<sup>th</sup> September 2021

Dear Sir/Madam

**Re: Strategic Housing Development for A Proposed Residential Development at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7.**

On behalf of the applicant, Sandford Living Limited, please see enclosed a Planning Application for a Strategic Housing Development at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at [www.sandfordplanning.ie](http://www.sandfordplanning.ie).

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*, an email link to the project website has been sent to [planning@artscouncil.ie](mailto:planning@artscouncil.ie) as requested. An Comhairle Ealaíonn have confirmed that a hard or soft copy of the application is not required.

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

*Sandford Living Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, Do6 V9K7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200 metres from the Sandford Road / Eglinton Road junction), with these works incorporating an area of c. 0.32 hectares. The development site area, road works and drainage works areas will provide a total application site area of c. 4.74 hectares.*

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*bed units and 12 No. three bed units) and 67 No. Build-to Sell apartment and duplex units (11 No. studios, 9 No. one bed units, 32 No. two bed units and 15 No. three bed units).*

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If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely



**Patricia Thornton**  
**Director**  
**Thornton O'Connor Town Planning**

Shane Dineen,  
Manager of the Environment & Planning,  
Fáilte Ireland,  
Áras Fáilte,  
Nos. 88/95 Amiens Street,  
Dublin 1,  
Do1WR86

Monday, 6<sup>th</sup> September 2021

Dear Mr Dineen

**Re: Strategic Housing Development for A Proposed Residential Development at Milltown Park, Sandford Road, Dublin 6, Do6 Vgk7.**

On behalf of the applicant, Sandford Living Limited, please see enclosed a Planning Application for a Strategic Housing Development at Milltown Park, Sandford Road, Dublin 6, Do6 Vgk7.

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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*, an email link to the project website has been sent to [planning.applications@failteireland.ie](mailto:planning.applications@failteireland.ie) as requested. Fáilte Ireland have confirmed that a hard or soft copy of the application is not required.

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

*Sandford Living Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, Do6 Vgk7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200 metres from the Sandford Road / Eglinton Road junction), with these works incorporating an area of c. 0.32 hectares. The development site area, road works and drainage works areas will provide a total application site area of c. 4.74 hectares.*

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bed units and 12 No. three bed units) and 67 No. Build-to Sell apartment and duplex units (11 No. studios, 9 No. one bed units, 32 No. two bed units and 15 No. three bed units).

Block A1 will range in height from part 5 No. storeys to part 10 No. storeys and will comprise 94 No. Build-to-Rent apartments; Block A2 will range in height from part 6 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 140 No. Build to-Rent apartments and duplex units; Block B will range in height from part 3 No. to part 7 No. storeys and will comprise 91 No. Build-to-Rent apartments; Block C will range in height from part 2 No. storeys to part 8 No. storeys (including part double height at ground floor level) and will comprise 163 No. Build-to-Rent apartments; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 39 No. Build-to-Sell apartments; Block E will be 3 No. storeys in height and will comprise 28 No. Build-to-Sell duplex units and apartments; Block F will range in height from 5 No. storeys to part 7 No. storeys and will comprise 92 No. Build-to-Rent apartments; and the refurbished Tabor House (4 No. storeys including lower ground floor level) will comprise 24 No. Build-to-Rent apartments. The development also includes a creche within Block F (400 sq m) with outdoor play area; and the provision of communal internal amenities (c. 1,248.8 sq m) and facilities (c. 158.3 sq m) throughout the residential blocks, Tabor House and the converted Chapel building including co-working space, gym, lounges, reading rooms, games room, multi-purpose space, concierge, mail rooms and staff facilities.

The proposed works also include a new 2.4 metre high boundary wall across the site from east to west (towards the southern boundary) requiring the demolition of a portion of the red brick link building that lies within the subject site towards the south-western boundary (36.4 sq m) and the making good of the façade at the boundary. The existing Link Building is the subject of a separate application for permission (DCC Reg. Ref. No. 3866/20) that includes a request for permission to demolish that Link Building, including the part of the building on the lands the subject of this application for SHD permission. If that application is granted and first implemented, no demolition works to the Link Building will be required under this application for SHD permission. If that application is refused permission or not first implemented, permission is here sought to demolish only that part of the Link Building now existing on the lands the subject of this application for permission and to make good the balance at the red line with a blank wall.

The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 344 No. car parking spaces (295 No. at basement level and 49 No. at surface level) which includes 18 No. mobility impaired spaces, 10 No. car share spaces, 4 No. collection/drop-off spaces and 2 No. taxi spaces; bicycle parking; 14 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; external gantry access in sections of Blocks A1, A2 and C; hard and soft landscaping including public open space and communal open space (including upper level communal terraces in Block A1, Block B and Block C which will face all directions); sedum roofs; PV panels; substations; lighting; plant; lift cores; and all other associated site works above and below ground. The proposed development has a gross floor space of c. 54,871 sq m above ground level over a partial basement (under part of Block A1 and under Blocks A2, B and C) measuring c. 10,607 sq m, which includes parking spaces, bin storage, bike storage and plant.

The application contains a statement setting out how the proposal will be consistent with the objectives of the *Dublin City Development Plan 2016-2022*. 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 the 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 Dublin City Council. The application and Natura Impact Statement may also be inspected online at the following website set up by the applicant: [www.sandfordplanning.ie](http://www.sandfordplanning.ie).

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](http://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.

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.

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 Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely



**Patricia Thornton**  
**Director**  
**Thornton O'Connor Town Planning**

## Appendix D – Part V Details

An Bord Pleanala  
64 Marlborough Street  
Dublin 1

16<sup>th</sup> August 2021

**Re: Part V of the Planning and Development Act 2000  
Site at Milltown Park, Sandford Road, Dublin 6**

Dear Sir/Madam,

On behalf of Sandford Living Limited, the applicant for a new 671-unit residential development at Milltown Park, Sandford Road, Dublin 6, we have detailed below a proposal for the Part V allocation on the site. In accordance with Section 96 (3) paragraph (b)(iva) of the Planning and Development Act 2000, we propose to grant an enhanced lease of units to the local authority within the proposed development.

**Proposed Part V Allocation**

It is proposed that 67 no. units will be leased to the planning authority on completion. The table below outlines a list of the proposed unit types:

Description	Size	No. of Units
Studio	37.2 – 40 sqm	23
1 Bed Apartment	49.4 – 52.1 sqm	13
2 Bed Apartment	66.4 – 83.6 sqm	30
3 Bed Apartment	104.1	1
	<b>Total</b>	<b>67</b>

In accordance with Article 22(2)(e) of the Planning and Development Regulations 2001, as amended, the calculations enclosed reflect the estimated market rent, the discount proposed to reflect the responsibilities taken on by the landlord under the lease and the estimated Part V discount.

This leasing proposal is based on an initial rent-free period to meet the net monetary value. The estimated rent-free period, as set out in Appendix A, required to meet the monetary value is 34.47 months.

Alternatively, the Part V requirements could be met with a further discount to market rent applied to achieve the Net Monetary Value over the 25-year enhanced lease. The estimated average rent for the Part V units, as set out in Appendix A, is circa 74.10-77.71% of the market rent. See Appendix A for the assumptions for both the rent-free and further discount to market rent options.

Please note, all figures are estimates only and any eventual Part V agreement will be subject to a grant of planning permission, agreement on costs/rent/land values etc and approval from the Department of Housing Planning and Local Government.

**Sandford Living Ltd**  
Riverside One  
Sir John Rogerson's Quay  
Dublin 2

I trust that this is the information you require. Please do not hesitate to contact me with any questions you may have.

Yours sincerely,



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Mark Forrest  
On behalf of Sandford Living Limited



**APPENDIX A**

<b>Assumptions</b>	
Enhanced Leasing Rate	95%
Enhanced Leasing Terms	25 Years
Rental Inflation Assumption	2%
NPV Discount Rate	5%
Rent Review Frequency	3 Years

<b>Estimated Average Rent (Market Value)</b>		
Description	Size	Indicative/Estimated Market Rent
Studio	37.2 sqm	€1,750
1 Bed Apartment	50.4 sqm	€2,050
2 Bed Apartment	65.1 – 84.6 sqm	€2,550
3 Bed Apartment	103.2 sqm	€3,200
	<b>Average Rent</b>	<b>€2,188.06</b>

<b>Estimated Net Monetary Value Calculation</b>	
Estimated Market Value	€68,000,000
Estimated Existing Use Value	€20,000,000
Net Monetary Value (NMV)	=0.1(€68,000,000-€20,000,000) =€4,800,000

## Appendix D – List of Drawings

Architectural Drawings by O' Mahony Pike Architects			
Purpose/ Title	Drawing Number	Scale	Page Size
19037-OMP-00-SP-DR-A-1000	Site Location Map	1:1000	A1
19037-OMP-SP-00-DR-A-1001	Existing Site Plan	1:500	A0
19037-OMP-00-SP-DR-A-1001	Site Ownership Map	1:1000	A1
19037-OMP-ZZ-SP-DR-A-1002	Proposed Site Plan	1:500	A0
19037-OMP-ZZ-SP-DR-A-1003	Proposed Site Plan - Combined Entry Level B1 / 00	1:500	A0
19037-OMP-BA1-ZZ-DR-A-1000	Block A1 - Level B1 & 00	1:100	A0
19037-OMP-BA1-ZZ-DR-A-1001	Block A1 - Level 01 & 02	1:100	A0
19037-OMP-BA1-ZZ-DR-A-1002	Block A1 - Level 03 & 04	1:100	A0
19037-OMP-BA1-ZZ-DR-A-1003	Block A1 - Level 05 & 06	1:100	A0
19037-OMP-BA1-ZZ-DR-A-1004	Block A1 - Level 07 & 08	1:100	A0
19037-OMP-BA1-RF-DR-A-1005	Block A1 - Level RF	1:100	A0
19037-OMP-BA2-B1-DR-A-1000	Block A2 - Level B1	1:100	A0
19037-OMP-BA2-00-DR-A-1000	Block A2 - Level 00	1:100	A0
19037-OMP-BA2-01-DR-A-1001	Block A2 - Level 01	1:100	A0
19037-OMP-BA2-02-DR-A-1002	Block A2 - Level 02	1:100	A0
19037-OMP-BA2-03-DR-A-1003	Block A2 - Level 03	1:100	A0
19037-OMP-BA2-04-DR-A-1004	Block A2 - Level 04	1:100	A0
19037-OMP-BA2-05-DR-A-1005	Block A2 - Level 05	1:100	A0
19037-OMP-BA2-06-DR-A-1006	Block A2 - Level 06	1:100	A0
19037-OMP-BA2-07-DR-A-1007	Block A2 - Level 07	1:100	A0
19037-OMP-BA2-RF-DR-A-1008	Block A2 - Level RF	1:100	A0
19037-OMP-BA-ZZ-DR-A-2000	Block A - Elevations 1	1:200	A1
19037-OMP-BA-ZZ-DR-A-2001	Block A - Elevations 2	1:200	A1
19037-OMP-BA-ZZ-DR-A-3000	Block A - Sections	1:200	A1
19037-OMP-BBC-00-DR-A-1000	Block BC - Level 00	1:100	A0
19037-OMP-BBC-01-DR-A-1001	Block BC - Level 01	1:100	A0
19037-OMP-BBC-02-DR-A-1002	Block BC - Level 02	1:100	A0
19037-OMP-BBC-03-DR-A-1003	Block BC - Level 03	1:100	A0
19037-OMP-BBC-04-DR-A-1004	Block BC - Level 04	1:100	A0
19037-OMP-BBC-05-DR-A-1005	Block BC - Level 05	1:100	A0
19037-OMP-BBC-06-DR-A-1006	Block BC - Level 06	1:100	A0
19037-OMP-BBC-07-DR-A-1007	Block BC - Level 07	1:100	A0
19037-OMP-BBC-RF-DR-A-1008	Block BC - Level RF	1:100	A0
19037-OMP-BBC-ZZ-DR-A-2000	Block BC - Elevations 1	1:200	A1
19037-OMP-BBC-ZZ-DR-A-2001	Block BC - Elevations 2	1:200	A1
19037-OMP-BBC-ZZ-DR-A-2002	Block BC - Courtyard Elevations 3	1:200	A1
19037-OMP-BBC-ZZ-DR-A-2003	Block BC - Courtyard Elevations 4	1:200	A1
19037-OMP-BBC-ZZ-DR-A-3000	Block BC - Sections	1:200	A1
19037-OMP-BD-ZZ-DR-A-1000	Block D - Level 00-01	1:100	A0
19037-OMP-BD-ZZ-DR-A-1001	Block D - Level 02-03	1:100	A0
19037-OMP-BD-ZZ-DR-A-1002	Block D - Level 04-RF	1:100	A0
19037-OMP-BD-ZZ-DR-A-2000	Block D - Elevations	1:200	A1
19037-OMP-BD-ZZ-DR-A-3000	Block D - Sections	1:200	A1
19037-OMP-BE-ZZ-DR-A-1000	Block E - Level 00-01	1:100	A0
19037-OMP-BE-ZZ-DR-A-1001	Block E - Level 02-RF	1:100	A0
19037-OMP-BE-ZZ-DR-A-2000	Block E - Elevations	1:200	A1



19037-OMP-BE-ZZ-DR-A-3000	Block E - Sections	1:100	A1
19037-OMP-BF-00-DR-A-1000	Block F - Level 00	1:100	A0
19037-OMP-BF-01-DR-A-1001	Block F - Level 01	1:100	A0
19037-OMP-BF-02-DR-A-1002	Block F - Level 02	1:100	A0
19037-OMP-BF-03-DR-A-1003	Block F - Level 03	1:100	A0
19037-OMP-BF-04-DR-A-1004	Block F - Level 04	1:100	A0
19037-OMP-BF-05-DR-A-1005	Block F - Level 05	1:100	A0
19037-OMP-BF-06-DR-A-1006	Block F - Level 06	1:100	A0
19037-OMP-BF-RF-DR-A-1007	Block F - Level RF	1:100	A0
19037-OMP-BF-ZZ-DR-A-2000	Block F East & West Elevations 1	1:200	A1
19037-OMP-BF-ZZ-DR-A-2001	Block F North & South Elevations 2	1:200	A1
19037-OMP-BF-ZZ-DR-A-3000	Block F - Sections	1:200	A1
19037-OMP-CB-ZZ-DR-A-1000	Chapel Building - Level 00-01	1:100	A0
19037-OMP-CB-ZZ-DR-A-1001	Chapel Building - Level MZ-RF	1:100	A0
19037-OMP-CB-ZZ-DR-A-2000	Chapel Building - Elevations	1:100	A1
19037-OMP-CB-ZZ-DR-A-3000	Chapel Building - Sections	1:100	A1
19037-OMP-TH-ZZ-DR-A-1000	Tabor House - Level 00-01	1:100	A1
19037-OMP-TH-ZZ-DR-A-1001	Tabor House - Level 02-RF	1:100	A1
19037-OMP-TH-ZZ-DR-A-2000	Tabor House - Elevations	1:100	A1
19037-OMP-TH-ZZ-DR-A-3000	Tabor House - Sections	1:100	A1
19037-OMP-PD-B2-DR-A-1000	Podium Level B2	1:200	A0
19037-OMP-ZZ-ZZ-DR-A-9100	Bin, Bike Store & ESB	1:100	A1
19037-OMP-ZZ-B1-DR-A-1100	Proposed Site Layout - Level B1	1:500	A0
19037-OMP-ZZ-00-DR-A-1101	Proposed Site Layout - Level 00	1:500	A0
19037-OMP-ZZ-01-DR-A-1102	Proposed Site Layout - Level 01	1:500	A0
19037-OMP-ZZ-02-DR-A-1103	Proposed Site Layout - Level 02	1:500	A0
19037-OMP-ZZ-03-DR-A-1104	Proposed Site Layout - Level 03	1:500	A0
19037-OMP-ZZ-04-DR-A-1105	Proposed Site Layout - Level 04	1:500	A0
19037-OMP-ZZ-05-DR-A-1106	Proposed Site Layout - Level 05	1:500	A0
19037-OMP-ZZ-06-DR-A-1107	Proposed Site Layout - Level 06	1:500	A0
19037-OMP-ZZ-07-DR-A-1108	Proposed Site Layout - Level 07	1:500	A0
19037-OMP-ZZ-08-DR-A-1109	Proposed Site Layout - Level 08	1:500	A0
19037-OMP-00-BB-DR-A-1110	Proposed Site Layout - Level B	1:500	A0
19037-OMP-ZZ-ZZ-DR-A-2000	Proposed Site Contiguous Elevations	1:500	A1
19037-OMP-ZZ-ZZ-DR-A-3000	Proposed Site Contiguous Sections 1	1:500	A1
19037-OMP-ZZ-ZZ-DR-A-3001	Proposed Site Contiguous Sections 2	1:500	A1
19037-OMP-ZZ-ZZ-DR-A-3002	Proposed Site Contiguous Sections 1	1:200	A0
19037-OMP-ZZ-ZZ-DR-A-3003	Proposed Site Contiguous Sections 2	1:200	A0
19037-OMP-ZZ-ZZ-DR-A-3004	Proposed Site Contiguous Sections 3 & 4	1:200	A0
19037-OMP-ZZ-ZZ-DR-A-3005	Proposed Site Contiguous Sections 5	1:200	A0
19037-OMP-CB-ZZ-DR-A-1100	Chapel Building Additions and Removals Level 00-01	1:100	A1
19037-OMP-CB-ZZ-DR-A-1101	Chapel Building Additions and Removals Level MZ	1:100	A1
19037-OMP-CB-ZZ-DR-A-2100	Chapel Building Elevations A&R	1:100	A1
19037-OMP-CB-ZZ-DR-A-3100	Chapel Building Section A-A Additions and Removals	1:100	A1
19037-OMP-TH-SX-DR-A-1000	Tabor House Additions and Removals Level 00-01	1:100	A1
19037-OMP-TH-SX-DR-A-1001	Tabor House Additions and Removals Level 02-03	1:100	A1
19037-OMP-TH-ZZ-DR-A-2100	Tabor House Elevations A&R	1:100	A1
19037-OMP-TH-ZZ-DR-A-3100	Tabor House Section A-A Additions and Removals	1:100	A1
19037-OMP-ZZ-SX-DR-A-1001	Demolition Works - Site Plan (Existing)	1:500	A1



19037-OMP-ZZ-SX-DR-A-1002	Demolition Works - Site Plan (Proposed)	1:500	A1
19037-OMP-DM-GF-DR-A-1000	Demolition - Existing Ground Floor Plan	1:100	A0
19037-OMP-DM-01-DR-A-1001	Demolition - Existing First Floor Plan	1:100	A0
19037-OMP-DM-02-DR-A-1002	Demolition - Existing Second Floor Plan	1:100	A0
19037-OMP-DM-03-DR-A-1003	Demolition - Existing Third Floor Plan	1:100	A0
19037-OMP-DM-04-DR-A-1004	Demolition - Existing Fourth Floor Plan	1:100	A0
19037-OMP-DM-RH-DR-A-1005	Demolition - Existing Roof Plan	1:100	A0
19037-OMP-DM-ZZ-DR-A-2000	Demolition Wks - Tabor H., Chapel & Linking Bl. Elevations	1:200	A1
19037-OMP-DM-ZZ-DR-A-2001	Demolition Wks - Link. B., M. P. H., Archive, F. W. Elevations	1:200	A1
19037-OMP-ZZ-ZZ-DR-A-1010	Site Plan - Existing Z15 Zoning Land	1:1000	A0
19037-OMP-ZZ-ZZ-DR-A-1011	Site Plan - Proposed Z15 Zoning Land	1:1000	A0
19037-OMP-ZZ-ZZ-DR-A-1012	Site Plan - Existing Land Use	1:1000	A0
19037-OMP-ZZ-ZZ-DR-A-1013	Site Plan - Proposed Land Use	1:1000	A0
19037-OMP-ZZ-ZZ-DR-A-1014	Site Plan - Existing Open Space	1:1000	A0
19037-OMP-ZZ-ZZ-DR-A-1015	Site Plan - Proposed Open Space	1:1000	A0
19037-OMP-ZZ-ZZ-DR-A-1016	Site Plan - Existing Sandford + Jesuit Open Space	1:1000	A0
19037-OMP-ZZ-ZZ-DR-A-1017	Site Plan - Proposed Sandford + Jesuit Open Space	1:1000	A0
19037-OMP-ZZ-ZZ-DR-A-1018	Site Plan - Existing Sandford + Jesuit Z15 Zoning Land	1:1000	A0

Engineering Drawings by DBFL Engineers			
Purpose/Title	Drawing Number	Scale	Page Size
Site Services Layout	190226-DBFL-CS-SP-DR-C-1001	1:500	A1
Tree Protection Boundaries	190226-DBFL-CS-SP-DR-C-1002	1:500	A1
Drainage Outfall	190226-DBFL-CS-SP-DR-C-1003	1:500	A1
SUDS Strategy and Surface Water Catchment Drawing	190226-DBFL-CS-SP-DR-C-1004	1:500	A1
Drainage Typical, Details Sheet 1	190226-DBFL-CS-SP-DR-C-5001	As Shown	A1
Drainage Typical, Details Sheet 2	190226-DBFL-CS-SP-DR-C-5002	As Noted	A1
Drainage Typical, Details Sheet 3	190226-DBFL-CS-SP-DR-C-5003	As Noted	A1
Drainage Typical, Details Sheet 4	190226-DBFL-CS-SP-DR-C-5004	As Noted	A1
Typical Attenuation Details Sheet 1	190226-DBFL-CS-SP-DR-C-5005	As Noted	A1
Typical Attenuation Details Sheet 2	190226-DBFL-CS-SP-DR-C-5006	As Noted	A1
Typical Attenuation Details Sheet 3	190226-DBFL-CS-SP-DR-C-5007	As Noted	A1
Foul Water Longsections Sheet 1	190226-DBFL-FW-SP-DR-C-3001	As Shown	A1
Foul Water Longsections Sheet 2	190226-DBFL-FW-SP-DR-C-3002	As Shown	A1
Roads Layout	190226-DBFL-RD-SP-DR-C-1001	1:500	A1
Site Access – Swept Path Analysis Sheet 1 – Fire Tender	190226-DBFL-RD-SP-DR-C-1002	1:500	A1
Site Access – Swept Path Analysis Sheet 2 – Refuse Vehicle	190226-DBFL-RD-SP-DR-C-1003	1:500	A1
Site Access – Swept Path Analysis Sheet 3	190226-DBFL-RD-SP-DR-C-1004	1:200	A1
Site Access – Swept Path Analysis Sheet 4	190226-DBFL-RD-SP-DR-C-1005	1:200	A1
Site Access – Swept Path Analysis Sheet 5	190226-DBFL-RD-SP-DR-C-1006	1:200	A1
Site Access – Swept Path Analysis Sheet 6	190226-DBFL-RD-SP-DR-C-1007	1:200	A1
Typical Roads Construction Details Sheet 1	190226-DBFL-RD-SP-DR-C-5001	As Noted	A1
Typical Roads Construction Details Sheet 2	190226-DBFL-RD-SP-DR-C-5002	As Noted	A1
Surface Water Longsections Sheet 1	190226-DBFL-SW-SP-DR-C-3001	As Shown	A1
Surface Water Longsections Sheet 2	190226-DBFL-SW-SP-DR-C-3002	As Shown	A1
Surface Water Longsections Sheet 3	190226-DBFL-SW-SP-DR-C-3003	As Shown	A1
Existing Public Transportation Linkages	190226-DBFL-TR-ST-DR-C-1002	1:5000	A1
Proposed Public Transportation Linkages	190226-DBFL-TR-ST-DR-C-1003	1:5000	A1
Site Watermain Layout	190226-DBFL-WM-SP-DR-C-1001	1:500	A1



Block A, B & C Basement Foundation Plan Proximity to Boundary	190226-DBFL-XX-ZZ-DR-8600	1:250	A1
Block D Proposed Foundation Plan Proximity to Boundary	190226-DBFL-XX-ZZ-DR-8601	1:100	A1
Block E Proposed Foundation Plan Proximity to Boundary	190226-DBFL-XX-ZZ-DR-8602	1:100	A1
Block F Proposed Foundation Plan Proximity to Boundary	190226-DBFL-XX-ZZ-DR-8603	1:100	A1

Landscape Drawings by Cameo and Partners Design Studio			
Purpose/ Title	Drawing Number	Scale	Page Size
Ground Floor, General Arrangement Plan	C0111 L100	1:500	A0
2 <sup>nd</sup> Floor Amenity Terrace, General Arrangement Plan	C0111 L102	1:500	A0
4 <sup>th</sup> Floor Amenity Terrace, General Arrangement Plan	C0111 L104	1:500	A0
5 <sup>th</sup> Floor Amenity Terrace, General Arrangement Plan	C0111 L105	1:500	A0
Combined General Arrangement Roof Plan Green Roofs and Amenity Terraces	C0111 L110	1:500	A0
Ground Floor Landscape Sections Sheet 01 of 02	C0111 L500	1:50 / 100	A1
Ground Floor Landscape Sections Sheet 02 of 02	C0111 L501	1:50 / 100	A1
Ground Floor, Illustrative Landscape Masterplan	C0111 L1000	1:500	A0
2 <sup>nd</sup> Floor Amenity Terrace, Illustrative Landscape Masterplan	C0111 L1020	1:500	A0
4 <sup>th</sup> Floor Amenity Terrace, Illustrative Landscape Masterplan	C0111 L1040	1:500	A0
5 <sup>th</sup> Floor Amenity Terrace, Illustrative Landscape Masterplan	C0111 L1050	1:500	A0
Combined Illustrative Landscape Masterplan, Green Roofs and Amenity Terraces	C0111 L1100	1:500	A0
Boundary Wall- Typical details, Sheet 01 of 02	C00111 L2000	1:20 / 100	A1
Boundary Wall- Typical details Sheet 02 of 02	C00111 L2000A	1:20 / 100	A1
Boundary Wall- Elevation 1	C00111 L2001	1:200	A1
Boundary Wall- Elevation 2 Sheet 01 of 02	C00111 L2002	1:200	A1
Boundary Wall- Elevation 2 Sheet 02 of 02	C00111 L2003	1:200	A1
Boundary Wall- Elevation 3	C00111 L2004	1:200	A1

Arborist Drawings by CMK Horticulture & Arboriculture Limited			
Purpose/ Title	Drawing Number	Scale	Page Size
Tree Survey and Constraints (Keyplan)	101	1:750 (Reference)	A1
Tree Survey and Constraints (1 of 2)	102	1:500	A1
Tree Survey and Constraints (2 of 2)	103	1:500	A1
Arboricultural Impact (Keyplan)	104	1:750 (Reference)	A1
Arboricultural Impact (1 of 2)	105	1:400	A1
Arboricultural Impact (2 of 2)	106	1:400	A1
Tree Protection (Keyplan)	107	1:750 (Reference)	A1
Tree Protection (1 of 2)	108	1:400	A1
Tree Protection (2 of 2)	109	1:400	A1
Arboricultural Assessment & Tree Protection	110	1:500	A1

Lighting Drawings - Pritchard Themis			
Purpose/ Title	Drawing Number	Scale	Page Size
External Lighting Layout – South Site Plan	PTL762 P01.1	1:250	A1
External Lighting Layout – Central Site Plan	PTL762 P01.2	1:250	A1
External Lighting Layout – North-East Site Plan	PTL762 P01.3	1:250	A1



## Appendix E – List of Reports

Report / Document	Consultant
<b>Planning Reports</b>	
Planning Report	Thornton O'Connor Town Planning
Statement of Consistency	
Material Contravention Statement	
Response to ABP Opinion	
Outline Construction and Environmental Management Plan	
Site Notice and Newspaper Notice	
Application Form	
<b>Application Reports</b>	
Masterplan & Architectural Design Statement	O' Mahony Pike Architects
Masterplan & Architectural Design Statement Appendix A*	
(*The printed booklet also includes Appendices B-E)	
❖ Appendix A: North Facing & Dual Aspect Units	
❖ Appendix B: Part V Provision	
❖ Appendix C: Schedule of Areas & Housing Quality Assessment	
❖ Appendix D: Existing Buildings Feasibility	
❖ Appendix E: Response to ABP + DCC Opinion	
Infrastructure Design Report	DBFL Consulting Engineers
Site Specific Flood Risk Assessment	
Mobility Management Plan	
Preliminary Construction Management Plan	
DMURS Design Statement	
Basement Impact Assessment	
Traffic and Transport Assessment	
Parking Management Strategy	
Stage 1 Road Safety Audit (Bruton Consulting Engineers)	
Aerials and CGIs	3D Design Bureau
Daylight and Sunlight Assessment	
Screening for Appropriate Assessment	JBA Consulting
Arboricultural Assessment, Arboricultural Impact and Tree Protection Strategy Report	CMK Horticulture and Arboriculture Ltd
Landscape Design Statement	Cameo and Partners Design Studio
Standalone Tree Report	
Telecommunications Report – Specific Assessment- Section 3.2 of the Building Height Guidelines (2018)	Independent Site Management
Design Book 10 - Lighting Report	Pritchard Themis
Building Lifecycle Report	Aramark
Property Management Strategy Report	

Energy & Sustainability Report	O'Connor Sutton Cronin Consulting Engineers (OCSC)
Preliminary Access & Use Strategy	Maurice Johnson & Partners
Draft Section 47 Agreement	Sandford Living Limited
Childcare Demand Assessment	KPMG Future Analytics
Social Infrastructure Audit	
EIAR Volumes	
Volume I	Non-Technical Summary
Volume II	Environmental Impact Assessment Report
Volume III	EIAR Appendices