



**Brady Shipman
Martin.**

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50 Years.**

Planning Department
Dublin Airport Authority plc
Old Central Terminal Building
Dublin Airport
Co. Dublin
K67 XY76

Date: 17th December 2021

RE: Proposed Strategic Housing Development for a proposed development at Lands at Hollystown-Kilmartin, Dublin 15.

(TC06F.309783 (Local Centre) & TC06F.309926 (Sites 2 & 3)– Pre-Application References)

Dear Sir/Madam

On behalf of the applicant, Glenveagh Homes Ltd., we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Hollystown-Kilmartin, Dublin 15. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

The application is made following separate Pre-Application Consultations, in respect of both Sites 2&3 and Local Centre, and is now submitted as a single Strategic Housing Development.

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

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

The proposed development will consist of the development of 548 no. residential units, consisting of 147 apartments/duplexes and 401 houses, ranging in height from 2 to 5 storeys and including retail/café unit, 2 no. crèches, 1 no. Montessori, 1 no. community hub, car and bicycle parking, open space and public realm, over a site area of c. 25.3 ha, as follows:

- 1. On lands to the north of the application site (referred to as Sites 2 & 3) the proposed development includes for 428 no. houses and apartments comprising 27 No. 1-bed apartments, 97 No. 2-bed houses, 267 No. 3-bed houses and 37 No. 4-bed houses set out in*

401 no. houses (373 no. 2-storey and 28 no. 3-storey) and 9 no. 3-storey apartment buildings (27 no.). A total of 792 no. car parking spaces will be provided for this part of the scheme, of these, 761 no. spaces will be provided for residents with 30 no. spaces provided as visitor parking and 1 no. space for disabled parking. In terms of bicycle parking, a total of 225 no. cycle parking spaces are provided, comprising 180 no. spaces for terraced units (located in 9 no. bike stores with 20 no. bikes in each) plus 45 no. spaces for the apartments.

2. On lands to the south of the application site and north of the Tyrrelstown Local Centre (referred to as Local Centre) the proposed development includes 120 no. apartment/duplex units in 4 no. blocks ranging in height from 3 to 5 storeys (32 no. 1 bedroom, 68 no. 2 bedroom and 20 no. 3 bedroom) all of which have balconies or terraces set out as follows:
 - Block A, is a 4 storey building, providing 12 no. units with proposed balconies, with a café/retail unit of 154sq.m and community hub of 144.5 sq.m proposed at ground floor.
 - Block B, is a 3-5 storey building, providing 34 no. units with proposed balconies and ground floor terraces.
 - Block C, is a 3-5 storey building, providing 44 no. units with proposed balconies and ground floor terraces.
 - Block D, is a 4 storey building, providing 30 no. units with proposed balconies and ground floor terraces, with a crèche of 500 sq.m with an external play space of 200 sq.m and a Montessori of 280.3 sq.m with an external play space of 185 sq.m proposed at ground floor.
 - External communal amenity space is provided at ground podium/terrace levels throughout the scheme.
 - A standalone 2-storey crèche unit is also provided of 529.6 sq.m with an external play space of 243 sq.m, to the south of the site.
 - Car Parking is provided in a mix of undercroft in Blocks B & C and at surface level with 108 spaces for residential use and 5 no. creche/Montessori staff spaces, 10 no. creche/Montessori set down spaces, 6 no. visitor spaces and 9 no. public spaces on the Link Street. A total of 300 no. bicycle parking spaces are proposed as part of the development comprising 230 no. long stay spaces for residents and 70 no. short stay spaces for both visitors and the non-residential activity.
3. Vehicular access to Sites 2 & 3 to the north of the application site is through the construction of a new vehicular entrance off Hollywoodrath Road (R121), a new footpath and cycle path along the northern and western side of the R121 along the site frontage extending south to the existing Toucan crossing facility over the R121, and provision of 2 no. new Toucan crossings on the R121 (c.0.53 ha) as well as via an extension to Hollystown Avenue link road south of the permitted Bellingsmore development. Vehicular access to the Local Centre to the south of the application site is via the existing access point along Hollystown Avenue and the north-south link route from the existing Tyrrelstown Local Centre which is partially completed and partially under construction. Pedestrian and cycle access is also provided along the R121, through existing roads within the application site and through the creation of a new pedestrian/cycle route to the north at the existing entrance to the clubhouse of the former Hollystown Golf Course.
4. The development of proposed Class 1 public open space of 2.77ha and Class 2 public open space of 1.69ha including pedestrian/cycle routes, seating areas, kick about area,



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- 5. The construction of a new foul outfall sewer, approx. 3km in length to connect to the existing 600mm diameter foul sewer to the south of Powerstown Road which will include decommissioning of the existing Pump House south of Hollystown Park.*
- 6. The development will also provide for all associated ancillary site development infrastructure including landscaped areas and sustainable urban drainage systems under the existing ESB powerlines, and all associated ancillary site development infrastructure including: demolition of an existing shed, ESB sub-stations, public lighting, and foul and surface water drainage; internal roads & footpaths; landscaping; and all associated engineering and site works necessary to facilitate the development.*

The proposed scheme is designed to integrate with the previously permitted development at Bellinsmore (Ref FW13A/0088/E1) which is currently under construction and recently permitted residential development on lands to the north east known as Site 1 (FCC Reg. Ref.: FW21A/0042).

Submission Procedure

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

A copy of the application may also be inspected online at the following website set up by the applicant: www.hollystown2shd.ie

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

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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Department of Culture, Heritage and the Gaeltacht
c/o The Manager, Development Applications Unit
Department of Culture, Heritage and the Gaeltacht
Newtown Road
Wexford
Y35 AP90

Date: 17th December 2021

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Irish Aviation Authority,
The Times Building,
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Irish Water Planning Department,
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The proposed scheme is designed to integrate with the previously permitted development at Bellinsmore (Ref FW13A/0088/E1) which is currently under construction and recently permitted residential development on lands to the north east known as Site 1 (FCC Reg. Ref.: FW21A/0042).

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**Brady Shipman
Martin.**

**Built.
Environment.**

Please note that 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, 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.

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Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull

Senior Planner

Brady Shipman Martin



**Brady Shipman
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**Celebrating.
50 Years.**

National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2
D02 WT20

Date: 17th December 2021

RE: Proposed Strategic Housing Development for a proposed development at Lands at Hollystown-Kilmartin, Dublin 15.

(TC06F.309783 (Local Centre) & TC06F.309926 (Sites 2 & 3)– Pre-Application References)

Dear Sir/Madam

On behalf of the applicant, Glenveagh Homes Ltd., we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Hollystown-Kilmartin, Dublin 15. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

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The proposed development will consist of the development of 548 no. residential units, consisting of 147 apartments/duplexes and 401 houses, ranging in height from 2 to 5 storeys and including retail/café unit, 2 no. crèches, 1 no. Montessori, 1 no. community hub, car and bicycle parking, open space and public realm, over a site area of c. 25.3 ha, as follows:

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 - Block A, is a 4 storey building, providing 12 no. units with proposed balconies, with a café/retail unit of 154sq.m and community hub of 144.5 sq.m proposed at ground floor.
 - Block B, is a 3-5 storey building, providing 34 no. units with proposed balconies and ground floor terraces.
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Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



**Brady Shipman
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50 Years.**

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8

Date: 17th December 2021

RE: Proposed Strategic Housing Development for a proposed development at Lands at Hollystown-Kilmartin, Dublin 15.

(TC06F.309783 (Local Centre) & TC06F.309926 (Sites 2 & 3)– Pre-Application References)

Dear Sir/Madam

On behalf of the applicant, Glenveagh Homes Ltd., we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Hollystown-Kilmartin, Dublin 15. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

The application is made following separate Pre-Application Consultations, in respect of both Sites 2&3 and Local Centre, and is now submitted as a single Strategic Housing Development.

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

We enclose a digital copy of the application documentation for your convenience.

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The proposed development consists of (as set out in the statutory notices):

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- (27 no.). A total of 792 no. car parking spaces will be provided for this part of the scheme, of these, 761 no. spaces will be provided for residents with 30 no. spaces provided as visitor parking and 1 no. space for disabled parking. In terms of bicycle parking, a total of 225 no. cycle parking spaces are provided, comprising 180 no. spaces for terraced units (located in 9 no. bike stores with 20 no. bikes in each) plus 45 no. spaces for the apartments.
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Senior Planner
Brady Shipman Martin



**Brady Shipman
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50 Years.**

Eimear Harte
An Chomhairle Ealaíon
70 Merrion Square
Dublin 2
D02 NY52

Date: 17th December 2021

RE: Proposed Strategic Housing Development for a proposed development at Lands at Hollystown-Kilmartin, Dublin 15.

(TC06F.309783 (Local Centre) & TC06F.309926 (Sites 2 & 3)– Pre-Application References)

Dear Ms.Harte

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Yours sincerely,

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An Taisce
c/o Ian Lumley
Tailors' Hall
Back Lane
Dublin
D08 X2A3

Date: 17th December 2021

RE: Proposed Strategic Housing Development for a proposed development at Lands at Hollystown-Kilmartin, Dublin 15.

(TC06F.309783 (Local Centre) & TC06F.309926 (Sites 2 & 3)– Pre-Application References)

Dear Mr.Lumley

On behalf of the applicant, Glenveagh Homes Ltd., we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Hollystown-Kilmartin, Dublin 15. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

The application is made following separate Pre-Application Consultations, in respect of both Sites 2&3 and Local Centre, and is now submitted as a single Strategic Housing Development.

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

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

The proposed development will consist of the development of 548 no. residential units, consisting of 147 apartments/duplexes and 401 houses, ranging in height from 2 to 5 storeys and including retail/café unit, 2 no. crèches, 1 no. Montessori, 1 no. community hub, car and bicycle parking, open space and public realm, over a site area of c. 25.3 ha, as follows:

- 1. On lands to the north of the application site (referred to as Sites 2 & 3) the proposed development includes for 428 no. houses and apartments comprising 27 No. 1-bed apartments, 97 No. 2-bed houses, 267 No. 3-bed houses and 37 No. 4-bed houses set out in*

401 no. houses (373 no. 2-storey and 28 no. 3-storey) and 9 no. 3-storey apartment buildings (27 no.). A total of 792 no. car parking spaces will be provided for this part of the scheme, of these, 761 no. spaces will be provided for residents with 30 no. spaces provided as visitor parking and 1 no. space for disabled parking. In terms of bicycle parking, a total of 225 no. cycle parking spaces are provided, comprising 180 no. spaces for terraced units (located in 9 no. bike stores with 20 no. bikes in each) plus 45 no. spaces for the apartments.

2. On lands to the south of the application site and north of the Tyrrelstown Local Centre (referred to as Local Centre) the proposed development includes 120 no. apartment/duplex units in 4 no. blocks ranging in height from 3 to 5 storeys (32 no. 1 bedroom, 68 no. 2 bedroom and 20 no. 3 bedroom) all of which have balconies or terraces set out as follows:
 - Block A, is a 4 storey building, providing 12 no. units with proposed balconies, with a café/retail unit of 154sq.m and community hub of 144.5 sq.m proposed at ground floor.
 - Block B, is a 3-5 storey building, providing 34 no. units with proposed balconies and ground floor terraces.
 - Block C, is a 3-5 storey building, providing 44 no. units with proposed balconies and ground floor terraces.
 - Block D, is a 4 storey building, providing 30 no. units with proposed balconies and ground floor terraces, with a crèche of 500 sq.m with an external play space of 200 sq.m and a Montessori of 280.3 sq.m with an external play space of 185 sq.m proposed at ground floor.
 - External communal amenity space is provided at ground podium/terrace levels throughout the scheme.
 - A standalone 2-storey crèche unit is also provided of 529.6 sq.m with an external play space of 243 sq.m, to the south of the site.
 - Car Parking is provided in a mix of undercroft in Blocks B & C and at surface level with 108 spaces for residential use and 5 no. creche/Montessori staff spaces, 10 no. creche/Montessori set down spaces, 6 no. visitor spaces and 9 no. public spaces on the Link Street. A total of 300 no. bicycle parking spaces are proposed as part of the development comprising 230 no. long stay spaces for residents and 70 no. short stay spaces for both visitors and the non-residential activity.
3. Vehicular access to Sites 2 & 3 to the north of the application site is through the construction of a new vehicular entrance off Hollywoodrath Road (R121), a new footpath and cycle path along the northern and western side of the R121 along the site frontage extending south to the existing Toucan crossing facility over the R121, and provision of 2 no. new Toucan crossings on the R121 (c.0.53 ha) as well as via an extension to Hollystown Avenue link road south of the permitted Bellingsmore development. Vehicular access to the Local Centre to the south of the application site is via the existing access point along Hollystown Avenue and the north-south link route from the existing Tyrrelstown Local Centre which is partially completed and partially under construction. Pedestrian and cycle access is also provided along the R121, through existing roads within the application site and through the creation of a new pedestrian/cycle route to the north at the existing entrance to the clubhouse of the former Hollystown Golf Course.
4. The development of proposed Class 1 public open space of 2.77ha and Class 2 public open space of 1.69ha including pedestrian/cycle routes, seating areas, kick about area,



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playgrounds, dog park, associated landscaping works including planting, changes in level and boundary treatments. In addition 3.21 ha of linear park under the existing power lines and 2.11ha of ancillary linear open space which includes for SUDS and hedgerow features is provided in the scheme. The proposed Class 1 open space is provided as a north south pedestrian and cycle connection to the north an connecting the site to the Ratoath Road and the future Dublin GAA facilities at this location.

- 5. The construction of a new foul outfall sewer, approx. 3km in length to connect to the existing 600mm diameter foul sewer to the south of Powerstown Road which will include decommissioning of the existing Pump House south of Hollystown Park.*
- 6. The development will also provide for all associated ancillary site development infrastructure including landscaped areas and sustainable urban drainage systems under the existing ESB powerlines, and all associated ancillary site development infrastructure including: demolition of an existing shed, ESB sub-stations, public lighting, and foul and surface water drainage; internal roads & footpaths; landscaping; and all associated engineering and site works necessary to facilitate the development.*

The proposed scheme is designed to integrate with the previously permitted development at Bellinsmore (Ref FW13A/0088/E1) which is currently under construction and recently permitted residential development on lands to the north east known as Site 1 (FCC Reg. Ref.: FW21A/0042).

Submission Procedure

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

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
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- (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.



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Please note that 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, 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.

A copy of the application may also be inspected online at the following website set up by the applicant: www.hollystown2shd.ie

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

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull

Senior Planner

Brady Shipman Martin



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Martin.**

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50 Years.**

Fingal County Childcare Committee
Omega House,
Collinstown Cross,
Swords Road,
Swords,
Co Dublin,
K67 X2N8

Date: 17th December 2021

RE: Proposed Strategic Housing Development for a proposed development at Lands at Hollystown-Kilmartin, Dublin 15.

(TC06F.309783 (Local Centre) & TC06F.309926 (Sites 2 & 3)– Pre-Application References)

Dear Sir/Madam

On behalf of the applicant, Glenveagh Homes Ltd., we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Hollystown-Kilmartin, Dublin 15. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

The application is made following separate Pre-Application Consultations, in respect of both Sites 2&3 and Local Centre, and is now submitted as a single Strategic Housing Development.

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

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apartments, 97 No. 2-bed houses, 267 No. 3-bed houses and 37 No. 4-bed houses set out in 401 no. houses (373 no. 2-storey and 28 no. 3-storey) and 9 no. 3-storey apartment buildings (27 no.). A total of 792 no. car parking spaces will be provided for this part of the scheme, of these, 761 no. spaces will be provided for residents with 30 no. spaces provided as visitor parking and 1 no. space for disabled parking. In terms of bicycle parking, a total of 225 no. cycle parking spaces are provided, comprising 180 no. spaces for terraced units (located in 9 no. bike stores with 20 no. bikes in each) plus 45 no. spaces for the apartments.

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4. *The development of proposed Class 1 public open space of 2.77ha and Class 2 public open space of 1.69ha including pedestrian/cycle routes, seating areas, kick about area, playgrounds, dog park, associated landscaping works including planting, changes in level and boundary treatments. In addition 3.21 ha of linear park under the existing power lines and 2.11ha of ancillary linear open space which includes for SUDS and hedgerow features is provided in the scheme. The proposed Class 1 open space is provided as a north south pedestrian and cycle connection to the north an connecting the site to the Ratoath Road and the future Dublin GAA facilittes at this location.*
5. *The construction of a new foul outfall sewer, approx. 3km in length to connect to the existing 600mm diameter foul sewer to the south of Powerstown Road which will include decommissioning of the existing Pump House south of Hollystown Park.*
6. *The development will also provide for all associated ancillary site development infrastructure including landscaped areas and sustainable urban drainage systems under the existing ESB powerlines, and all associated ancillary site development infrastructure including: demolition of an existing shed, ESB sub-stations, public lighting, and foul and surface water drainage; internal roads & footpaths; landscaping; and all associated engineering and site works necessary to facilitate the development.*

The proposed scheme is designed to integrate with the previously permitted development at Bellinismore (Ref FW13A/0088/E1) which is currently under construction and recently permitted residential development on lands to the north east known as Site 1 (FCC Reg. Ref.: FW21A/0042).

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grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Please note that 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, 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.

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Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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50 Years.**

Shane Dineen
Environment & Planning Manager
Fáilte Ireland
Unit 2 Nesson House,
Riverview Business Park,
Blackrock,
Cork,
T12 R8HE

Date: 17th December 2021

RE: Proposed Strategic Housing Development for a proposed development at Lands at Hollystown-Kilmartin, Dublin 15.

(TC06F.309783 (Local Centre) & TC06F.309926 (Sites 2 & 3)– Pre-Application References)

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- pedestrian/cycle route to the north at the existing entrance to the clubhouse of the former Hollystown Golf Course.*
4. *The development of proposed Class 1 public open space of 2.77ha and Class 2 public open space of 1.69ha including pedestrian/cycle routes, seating areas, kick about area, playgrounds, dog park, associated landscaping works including planting, changes in level and boundary treatments. In addition 3.21 ha of linear park under the existing power lines and 2.11ha of ancillary linear open space which includes for SUDS and hedgerow features is provided in the scheme. The proposed Class 1 open space is provided as a north south pedestrian and cycle connection to the north an connecting the site to the Ratoath Road and the future Dublin GAA facilities at this location.*
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Martin.**

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Yours sincerely,

Sorchá Turnbull
Senior Planner

Brady Shipman Martin



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

Date: 17th December 2021

RE: Proposed Strategic Housing Development for a proposed development at Lands at Hollystown-Kilmartin, Dublin 15.

(TC06F.309783 (Local Centre) & TC06F.309926 (Sites 2 & 3)– Pre-Application References)

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 - A standalone 2-storey crèche unit is also provided of 529.6 sq.m with an external play space of 243 sq.m, to the south of the site.
 - Car Parking is provided in a mix of undercroft in Blocks B & C and at surface level with 108 spaces for residential use and 5 no. creche/Montessori staff spaces, 10 no. creche/Montessori set down spaces, 6 no. visitor spaces and 9 no. public spaces on the Link Street. A total of 300 no. bicycle parking spaces are proposed as part of the development comprising 230 no. long stay spaces for residents and 70 no. short stay spaces for both visitors and the non-residential activity.
3. Vehicular access to Sites 2 & 3 to the north of the application site is through the construction of a new vehicular entrance off Hollywoodrath Road (R121), a new footpath and cycle path along the northern and western side of the R121 along the site frontage extending south to the existing Toucan crossing facility over the R121, and provision of 2 no. new Toucan crossings on the R121 (c.0.53 ha) as well as via an extension to Hollystown Avenue link road south of the permitted Bellingsmore development. Vehicular access to the Local Centre to the south of the application site is via the existing access point along Hollystown Avenue and the north-south link route from the existing Tyrrelstown Local Centre which is partially completed and partially under construction. Pedestrian and cycle access is also provided along the R121, through existing roads within the application site and through the creation of a new pedestrian/cycle route to the north at the existing entrance to the clubhouse of the former Hollystown Golf Course.

4. *The development of proposed Class 1 public open space of 2.77ha and Class 2 public open space of 1.69ha including pedestrian/cycle routes, seating areas, kick about area, playgrounds, dog park, associated landscaping works including planting, changes in level and boundary treatments. In addition 3.21 ha of linear park under the existing power lines and 2.11ha of ancillary linear open space which includes for SUDS and hedgerow features is provided in the scheme. The proposed Class 1 open space is provided as a north south pedestrian and cycle connection to the north an connecting the site to the Ratoath Road and the future Dublin GAA facilities at this location.*
5. *The construction of a new foul outfall sewer, approx. 3km in length to connect to the existing 600mm diameter foul sewer to the south of Powerstown Road which will include decommissioning of the existing Pump House south of Hollystown Park.*
6. *The development will also provide for all associated ancillary site development infrastructure including landscaped areas and sustainable urban drainage systems under the existing ESB powerlines, and all associated ancillary site development infrastructure including: demolition of an existing shed, ESB sub-stations, public lighting, and foul and surface water drainage; internal roads & footpaths; landscaping; and all associated engineering and site works necessary to facilitate the development.*

The proposed scheme is designed to integrate with the previously permitted development at Bellinshmore (Ref FW13A/0088/E1) which is currently under construction and recently permitted residential development on lands to the north east known as Site 1 (FCC Reg. Ref.: FW21A/0042).

Submission Procedure

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

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

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



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grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Please note that 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, 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.

A copy of the application may also be inspected online at the following website set up by the applicant: www.hollystown2shd.ie

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

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin