

Planning Department,  
Fingal County Council,  
County Hall,  
Main Street,  
Swords,  
Co. Dublin  
K67 X8Y2

8<sup>th</sup> April 2022

Dear Sir or Madam,

**RE: SHD APPLICATION IN RESPECT OF A PROPOSED STRATEGIC HOUSING DEVELOPMENT CONSISTING OF 345 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE ON A SITE IN THE TOWNLANDS OF MILVERTON, TOWNPARKS AND HACKETSTOWN, SKERRIES, CO. DUBLIN**

## Introduction

On behalf of the applicant, the Land Development Agency, we hereby submit this Strategic Housing Development application to An Bord Pleanála in respect of a proposed SHD residential development on lands at Milverton, Townparks and Hacketstown, Skerries, Co. Dublin.

Please find the following enclosed with this application:

- Application Form in respect of a Strategic Housing Development and attachment (letters of Consent, Correspondence from Irish Water, Part V Pack, Confirmation of Receipt of Fees);
- Copy of Site Notice prepared by John Spain Associates;
- Original Newspaper notice prepared by John Spain Associates;
- EIAR portal notification prepared by John Spain Associates;
- Letters to Prescribed Bodies prepared by John Spain Associates;
- Soft copy of application documentation (disc);
- Site Boundary DWG file (on disc);
- Cover Letter to ABP prepared by John Spain Associates (JSA) (including letter of support from Noonan Construction and EIAR Portal Confirmation);
- Cover Letter to FCC prepared by John Spain Associates (JSA);
- Statement of Consistency with Planning Policy prepared by John Spain Associates (JSA);
- Statement of Material Contravention prepared by John Spain Associates (JSA);

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI  
Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI  
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI  
Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI  
Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI  
Associate Director: Ian Livingstone MA Town & Regional Planning, MSc. Spatial and Regional Planning, RTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.  
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- Statement of Response to An Bord Pleanála's Opinion, prepared by John Spain Associates (JSA);
- Community Infrastructure Audit prepared by John Spain Associates (JSA);
- Environmental Impact Assessment Report and Non Technical Summary (prepared by John Spain Associates (JSA), and other consultants:
- Architectural Drawings, Schedules, Urban Design & Architectural Design Statement, HQA and Drawing Register prepared by OMP Architects;
- Building Lifecycle Report prepared by OMP Architects
- Landscape Design Statement and drawings prepared by Bernard Seymour Landscape Architects (BSLA);
- Arboricultural Impact Assessment, Method Statements & Plans prepared by John Morris Arboricultural Consultancy;
- Engineering Services Report, issue sheet and associated drawings prepared by DBFL Consulting Engineers;
- Site Specific Flood Risk Assessment prepared by DBFL Consulting Engineers;
- Construction and Environmental Management Plan prepared by DBFL;
- Waste Classification & Groundwater Assessment Report prepared by Ground Investigations Ireland;
- Ground Investigations Report prepared by Ground Investigations Ireland;
- Traffic and Transport Assessment Report, issue sheet and associated drawings prepared by DBFL Consulting Engineers;
- Mobility Management Plan prepared by DBFL Consulting Engineers;
- DMURS Compliance Statement prepared by DBFL Consulting Engineers;
- Stage 1 Road Safety Audit prepared by Bruton Consulting Engineers;
- External Lighting Planning Compliance prepared by Axiseng
- Part L Planning Compliance prepared by Axiseng
- Daylight and Sunlight prepared by Axiseng
- Site Services Layout drawing prepared by Axiseng
- Operational Waste Management Plan prepared by TMS;
- Verified Photomontages prepared by Modelworks;
- Appropriate Assessment Screening Report and Natura Impact Statement prepared by Altemar Ltd.

Yours faithfully,



---

**John Spain Associates**