

The Minister for Culture, Heritage and the Gaeltacht  
Newtown Road  
Wexford,  
Co. Wexford  
Y35 AP90

11<sup>th</sup> April 2022

Dear Sir / Madam,

**RE: Planning application for a strategic housing development at this site at ‘Barrington Tower’ site, Brennanstown Road, Dublin 18.**

On behalf of the applicant, Cairn Homes Properties Limited, please find enclosed a planning application for a Strategic Housing Development on a site at ‘Barrington Tower’, Brennanstown Road, Dublin 18, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

A digital copy of the application is enclosed, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please note, in line with your email confirmation dated 19/08/2020, a hard copy is not enclosed. The application may also be inspected online at the following website set up by the applicant: [www.barringtontowershd.com](http://www.barringtontowershd.com).

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

**Cairn Homes Properties Limited intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site of c.3.81 ha at ‘Winterbrook’ and ‘Barrington Tower’, Brennanstown Road, Dublin 18. The application site contains a Protected Structure - ‘Barrington Tower’ (RPS No. 1729). The site is bounded by Brennanstown Road to the north, the Luas Green line to the south, Brennanstown Vale to the west and the Barrington cemetery, dwellings along Brennanstown Road and Druid’s Glen to the east/southeast. A small area of the site (c.203sqm) falls within the Cherrywood Planning Scheme SDZ area providing access to the Brennanstown luas stop and an existing ESB substation.**

**The development will include the demolition of an existing habitable dwelling “Winterbrook”, and the derelict, former dwelling attached to Barrington Tower protected structure. ‘Barrington Tower’ itself will be retained and restored. It is also proposed to demolish the existing boundary wall to the north of the site along Brennanstown Road.**

**The development will provide a ‘Build to Rent’ (BTR) apartment development consisting of 8 no. blocks ranging in height up to 10 storeys (including lower ground floor) providing a total of 534 no. apartments. This will comprise of:**

**- 30 no. studio, 135 no. 1 -beds, 318 no. 2-beds & 51 no. 3-beds. All residential units provided with associated private balconies/terraces to the north/south/east/west elevations.**

- Resident Support Facilities & Resident Services & Amenities (total floor area c.1,496 sq.m) including flexible spaces including entertainment rooms, meeting rooms, parcel rooms, media rooms, lounge and workspaces, gyms and studio, chef's kitchen and dining area.
- A creche (c.356.5 sq.m), and a retail unit (c.336.8 sq.m).
- Car and cycle parking at basement (2 levels) and at ground level. This will provide 419 no. car parking spaces, 1,266 no. cycle parking spaces and 17 no. motorcycle spaces.
- All associated site development works, open spaces and landscaping, boundary treatments, plant areas, waste management areas, cycle parking areas, and services provision (including ESB substations).

**Vehicular/pedestrian/cyclist access from Brennanstown Road will be provided along with improvement works to the Brennanstown Road including a new junction and pedestrian crossing facilities. Pedestrian/cyclist access through the site to the Brennanstown Luas Stop will also be provided.**

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan.

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.

Environmental Impact Assessment Report and a Natural Impact Statement have been prepared in respect of the proposed development.

The application together with an environmental impact assessment report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: [www.barringtontowershd.com](http://www.barringtontowershd.com).

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](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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Yours Faithfully,



**Cáit Marley (Agent)**

McGill Planning  
22 Wicklow Street  
Dublin 2

Email from The Minister for Culture, Heritage and the Gaeltacht:

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**From:** Manager DAU <[Manager.DAU@chg.gov.ie](mailto:Manager.DAU@chg.gov.ie)>  
**Sent:** Wednesday 19 August 2020 09:20  
**To:** Saoirse Kavanagh <[Saoirse@mcgplanning.ie](mailto:Saoirse@mcgplanning.ie)>  
**Subject:** RE: SHD Planning Applications

Hi Saoirse,

Please send a soft copy with a cover letter to the address below.

Mise le meas,

**Connor Rooney**  
*Executive Officer*

—

**An Roinn Cultúir, Oidhreachta agus Gaeltachta**  
*Department of Culture, Heritage and the Gaeltacht*

**Aonad na nIarratas ar Fhorbairt**  
*Development Applications Unit*

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90  
Newtown Road, Wexford, County Wexford, Y35 AP90

—

T +353 (0)53 911 7464  
[manager.dau@chg.gov.ie](mailto:manager.dau@chg.gov.ie)  
[www.chg.gov.ie](http://www.chg.gov.ie)

—

An Taisce  
Tailors' Hall,  
Back Lane,  
Dublin,  
D08 X2A3

11<sup>th</sup> April 2022

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Yours Faithfully,



**Cáit Marley (Agent)**

McGill Planning  
22 Wicklow Street  
Dublin 2

An Taisce – The National Trust for Ireland

Email from Ian Lumley in An Taisce requesting an electronic copy:

**From:** Ian Lumley <heritage@antaisce.org>  
**Sent:** Thursday 27 June 2019 18:46  
**To:** Saoirse Kavanagh  
**Subject:** An Taisce consultation on SHD Planning Applications to An Bord Pleanála

Saoirse,

An Taisce would be pleased to receive all future SHD documents in soft copy on a CD with a hard copy cover letter.

Thanks

Ian Lumley



Heritage Council  
Church Lane,  
Gardens,  
Kilkenny,  
R95 X264

11<sup>th</sup> April 2022

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Yours Faithfully,



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McGill Planning  
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Dublin 2

The Heritage Council

Email from the Heritage Council requesting soft copy of SHD applications:

**Saoirse Kavanagh**

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**From:** Ger Croke <gcroke@heritagecouncil.ie>  
**Sent:** Tuesday 24 September 2019 10:55  
**To:** Saoirse Kavanagh  
**Subject:** RE: SHD Planning Applications

Hi Saoirse

We would prefer to receive these applications by email if possible. A Cover letter with files attached would be the ideal scenario or else a link to where the files can be found.

Many Thanks

Martina  
On behalf of Alison Harvey, Planning & Development Officer

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

11<sup>th</sup> April 2022

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**Cáit Marley (Agent)**

McGill Planning  
22 Wicklow Street  
Dublin 2

Irish Water

Email from Irish Water's CDS Developer Liason Team requesting a USB copy of SHD applications:

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

Hello

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

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

Many thanks

CDS Developer Liaison Team



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

11<sup>th</sup> April 2022

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**Cairn Homes Properties Limited intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site of c.3.81 ha at ‘Winterbrook’ and ‘Barrington Tower’, Brennanstown Road, Dublin 18. The application site contains a Protected Structure - ‘Barrington Tower’ (RPS No. 1729). The site is bounded by Brennanstown Road to the north, the Luas Green line to the south, Brennanstown Vale to the west and the Barrington cemetery, dwellings along Brennanstown Road and Druid’s Glen to the east/southeast. A small area of the site (c.203sqm) falls within the Cherrywood Planning Scheme SDZ area providing access to the Brennanstown luas stop and an existing ESB substation.**

**The development will include the demolition of an existing habitable dwelling “Winterbrook”, and the derelict, former dwelling attached to Barrington Tower protected structure. ‘Barrington Tower’ itself will be retained and restored. It is also proposed to demolish the existing boundary wall to the north of the site along Brennanstown Road.**

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**- 30 no. studio, 135 no. 1 -beds, 318 no. 2-beds & 51 no. 3-beds. All residential units provided with associated private balconies/terraces to the north/south/east/west elevations.**

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**Vehicular/pedestrian/cyclist access from Brennanstown Road will be provided along with improvement works to the Brennanstown Road including a new junction and pedestrian crossing facilities. Pedestrian/cyclist access through the site to the Brennanstown Luas Stop will also be provided.**

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan.

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.

Environmental Impact Assessment Report and a Natural Impact Statement have been prepared in respect of the proposed development.

The application together with an environmental impact assessment report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: [www.barringtontowershd.com](http://www.barringtontowershd.com).

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](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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If you have any enquiries, please don't hesitate to contact this office.

Yours Faithfully,



**Cáit Marley (Agent)**

McGill Planning  
22 Wicklow Street  
Dublin 2

## National Transport Authority

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

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

Dear Sir / Madam,

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

Thanks,

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



Dún Scéine  
Iveagh Court  
Harcourt Lane  
Dublin 2

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

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

11<sup>th</sup> April 2022

Dear Sir / Madam,

**RE: Planning application for a strategic housing development at this site at ‘Barrington Tower’ site, Brennanstown Road, Dublin 18.**

On behalf of the applicant, Cairn Homes Properties Limited, please find enclosed a planning application for a Strategic Housing Development on a site at ‘Barrington Tower’, Brennanstown Road, Dublin 18, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

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The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan.

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Environmental Impact Assessment Report and a Natural Impact Statement have been prepared in respect of the proposed development.

The application together with an environmental impact assessment report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: [www.barringtontowershd.com](http://www.barringtontowershd.com).

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

Yours Faithfully,



**Cáit Marley (Agent)**

McGill Planning  
22 Wicklow Street  
Dublin 2

## Transport Infrastructure Ireland

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

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

Hi Nicky

Thank you for your email regarding the above.

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

Thank you for your co-operation in this matter.

Kind regards  
Olivia Morgan  
Land Use Planning



Dun Laoghaire Rathdown County Childcare Committee  
Unit 16 Deansgrange Business Park,  
Blackrock,  
Co. Dublin  
A94 HH31

11<sup>th</sup> April 2022

Dear Sir / Madam,

**RE: Planning application for a strategic housing development at this site at ‘Barrington Tower’ site, Brennanstown Road, Dublin 18.**

On behalf of the applicant, Cairn Homes Properties Limited, please find enclosed a planning application for a Strategic Housing Development on a site at ‘Barrington Tower’, Brennanstown Road, Dublin 18, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

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Yours Faithfully,



**Cáit Marley (Agent)**

McGill Planning  
22 Wicklow Street  
Dublin 2

## Dun Laoghaire Rathdown Childcare Committee

Email from Emma Jane in DLRCC requesting an electronic copy:

### Saoirse Kavanagh

---

**From:** Emma Jane <EmmaJane@dlrchildcare.ie>  
**Sent:** Friday 12 March 2021 09:50  
**To:** Saoirse Kavanagh  
**Cc:** Harriet Massey  
**Subject:** RE: SHD Applications to An Bord Pleanála

Hi Saoirse

Thank you for your email. Please can you send in a soft copy? We will be able to respond accordingly.

Many thanks

Emma Jane

**Emma Jane Nulty | Development Officer**  
Dún Laoghaire Rathdown County Childcare Committee  
Unit 16 Deansgrange Business Park  
Blackrock  
Co. Dublin  
A94 HH31

Áras Fáilte,  
88/95 Amiens Street,  
Dublin 1,  
D01 WR86

11<sup>th</sup> April 2022

Dear Sir / Madam,

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

Yours Faithfully,



**Cáit Marley (Agent)**

McGill Planning  
22 Wicklow Street  
Dublin 2

Fáilte Ireland

Email from Yvonne requesting an electronic copy

### Nicky Casey

---

**From:** planning applications <[planning.applications@failteireland.ie](mailto:planning.applications@failteireland.ie)>  
**Sent:** Wednesday 1 April 2020 12:27  
**To:** Nicky Casey  
**Subject:** Re: SHD Planning Applications to An Bord Pleanála

Hello Nicky,

Thank you for your e-mail.

Fáilte Ireland would prefer if possible to receive this information by e-mail. We have a dedicated e-mail address for planning information, applications, documentation etc. So, for all future planning related information please send by e-mail to [planning.applications@failteireland.ie](mailto:planning.applications@failteireland.ie) This will ensure the information/notifications will get to the Environmental & Planning Unit Team and reviewed in a timely manner.

However if this is not possible, please send by soft copy on a CD with a hardcopy cover letter to; Mr Shane Dineen, Manager of Environment & Planning, Fáilte Ireland, 88/95 Amiens Street, Dublin 1, D01 WR86.

Regards & thanks,

Yvonne

### Yvonne Jackson

Product Development-Environment & Planning Support | Fáilte Ireland  
Áras Fáilte, 88/95 Amiens Street, Dublin 1. D01WR86  
T +353 (0)1 884 7224 | [www.failteireland.ie](http://www.failteireland.ie)



 Please consider the environment before printing this email