

Planning Department  
South Dublin County Council  
County Hall  
Dublin 24

16<sup>th</sup> June 2022  
JSA REF: 21039/RK

Dear Sir/Madam,

**RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT OF 280 NO. DWELLINGS  
CONSISTING OF 128 NO. HOUSES, 116 NO. APARTMENTS, 36 NO. DUPLEX  
APARTMENTS, AS WELL AS A CRECHE AND OPEN SPACE AT NEWCASTLE  
SOUTH, NEWCASTLE, CO. DUBLIN.**

On behalf of the applicant, Cairn Homes Properties Ltd., please find enclosed a Strategic Housing Development planning application comprising the construction of 280 no. dwellings, consisting of 128 no. houses, 116 no. apartments, 36 no. duplex apartments as well as a creche (778 sq. m), open space and all ancillary infrastructure.

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 (as amended), a copy of the application is enclosed for your information. In accordance with previous correspondence, an electronic copy only is provided.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at : [www.newcastlesouthplanning.com](http://www.newcastlesouthplanning.com)

## Enclosures

The following documentation accompanies this planning application in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017:

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 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  
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

<b>Enclosures</b>
<b>1. Particulars</b>
1. ABP Cover Letter
2. SHD Application Form
3. Site Notice
4. Newspaper Notice
5. EIA Portal Confirmation
6. SHD Application Fee
7. CD-Rom copies
8. Lifecycle Report - Cairn
9. South Dublin County Council letter of Consent
10. Part V Proposals (Appendix 1 Application Form) & MOLA Architects Drawings.
11. ITM Red Line Area
12. Irish Water Confirmation of Feasibility and Confirmation of Design Acceptance
13. Prescribed Bodies letters
14. South Dublin County Council Cover Letter
15. Letter from Eversheds Sutherland
<b>2. John Spain Associates</b>
16. Planning Report and Statements of Consistency
17. EIAR Volume I
18. EIAR Volume II
19. EIAR Volume III
20. Material Contravention Statement
21. An Bord Pleanála Response Document
<b>3. Mola Architects</b>
22. Schedule of Drawings
23. Architectural Design Report (including schedule of accommodation & 'The Plan Approach' Compliance Report)
24. Architectural Drawings plans elevations sections
25. Housing Quality Assessment Apartments and Duplex Units
26. Housing Quality Assessment Houses
27. Universal Access Statement (A4)
28. A3 Drawings and Schedule of Accommodation
<b>4. DBFL Consulting Engineers</b>
29. Engineering Drawings and Schedule
30. Infrastructure Design Report
31. Mobility Management Plan (MMP)
32. Preliminary Construction Environmental Management Plan (PCEMP)
33. Site Specific Flood Risk Assessment
34. DMURS Design Statement
35. Traffic and Transportation Assessment
36. Quality Audit (Appendix H of DBFL IDR)
<b>5. Murray Associates Landscape Architects</b>
37. Landscape Drawings

<b>Enclosures</b>
38. Landscape Design Report
<b>6. Charles McCorkrell</b>
39. Arboricultural Report and Drawings
<b>7. Micro-climate/Wind BFluid</b>
40. Wind Microclimate Modelling Report
<b>8. AWN Consulting</b>
41. Resource & Waste Management Plan (See Appendix E 11.1 Volume III of the EIAR
42. Operational Waste Management Plan (See Appendix E 11.2 Volume III of the EIAR
43. Hydrological Qualitative Risk Assessment
<b>9. Altemar</b>
44. Appropriate Assessment Screening
45. Bat Report (See Appendix G 4.1 of Volume III of EIAR).
<b>10. 3D Design</b>
46. Daylight and Sunlight Assessment Report
47. Photomontages
<b>11. ISM Telecommunications Report</b>
48. Telecommunications Report
<b>12. Waterman Moylan</b>
49. Energy Statement
<b>13. Aeronautical Report O'Dwyer &amp; Jones</b>
50. Aeronautical Report
<b>14. Public Lighting Sabre</b>
48. Public Lighting Layout and Report
<b>15. Public Transport Report Derry O'Leary, Consulting Engineer</b>
49. Public Transport Report

If you have any queries please do not hesitate to contact us.

Yours faithfully,



**John Spain Associates**