

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

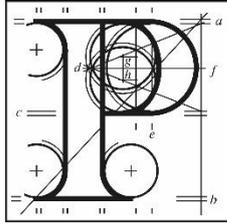
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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
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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:	Liscove Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	1st Floor, Maple House, Lower Kilmacud Road, Stillorgan, Co. Dublin
Company Registration No:	680071

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

Name:	Patricia Thornton, Thornton O'Connor Town Planning
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:	Stephen Manning / Lauren Quinn McDonogh
Firm/Company:	McCrossan O'Rourke Manning Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dún Laoghaire – Rathdown County Council
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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:	Lands at Wayside (including a derelict dwelling known as ‘Rockville’ and associated derelict outbuildings)
Address Line 2:	Enniskerry Road and Glenamuck Road
Address Line 3:	
Town/City:	Kilternan
County:	Dublin 18
Eircode:	D18 Y199 (Eircode for ‘Rockville’, no Eircode for remainder of lands)
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3517-A X,Y= 720734.7677,722379.8105
<p>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.</p> <p>Please see CD by McCrossan O’Rourke Manning Architects.</p>	
Area of site to which the application relates in hectares:	c.11.2 ha
Site zoning in current Development Plan or Local Area Plan for the area:	1. Objective A: ‘To provide residential development and improve residential

	<p>amenity while protecting the existing residential amenities.'</p> <p>2. Objective NC: 'To protect, provide for and/or improve mixed-use neighbourhood centre facilities.'</p>
Existing use(s) of the site and proposed use(s) of the site:	<p>Existing: Fields with Derelict Dwelling and Derelict Outbuildings</p> <p>Proposed: 383 No. residential units and a Neighbourhood Centre including creche, office, medical, retail, convenience retail and a community facility.</p>

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:			
<p>The majority of the site is in the ownership of the Applicant, Liscove Limited, 1st Floor, Maple House, Lower Kilmacud Road, Stillorgan, Co. Dublin.</p> <p>Letters of Consent have also been received from the following for infrastructure and road works:</p> <ol style="list-style-type: none"> 1. Dun Laoghaire-Rathdown County Council 2. Jackson Family (and Cannons Solicitors) 3. Goodrock Project Management Limited 4. Deloitte Ireland LLP For and on behalf of Certain assets of the Carrickmines Partnership (In Receivership) <p>See letters of consent provided in Appendix A.</p>			
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.	<ul style="list-style-type: none"> • Liscove Limited, 1st Floor, Maple House, Lower Kilmacud Road, Stillorgan, Co. Dublin. • Dun Laoghaire-Rathdown County Council, Level 3, County Hall, Dun Laoghaire, Co. Dublin. 		

	<ul style="list-style-type: none"> • Jackson Family (and Cannons Solicitors), Newtown House, Newtown, Eadestown, Naas, Co. Kildare. • Goodrock Project Management Limited, Newtown House, Newtown, Eadestown, Naas, Co. Kildare. • Deloitte Ireland LLP, Deloitte & Touche House, No. 29 Earlsfort Terrace, Dublin 2, D02 AY28 (For and on behalf of Certain assets of the Carrickmines Partnership (In Receivership))
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Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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If the answer is “Yes” above, identify the lands and state the nature of the control involved:

Please see Dwg No. PL100 prepared by McCrossan O’Rourke Manning Architects which outlines these adjoining lands in blue (extracted drawings included in Appendix B).

The lands to the east of the application lands will be developed in the future when the GLDR is constructed, as the GLDR will ‘split’ the application lands from these lands further to the east.

In relation to the portion of lands to the north-west, it is considered that this piece of land is too narrow to provide a preferred design response at this important junction in the centre of Kiltarnan Village. The land would be more appropriately designed in tandem with the lands to the south (Kiltarnan Market) should they become available in the future.

A small portion of lands to the south of the application site is also located within the Applicant’s ownership.

The Client has recently secured ownership of neighbouring lands to the north-east, specifically lands relating to DLR Reg. Ref. D20A/0015.

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"/>]
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Note: 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.

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	
DLR Reg. Ref. D09/0471 / ABP Ref. PL06D.236630 (Part of the Subject Lands)	Mixed-use scheme comprising 161 No. residential units (88 No. houses; 35 No. apartment units and 38 No. duplex units), 4 No. retail units, 10 No. office units and 1 No. creche.	Refuse	
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [✓]	
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.: N/A			
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [✓] No: []	
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):			
Rockville residential developments granted to the north-east - D17A/0793, D18A/0566 amended by D18A/1191 and D20A/0015.			
No.	SHD	ABP Reg. Ref.	Decision
1.	Glenamuck Road/ Enniskerry Road SHD	ABP-306160-19	Grant
2.	Glenamuck Road SHD	ABP-303978-19	Grant
3.	Glenamuck Road South Amendment Application	ABP-312216-21	Pending
4.	Shaldon Grange SHD	ABP-307506-20	Refuse
5.	Shaldon Grange SHD Relodge	ABP-312214-21	Grant

6.	Suttons Field SHD	ABP-307043-20	Grant
7.	Enniskerry Road SHD [Adjoining Bishop's Gate]	ABP-309846-21	Grant

Please find full details in the Planning Report & Statement of Consistency by Thornton O'Connor Town Planning.

Is the applicant aware of the site ever having been flooded?

Yes: [] No: []

If the answer is "Yes" above, please give details e.g. year, extent:

N/A

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No:[]

If the answer is "Yes" above, please give details:

N/A

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.

Liscope Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 10.8 Ha site at lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kiltarnan, Dublin 18, D18 Y199. The site is generally bounded by the Glenamuck Road to the north; Kiltarnan Country Market and the Sancta Maria property to the north and west; a recently constructed residential development named "Rockville" to the north-east; the Enniskerry Road to the south-west; dwellings to the south; and lands that will facilitate the future Glenamuck Link Distributor Road to the east.

Road works are also proposed to facilitate access to the development from the Enniskerry Road; to the approved Part 8 Enniskerry Road/Glenamuck Road Junction Upgrade Scheme on Glenamuck Road (DLRCC Part 8 Ref PC/IC/01/17); and to the approved Glenamuck District Roads Scheme (GDRS) (ABP Ref:HA06D.303945) on the Glenamuck Link Distributor Road (GLDR). Drainage and water works are also proposed to connect to services on the Glenamuck Road and Enniskerry Road.

At the Glenamuck Road access point, this will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table and the changing of the cycle track to a cycle lane at road level as the cycle facility passes the side road junction. Surface water and foul drainage infrastructure is proposed towards the north of the site into the drainage infrastructure to be constructed as part of the Part 8 scheme. Potable water is to be provided from the existing piped infrastructure adjacent to the site along Glenamuck Road. These interfacing works are proposed on an area measuring c. 0.05 Ha.

At the GLDR access point, this will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of short section of shared path and an uncontrolled shared pedestrian and cyclist crossing across the side road junction on a raised table. The works will also include the provision of a toucan crossing, inclusive of the necessary traffic signal equipment, immediately south of the access point to facilitate pedestrian and cyclist movement across the mainline road. All works at the GLDR access point will include the provision of the necessary tactile paving layouts and are provided on an area measuring c. 0.06 Ha.

At the Enniskerry Road, works are proposed to facilitate 3 No. new accesses for the development along with modifications to Enniskerry Road. The 3 No. side road priority access junctions incorporate the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table. The modifications to Enniskerry Road fronting the development (circa 320 metres) includes the narrowing of the carriageway down to 6.5 metres (i.e. a 3.25 metres running lane in each direction) from the front of the kerb on western side of Enniskerry Road. The remaining former carriageway, which varies in width of c. 2 metres, will be reallocated for other road users and will include the introduction of a widened pedestrian footpath and landscaped buffer on the eastern side of the road adjoining the proposed development. The above works are inclusive of all necessary tie-in works such as new kerb along eastern side of Enniskerry Road, drainage details, road marking, signage and public lighting. Potable water is to be provided from the existing piped infrastructure adjacent to the site along the Enniskerry Road. The interface works on Enniskerry Road measures c. 0.19 Ha.

Surface water and foul drainage infrastructure is proposed to connect into and through the existing/permitted Rockville developments (DLR Reg. Refs. D17A/0793, D18A/0566 and D20A/0015) on a total area measuring c. 0.09 ha. The development site area and drainage and roads works areas will provide a total application site area of c. 11.2 Ha. The development will principally consist of: the demolition of c. 573.2 sq m of existing structures on site comprising a derelict dwelling known as 'Rockville' and associated derelict outbuildings; and the provision of a mixed use development consisting of 383 No. residential units (165 No. houses, 118 No. duplex units and 100 No. apartments) and a Neighbourhood Centre, which will provide a creche (439 sq m), office (317 sq m), medical (147 sq m), retail (857 sq m), convenience retail (431 sq m) and a community facility (321 sq m). The 383 No. residential units will consist of 27 No. 1 bedroom units (19 No. apartments and 8 No. duplexes), 128 No. 2 bedroom units (78 No. apartments and 50 No. duplexes), 171 No. 3 bedroom units (108 No. houses, 3 No. apartments and 60 No. duplexes) and 57 No. 4 bedroom units (57 No. houses). The proposed development will range in height from 2 No. to 5 No. storeys (including podium/undercroft level in Apartment Blocks C and D and in the Neighbourhood Centre).

The development also provides: pedestrian links from Enniskerry Road and within the site to the neighbouring "Rockville" development to the north-east and a pedestrian/cycle route through the Dingle Way from Enniskerry Road to the future Glenamuck Link Distributor Road; 678 No. car parking spaces (110 No. in the undercroft of Blocks C and D and the Neighbourhood Centre and 568 No. at surface level) including 16 No. mobility impaired spaces, 73 No. electric vehicle spaces, 1 No. car share space, 4 No. drop-off spaces/loading bays; motorcycle parking; bicycle parking; bin storage; the decommissioning of the existing telecommunications mast at ground level and provision of new telecommunications infrastructure at roof level of the Neighbourhood Centre including shrouds, antennas and microwave link dishes (18 No. antennas and 6 No. transmission dishes, all enclosed in 9 No. shrouds together with all associated equipment); private balconies, terraces and gardens; hard and soft landscaping; sedum roofs; solar panels; boundary treatments; lighting; substations; plant; and all other associated site works above and below ground. The proposed development has a gross floor space of c. 43,120 sq m in addition to undercroft levels (under Apartment Blocks C and D measuring c. 1,347 sq m and under the Neighbourhood Centre measuring c. 2,183 sq m, which includes parking spaces, external storage, bin storage, bike storage and plant).

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [] No: []

Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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10. Pre-Application Consultations

(A) Consultation with Planning Authority: 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:	
Planning Authority reference number:	PAC/SHD/166/21
Meeting date(s):	29th July 2021
(B) Consultation with An Bord Pleanála: State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-312007-21
Meeting date(s):	24th February 2022
(C) Any Consultation with Prescribed Authorities or the Public: 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:	
Consultation with Irish Water by way of Pre-Connection Enquiry and Statement of Design Acceptance process.	

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>Enclosed: 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>Irish Daily Star 20th June 2022</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: 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>20th June 2022</p>
<p>Note: 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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] See Appendix C</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"/>] N/A</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>	<p>1. Irish Water 2. Transport Infrastructure Ireland 3. National Transport Authority 4. Dun Laoghaire Rathdown County Childcare Committee</p> <p>See copy of letters attached as Appendix D.</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>20th June 2022</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"/>] N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</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>N/A</p>

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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: 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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: 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>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: 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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>Note: 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>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</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.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
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13. Material Contravention of Development Plan/Local Area Plan:

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?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed	108	12,300 sq m
4-bed	57	8,238 sq m
4+ bed		
Total	165 houses	c. 20,537 sq m

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1-bed	19 apartments 8 duplexes	1,078 sq m 369 sq m
2-bed	78 apartments 50 duplexes	6,671 sq m 4,300 sq m
3-bed	3 apartments 60 duplexes	369 sq m 7,284 sq m
4-bed		
4+ bed		
Total	218 apartments and duplexes	c. 8,118 sq m + 11,953 sq m

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	N/A		
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	383 No.
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(c) State cumulative gross floor space of residential accommodation, in m ² :	c. 40,608 sq m
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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:	
Class of Development:	Gross Floor Space in m²
Creche	439 sq m
Office	317 sq m
Medical	147 sq m
Retail	857 sq m
Retail (convenience)	431 sq m
Community Facility	321 sq m
Note: 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 ² :	2,512 sq m
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	c. 43,120 sq m
(d) Express 15(b) as a percentage of 15(c):	6%

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.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(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?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(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?	✓	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		✓
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If “Yes”, enclose a brief explanation with this application.	✓	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		✓

<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 style="text-align: center;">✓</p> <p>Within 0.8 km of Kiltarnan Domain but Environmental Impact Assessment Report (EIAR) enclosed concludes that it will not be affected. Please see Chapter 11 of the EIAR.</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>	<p>✓ Please see Response to ABP Opinion prepared by Thornton O’Connor Town Planning</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 ² :	c. 573.2 sq m
State gross floor space of any proposed demolition, in m ² :	c. 573.2 sq m
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0 s qm
State total gross floor space of proposed works in m ² :	c. 43,120 sq m in addition to undercroft levels (under Apartment Blocks C and D measuring c. 1,347 sq m and under the Neighbourhood Centre measuring c. 2,183 sq m, which includes parking spaces, external storage, bin storage, bike storage and plant).

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Fields with Derelict Dwelling and Associated Derelict Outbuildings
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Fields with Derelict Dwelling and Associated Derelict Outbuildings
(c) State proposed use(s):	383 No. residential units and a Neighbourhood Centre including creche, medical, office, retail, convenience retail

	and a community facility. Open spaces, pedestrian/cycle links and vehicular entrances.
(d) State nature and extent of any such proposed use(s):	383 No. residential units and a Neighbourhood Centre including creche, medical, office, retail, convenience retail and a community facility. Open spaces, pedestrian/cycle links and vehicular entrances.
<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>Enclosed: 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?	✓	
(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—	✓ Please see Appendix E of this form for Part V calculations and costings. Please see Drawings prepared by McCrossan O’Rourke Manning Architects (Dwg Nos. PL303, PL304,	

<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>PL305, PL306, PL310, PL311, PL603, PL603.1)</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 development works as required to comply with the provisions in Part V of the Act, and</p>	<p>✓ Please see Appendix E of this form for Part V calculations and costings. Please see Drawings prepared by McCrossan O'Rourke Manning Architects (Dwg Nos. PL303, PL304, PL305, PL306, PL310, PL311, PL603, PL603.1)</p>	

<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>✓ Please see Appendix E of this form for Part V calculations and costings. Please see Drawings prepared by McCrossan O'Rourke Manning Architects (Dwg Nos. PL303, PL304, PL305, PL306, PL310, PL311, PL603, PL603.1)</p>	
<p>(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.</p>	<p>N/A</p>	

20. Water Services:

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

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

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

(b) Public Sewer: [✓] + Other (see below)

Conventional septic tank system: []

Other on-site treatment system (please specify): **2 No. wastewater connections. One into an existing private system via Rockville and the other into public sewer in Glenamuck Road.**

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): **2 No. surface water connections. One into an existing private system via Rockville and the other into public sewer in Glenamuck Road.**

(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

Enclosed:

Yes: [✓] No: []

Refer to Engineering Infrastructure Report & Stormwater Impact

<p>accompanied by evidence of engagement with Irish Water and its outcome.</p>	<p>Assessment Appendix 12.16 for evidence of engagement.</p>
<p>(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.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to Appendix 12.16 of the Engineering Infrastructure Report & Stormwater Impact Assessment by Roger Mullarkey & Associates.</p>
<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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to Engineering Infrastructure Report & Stormwater Impact Assessment Appendix 12.16 for Statement of Design Acceptance letter from Irish Water.</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>The proposed development is to be phased as 1, 2, 2A, 3, 4 & 5.</p> <p>The extent of each phase and the main wastewater drainage and water supply infrastructure associated with each phase is identified on Dwg.No.2104/18.</p> <p>All main wastewater and water services necessary to serve</p>

	<p>each phase are to be completed in full in each area from the head of the system to outfall. Final connection dates to be agreed with IW at connection application stage subject to a successful planning approval.</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>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A</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>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Traffic and Transport Assessment prepared by Atkins enclosed.</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Mobility Management Plan prepared by Atkins enclosed.</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Included as part of the Quality Audit prepared by Atkins</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
--------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------

If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.

Please see Dwg No. PL600, PL600.1, PL600.2 and PL600.3.

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.

Please see Appendix F for a list drawings and Appendix G for a list of reports/documents.

24. Application Fee:

(a) State fee payable for application:	€77,876.40
(b) Set out basis for calculation of fee:	HA1A - €130 per unit x 383 No. units = €49,790.00 HA1B - €7.20 per sq m x 2,512 sq m = 18,086.40 EIAR = €10,000.00
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

25. Universal Design:

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 www.universaldesign.ie	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Universal Access Statement enclosed and prepared by McCrossan O’Rourke Manning Architects.
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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)	
Date:	21st June 2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Liscove Limited
Surname:	
Address Line 1:	1st Floor, Maple House,
Address Line 2:	Lower Kilmacud Road,
Address Line 3:	Stillorgan,
Town / City:	
County:	Co. Dublin
Country:	Ireland
Eircode:	A94 E3F2
E-mail address (if any):	neil.durkan@durkan.ie
Primary Telephone Number:	01 2785000
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Daniel Gerard Durkan & Joseph Patrick Kelly
Company Registration Number (CRO):	680071
Contact Name:	Neil Durkan (Agent)
Primary Telephone Number:	01 2785000
Other / Mobile Number (if any):	
E-mail address:	neil.durkan@durkan.ie

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

First Name:	Patricia
Surname:	Thornton
Address Line 1:	No. 1 Kilmacud Road Upper
Address Line 2:	Dundrum
Address Line 3:	
Town / City:	Dublin 14
County:	Dublin
Country:	Ireland
Eircode:	D14 EA89
E-mail address (if any):	patricia@toctownplanning.ie
Primary Telephone Number:	01 2051490
Other / Mobile Number (if any):	086 1004652

Person responsible for preparation of maps, plans and drawings:

First Name:	Stephen Manning / Lauren Quinn McDonagh
Surname:	
Address Line 1:	McCrossan O'Rourke Manning
Address Line 2:	No. 1 Grantham Street
Address Line 3:	
Town / City:	Dublin 8
County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	arch@mcorm.com
Primary Telephone Number:	01 4788700
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Patricia Thornton / Elaine Hudson
Mobile Number:	0861004652 / 0871637605
E-mail address:	patricia@toctownplanning.ie / elaine@toctownplanning.ie

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) 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) 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

Letters Of Consent

An Rannóg Bonneagair agus Athraithe Aeráide
Infrastructure and Climate Change Department

Property Management Section

Paul Kennedy

Director of Service

Level 3, County Hall, Dun Laoghaire, Co. Dublin
Tel: 01 2054700, Email: paulkennedy@dlrcoco.ie

Ms. Patricia Thornton
Thornton O'Connor Town Planning
1 Kilmacud Road Upper
Dundrum
Dublin14

15th June 2022

Subject to Contract – Contract Denied

Re: Council lands at Wayside, Enniskerry Road, Kiltarnan, Dublin 18

Inclusion of Council Lands

Dear Ms. Thornton,

Dún Laoghaire–Rathdown County Council consents to the inclusion by your client Liscove Limited, of Council owned lands at Wayside, Enniskerry Road, Kiltarnan, Dublin 18 coloured purple and coloured coral on attached Drawing No. PL100.

This consent is "Without Prejudice" and does not form a contract or discussions leading to a contract in respect of Council property. This letter should not be construed as binding the Council in any way whether to take any further action, partake in any future discussions or negotiations whether legally, contractual or otherwise, whether as landowner or otherwise.

This consent also applies to this one specific planning application only which should be made within twenty-eight days of the date of this letter.

Yours Sincerely,



Paul Kennedy
DIRECTOR

Liscove Limited
First Floor,
Maple House,
Lower Kilmacud Road,
Stiliorgan,
Co. Dublin

- 2 JUN 2022

25th May 2022

Re: Letter of Consent to Planning Application

Strategic Housing Development Application for 383 Residential Dwellings and a Neighbourhood Centre on lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18

To Whom it May Concern,

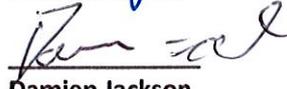
I refer to the above intended planning application, the site of which includes lands in the ownership of the Jackson Family (Fredrick, Brendan, Damien & Aine Jackson), specifically lands annotated in Green on the attached drawing.

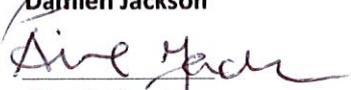
I confirm that the Jackson Family has no objection to the inclusion of these lands for the purpose of making the planning application.

Yours faithfully


Fredrick Jackson


Brendan Jackson


Damien Jackson


Aine Jackson

Newtown House, Newtown, Eadestown, Naas, Co. Kildare

CANNONS

SOLICITORS

(Incorporating THOMAS P. O'CONNOR)

Joseph P. Kelly

Suhaila Othman

Our ref: JK/PD/

your ref:

Date: 8th June 2022

First Floor,
Maple House,
Lower Stillorgan Road,
Stillorgan,
Co. Dublin
Telephone 01 278 5016
(From UK 00-353-1-278 5016)
Fax 01 2784503

DX 103 004 Stillorgan
e-mail: cannons@securemail.ie

The Directors,
Liscove Limited,
First Floor,
Maple House,
Stillorgan,
Co. Dublin

RE: Liscove Limited – Strategic Housing Development Application for 383 residential dwellings and Neighbourhood Centre on lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18

Dear Sirs,

I refer to the above intended planning application. I refer also to letter of 25th May 2022 from Frederick, Brendan, Damien and Aine Jackson consenting to the inclusion of their lands notated in green on the drawing attached to their letter which lands are also shown notated in green on the drawing attached to this letter.

I confirm that Liscove Limited has the benefit of an easement over the area shown coloured yellow on the attached drawing which easement is for the benefit of the entire of its lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18 and which easement includes a right to connect to all existing services running through the lands shown coloured yellow on the said drawing.

Yours faithfully,

Joseph P Kelly
Principal
CANNONS



REPRODUCED UNDER LICENCE NO.
CYAL50171770

Description:
Digital Cartographic Model (DCM)
Publisher / Source:
Ordnance Survey Ireland (OSi)
Data Source / Reference:
PRIME2
File Format:
Autodesk AutoCAD (DWG_R2013)
File Name:
v_50195626_1.dwg

Clip Extent / Area of Interest (AOI):
LLX,LLY= 720319.7677,722072.3105
LRX,LRY= 721149.7677,722072.3105
ULX,ULY= 720319.7677,722687.3105
URX,URY= 721149.7677,722687.3105

Projection / Spatial Reference:
Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
X,Y= 720734.7677,722379.8105

Reference Index:
Map Series | Map Sheets
1:2,500 | 3517-A

Data Extraction Date:
Date= 26-May-2021

Source Data Release:
DCLMS Release V1.140.112

Product Version:
Version= 1.3

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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Y=722072.3105

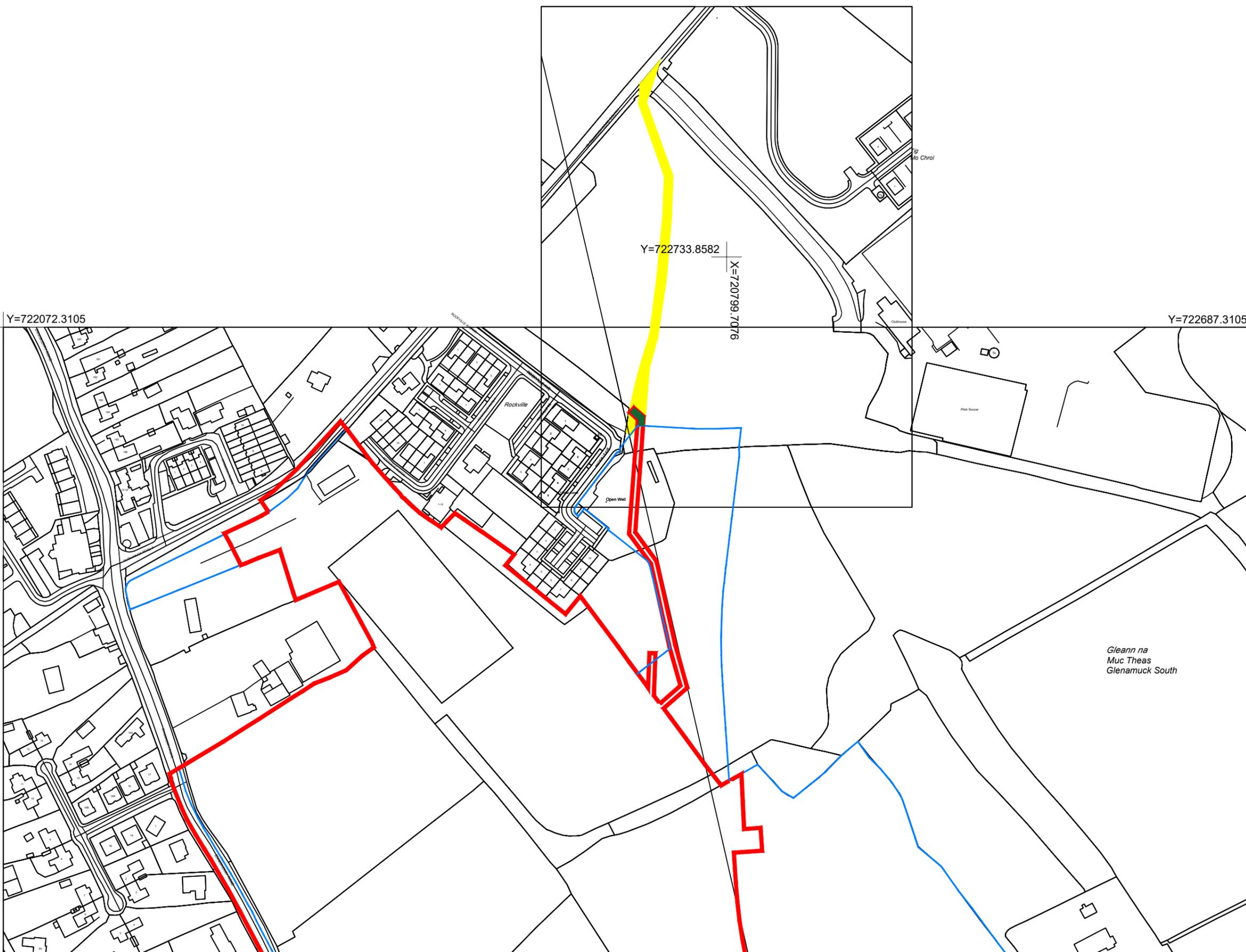
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Y=722733.8582

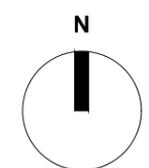
X=720799.7076

Y=722687.3105

X=721149.7677



'SITE MAP 8'



NOTE:
DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

LEGEND
SITE BOUNDARY OF PLANNING APPLICATION
LANDS UNDER CONTROL OF THE APPLICANT
WAYLEAVE

WORKS TO LANDS OWNED BY OTHERS - LAND REG: DN197564F

SHD STAGE 3

M C O R M
M'CROSSAN O'ROURKE MANNING ARCHITECTS

PROJECT TITLE: RESIDENTIAL DEVELOPMENT KILTERNAN VILLAGE, DUBLIN 18		DATE: MAY '22	DRAWN BY: LQMD
DRAWING TITLE: LAND OWNERSHIP MAP		SCALE: 1:2500@A3	REVISION: *
1 Grantham Street, Dublin 8, D08 A49Y Ireland. Tel: 01-4788700 Fax: 01-4788711 E-Mail: arch@mcorm.com		JOB NO: 21009	DRAWING NO: PL100.8

Liscove Limited
First Floor,
Maple House,
Lower Kilmacud Road,
Stillorgan,
Co. Dublin

25th May 2022

Re: Letter of Consent to Planning Application

Strategic Housing Development Application for 383 Residential Dwellings and a Neighbourhood Centre on lands at Wayside, Enniskerry Road and Glenamuck Road, Kilternan, Dublin 18

To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the ownership of Goodrock Project Management Limited specifically lands annotated in Green on the attached drawing.

I confirm that Goodrock Project Management Limited has no objection to the inclusion of these lands for the purpose of making the planning application.

Yours faithfully



Brendan Jackson
Director

Goodrock Project Management Limited
Newtown House, Newtown, Eadestown, Naas, Co. Kildare

REPRODUCED UNDER LICENCE NO.
CYAL50171770

Client: **City of Dublin**
 Drawing Title: **Site Map 6**
 Drawing No: **21009**
 Date: **21/05/2019**

Author: **City of Dublin**
 Date: **21/05/2019**
 Project: **City of Dublin**

Scale: **1:2500**
 Drawing No: **21009**
 Date: **21/05/2019**

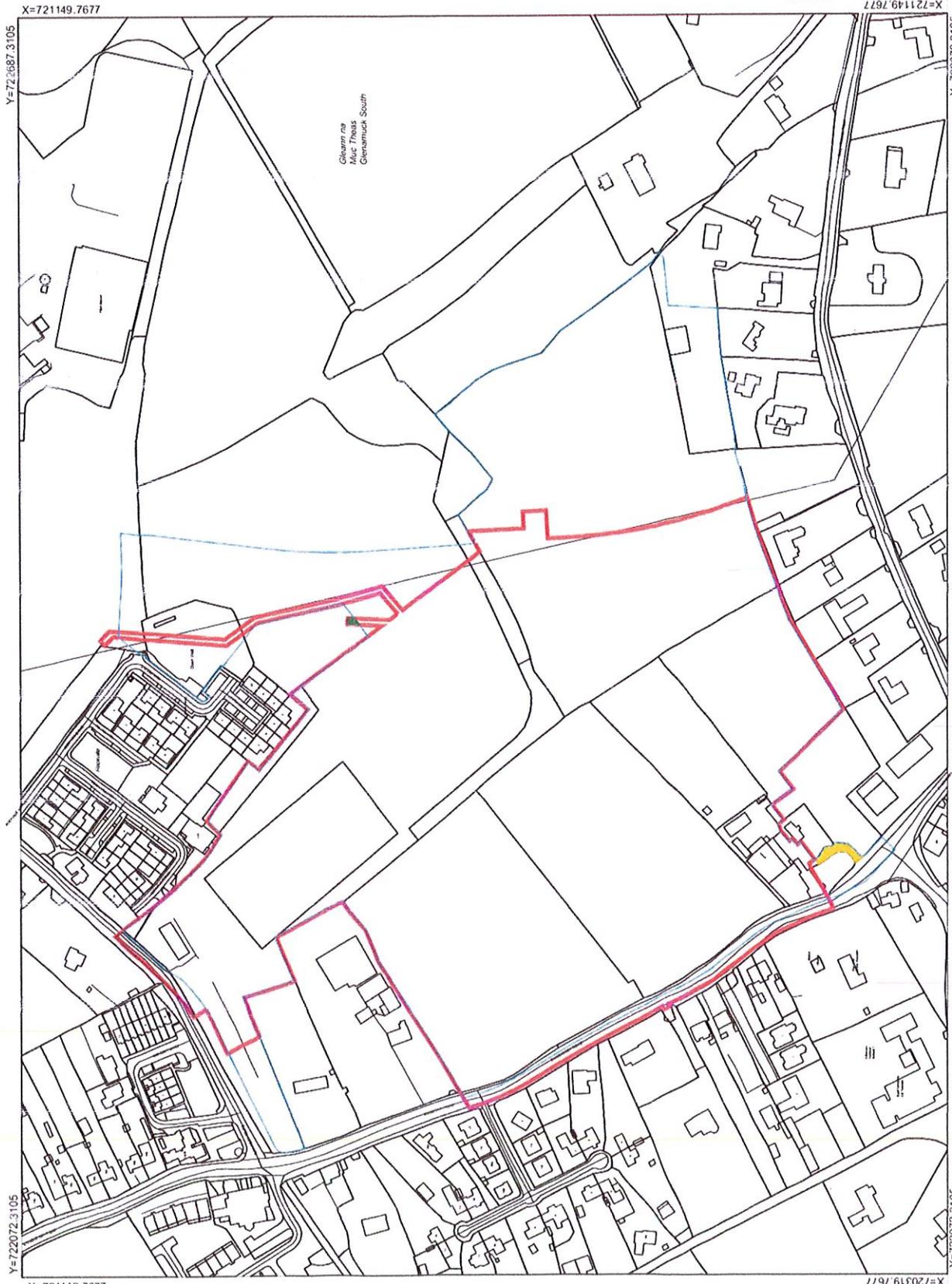
Project: **City of Dublin**
 Drawing Title: **Site Map 6**
 Drawing No: **21009**

Client: **City of Dublin**
 Drawing Title: **Site Map 6**
 Drawing No: **21009**

Author: **City of Dublin**
 Date: **21/05/2019**
 Project: **City of Dublin**

Scale: **1:2500**
 Drawing No: **21009**
 Date: **21/05/2019**

Project: **City of Dublin**
 Drawing Title: **Site Map 6**
 Drawing No: **21009**



'SITE MAP 6'



PROJECT TITLE: **RESIDENTIAL DEVELOPMENT KILTERNAN VILLAGE DUBLIN 18**
 DRAWING TITLE: **LAND OWNERSHIP MAP**
 DRAWING NO: **21009**
 DATE: **21/05/2019**

SHD STAGE 3

NOTE:
 DON'T SCALE FROM DRAWINGS WORK DIMENSIONS ONLY ARCHITECT TO BE RESPONSIBLE FOR DESIGNANCES

LEGEND:
 [Red Line] SITE BOUNDARY OF PLANNING APPLICATION
 [Blue Line] LANDS UNDER CONTROL OF THE APPLICANT
 [Yellow Line] WAYLEAVE
 [Green Box] WORKS TO LANDS OWNED BY OTHERS

MCORMACK
 ARCHITECTS

PROJECT TITLE: **RESIDENTIAL DEVELOPMENT KILTERNAN VILLAGE DUBLIN 18**
 DRAWING TITLE: **LAND OWNERSHIP MAP**
 DRAWING NO: **21009**
 DATE: **21/05/2019**

10th June 2022

Liscove Limited
First Floor,
Maple House,
Lower Kilmacud Road,
Stillorgan,
Co. Dublin

Tel: +353 (1) 417 2200
Fax: +353 (1) 417 2300
Deloitte.ie

Our Ref: THEX0113-01/KF/BOR/AC

Re: Letter of Consent to Planning Application

Strategic Housing Development Application for 383 Residential Dwellings and a Neighbourhood Centre on lands at Wayside, Enniskerry Road and Glenamuck Road, Kilternan, Dublin 18

To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the ownership of Ken Fennell as Statutory Receiver over the assets of Carrickmines Partnership specifically lands annotated in Pink/Purple on the attached drawing.

I confirm that Ken Fennell as Statutory Receiver over the assets of Carrickmines Partnership has no objection to the inclusion of these lands for the purpose of making the planning application.

Yours faithfully
For and on behalf of
Certain assets of the Carrickmines Partnership
(In Receivership)



Ken Fennell
Statutory Receiver

Note: The Receiver contracts only as an agent of the mortgagor(s) and without personal liability



Y=722072.3105

Y=722687.3105

X=721149.7677

X=721149.7677

REPRODUCED UNDER LICENCE NO.
CYAL50171770

Description:
Digital Cartographic Model (DCM)

Publisher / Source:
Ordnance Survey Ireland (OSi)

Data Source / Reference:
PRIME2

File Format:
Autodesk AutoCAD (DWG_R2013)

File Name:
v_50195626_1.dwg

Clip Extent / Area of Interest (AOI):
LLX,LLY= 720319.7677,722072.3105
LRX,LRY= 721149.7677,722072.3105
ULX,ULY= 720319.7677,722687.3105
URX,URY= 721149.7677,722687.3105

Projection / Spatial Reference:
Projection= IRENET95_Irish_Transverse_Mercator

Centre Point Coordinates:
X,Y= 720734.7677,722379.8105

Reference Index:
Map Series | Map Sheets
1:2,500 | 3517-A

Data Extraction Date:
Date= 26-May-2021

Source Data Release:
DCLMS Release V1.140.112

Product Version:
Version= 1.3

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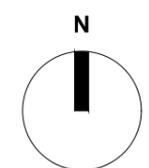
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Gleann na Muc Theas
Glenamuck South

'SITE MAP 7'



Y=722072.3105

Y=722072.3105

X=720319.7677

X=721149.7677

NOTE: DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

LEGEND

- SITE BOUNDARY OF PLANNING APPLICATION
- LANDS UNDER CONTROL OF THE APPLICANT
- WAYLEAVE
- WORKS TO LANDS OWNED BY OTHERS

SHD STAGE 3

MCORM

MCROSSAN O'ROURKE MANNING ARCHITECTS

PROJECT TITLE: RESIDENTIAL DEVELOPMENT KILTERNAN VILLAGE, DUBLIN 18		DATE: MAY '22	DRAWN BY: LQMD
DRAWING TITLE: LAND OWNERSHIP MAP		SCALE: 1:2500@A3	REVISION: *
1 Grantham Street, Dublin 8, D08 A49Y Ireland. Tel: 01-4788700 Fax: 01-4788711 E-Mail: arch@mcorm.com		JOB NO: 21009	DRAWING NO: PL100.7

Appendix B

Map Showing Applicant Ownership

Description:
Digital Cartographic Model (DCM)

Publisher / Source:
Ordnance Survey Ireland (OS)

Data Source / Reference:
PRIME2

File Format:
Autodesk AutoCAD (DWG_R2013)

File Name:
v_50195626_1.dwg

Clip Extent / Area of Interest (AOI):
LLX,LLY= 720319.7677,722072.3105
URX,URY= 721149.7677,722687.3105
ULX,ULY= 720319.7677,722687.3105
URX,URY= 721149.7677,722687.3105

Projection / Spatial Reference:
Projection= IRENE195_Irish_Transverse_Mercator

Centre Point Coordinates:
X,Y= 720734.7677,722379.8105

Reference Index:
Map Series | Map Sheets
1:2,500 | 3517-A

Data Extraction Date:
Date= 26-May-2021

Source Data Release:
DCLMS Release V1.140.112

Product Version:
Version= 1.3

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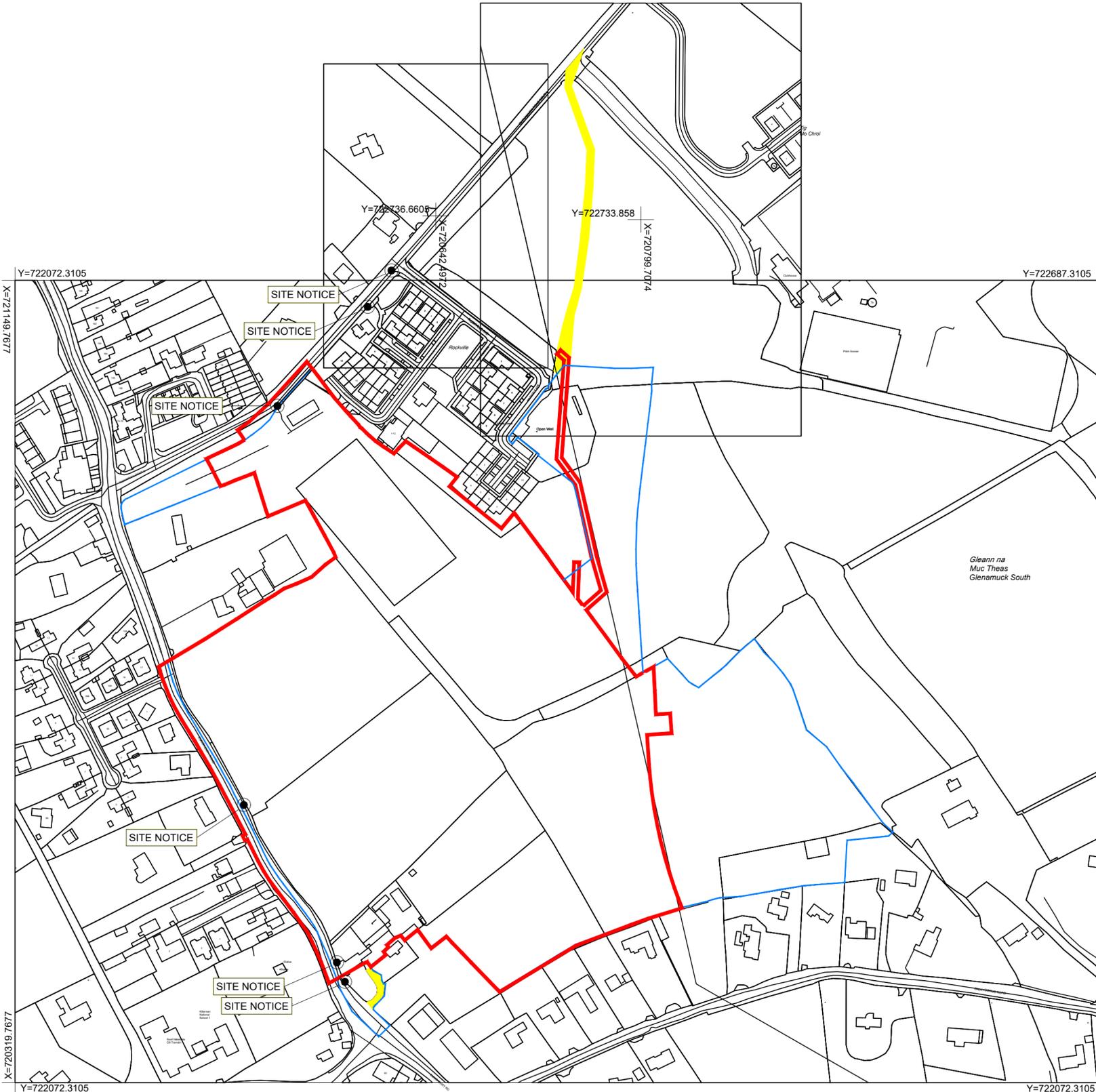
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.



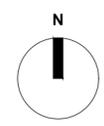
LEGEND

- SITE BOUNDARY OF PLANNING APPLICATION
- LANDS UNDER CONTROL OF THE APPLICANT
- WAYLEAVE
- SITE NOTICE ● LOCATION OF SITE NOTICES : TOTAL NO. 06

NOTES:
DO NOT SCALE FROM DRAWINGS. WORK TO FIGURED DIMENSIONS ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

SHD STAGE 3

REVISIONS		
DATE	DESCRIPTION	No.



M C O R M

M^CCROSSAN O^ROURKE MANNING ARCHITECTS

PROJECT TITLE: Kilternan Village SHD	DATE: JUN '22	DRAWN BY: LQMD
DRAWING TITLE: Site Location Map	SCALE: 1:2500	REVISION: *
1 Grantham Street, Dublin 8, D08 A49Y, Ireland. Tel: 01-4788700 Fax: 01-4788711 E-Mail: arch@mcorm.com	JOB NO: 21009	DRAWING NO: PL100

Appendix C

EIA Portal

Janet O'Shea

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Friday 17 June 2022 09:48
To: Janet O'Shea
Subject: EIA Portal Confirmation Notice Portal ID 2022110

Dear Janet

An EIA Portal notification was received on 16/06/2022 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 17/06/2022 under EIA Portal ID number **2022110** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2022110

Competent Authority: An Bord Pleanála

Applicant Name: Liscove Limited

Location: Wayside, Enniskerry Road and Glenamuck Road, Kilternan, Dublin 18

Description: Strategic Housing Development consisting of 383 no. residential units, a Neighbourhood Centre, which will provide a creche, office, medical and, retail units

Linear Development: No

Date Uploaded to Portal: 17/06/2022

Regards
Grace

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 1, D01 W6X0

T +353 (0) 1 888 2000

www.gov.ie/housing



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage

Appendix D

Copy of Letters Sent to ABP, DLRCC and Statutory Consultees

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



THORNTON O'CONNOR
TOWN PLANNING

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

Tuesday, 21st June 2022

Dear Sir/Madam,

Re: STRATEGIC HOUSING DEVELOPMENT FOR A PROPOSED MIXED USE DEVELOPMENT AT LANDS AT WAYSIDE, ENNISKERRY ROAD AND GLENAMUCK ROAD, KILTERNAN, DUBLIN 18, WHICH INCLUDE A DERELICT DWELLING KNOWN AS 'ROCKVILLE' AND ASSOCIATED DERELICT OUTBUILDINGS, ENNISKERRY ROAD, KILTERNAN, DUBLIN 18, D18 Y199.

On behalf of the applicant, Liscove Limited, please see enclosed a Planning Application for a Strategic Housing Development at Lands at Wayside, Enniskerry Road and Glenamuck Road, Kilternan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kilternan, Dublin 18, D18 Y199.

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 Dun Laoghaire-Rathdown County 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 11th March 2022. 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.kilternanvillageshd.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



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



THORNTON O'CONNOR
TOWN PLANNING

Planning Department
Dun Laoghaire-Rathdown County Council
County Hall
Marine Road
Dun Laoghaire

Tuesday, 21st June 2022

Dear Sir/Madam

Re: STRATEGIC HOUSING DEVELOPMENT FOR A PROPOSED MIXED USE DEVELOPMENT AT LANDS AT WAYSIDE, ENNISKERRY ROAD AND GLENAMUCK ROAD, KILTERNAN, DUBLIN 18, WHICH INCLUDE A DERELICT DWELLING KNOWN AS 'ROCKVILLE' AND ASSOCIATED DERELICT OUTBUILDINGS, ENNISKERRY ROAD, KILTERNAN, DUBLIN 18, D18 Y199.

On behalf of the applicant, Liscove 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 mixed-use development at Lands at Wayside, Enniskerry Road and Glenamuck Road, Kilternan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kilternan, Dublin 18, D18 Y199.

The proposed development principally comprises 383 No. residential units, and a Neighbourhood Centre. 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.kilternanvillageshd.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

Irish Water,
Development Management Planning,
1st Floor,
Colvill House,
24-26 Talbot Street,
Dublin 1.
D01 NP86

Tuesday, 21st June 2022

Dear Sir / Madam,

Re: Strategic Housing Development for a Proposed Mixed-Use Development at Lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kiltarnan, Dublin 18, D18 Y199

On behalf of the applicant, Liscove Limited, please see enclosed a Planning Application for a Strategic Housing Development at Lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kiltarnan, Dublin 18, D18 Y199.

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.kiltarnanvillageshd.ie.

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

Liscove Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 10.8 Ha site at lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kiltarnan, Dublin 18, D18 Y199. The site is generally bounded by the Glenamuck Road to the north; Kiltarnan Country Market and the Sancta Maria property to the north and west; a recently constructed residential development named "Rockville" to the north-east; the Enniskerry Road to the south-west; dwellings to the south; and lands that will facilitate the future Glenamuck Link Distributor Road to the east.

Road works are also proposed to facilitate access to the development from the Enniskerry Road; to the approved Part 8 Enniskerry Road/Glenamuck Road Junction Upgrade Scheme on Glenamuck Road (DLRCC Part 8 Ref PC/IC/01/17); and to the approved Glenamuck District Roads Scheme (GDRS) (ABP Ref:HAo6D.303945) on the Glenamuck Link Distributor Road (GLDR). Drainage and water works are also proposed to connect to services on the Glenamuck Road and Enniskerry Road.

At the Glenamuck Road access point, this will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table and the changing of the cycle track to a cycle lane at road level as the cycle facility passes the side road junction. Surface water and foul drainage infrastructure is proposed towards the north of the site into the drainage infrastructure to be constructed as part of the Part 8 scheme. Potable water is to be provided from the existing piped infrastructure adjacent to the site along Glenamuck Road. These interfacing works are proposed on an area measuring c. 0.05 Ha.

At the GLDR access point, this will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of short section of shared path and an uncontrolled shared pedestrian and cyclist crossing across the side road junction on a raised table. The works will also include the provision of a toucan crossing, inclusive of the necessary traffic signal equipment, immediately south of the access point to facilitate pedestrian and cyclist movement across the mainline road. All works at the GLDR access point will include the provision of the necessary tactile paving layouts and are provided on an area measuring c. 0.06 Ha.

At the Enniskerry Road, works are proposed to facilitate 3 No. new accesses for the development along with modifications to Enniskerry Road. The 3 No. side road priority access junctions incorporate the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table. The modifications to Enniskerry Road fronting the development (circa 320 metres) includes the narrowing of the carriageway down to 6.5 metres (i.e. a 3.25 metres running lane in each direction) from the front of the kerb on western side of Enniskerry Road. The remaining former carriageway, which varies in width of c. 2 metres, will be reallocated for other road users and will include the introduction of a widened pedestrian footpath and landscaped buffer on the eastern side of the road adjoining the proposed development. The above works are inclusive of all necessary tie-in works such as new kerb along eastern side of Enniskerry Road, drainage details, road marking, signage and public lighting. Potable water is to be provided from the existing piped infrastructure adjacent to the site along the Enniskerry Road. The interface works on Enniskerry Road measures c. 0.19 Ha.

Surface water and foul drainage infrastructure is proposed to connect into and through the existing/permitted Rockville developments (DLR Reg. Refs. D17A/0793, D18A/0566 and D20A/0015) on a total area measuring c. 0.09 ha. The development site area and drainage and roads works areas will provide a total application site area of c. 11.2 Ha. The development will principally consist of: the demolition of c. 573.2 sq m of existing structures on site comprising a derelict dwelling known as 'Rockville' and associated derelict outbuildings; and the provision of a mixed use development consisting of 383 No. residential units (165 No. houses, 118 No. duplex units and 100 No. apartments) and a Neighbourhood Centre, which will provide a creche (439 sq m), office (317 sq m), medical (147 sq m), retail (857 sq m), convenience retail (431 sq m) and a community facility (321 sq m). The 383 No. residential units will consist of 27 No. 1 bedroom units (19 No. apartments and 8 No. duplexes), 128 No. 2 bedroom units (78 No. apartments and 50 No. duplexes), 171 No. 3 bedroom units (108 No. houses, 3 No. apartments and 60 No. duplexes) and 57 No. 4 bedroom units (57 No. houses). The proposed development will range in height from 2 No. to 5 No. storeys (including podium/undercroft level in Apartment Blocks C and D and in the Neighbourhood Centre).

The development also provides: pedestrian links from Enniskerry Road and within the site

to the neighbouring "Rockville" development to the north-east and a pedestrian/cycle route through the Dingle Way from Enniskerry Road to the future Glenamuck Link Distributor Road; 678 No. car parking spaces (110 No. in the undercroft of Blocks C and D and the Neighbourhood Centre and 568 No. at surface level) including 16 No. mobility impaired spaces, 73 No. electric vehicle spaces, 1 No. car share space, 4 No. drop-off spaces/loading bays; motorcycle parking; bicycle parking; bin storage; the decommissioning of the existing telecommunications mast at ground level and provision of new telecommunications infrastructure at roof level of the Neighbourhood Centre including shrouds, antennas and microwave link dishes (18 No. antennas and 6 No. transmission dishes, all enclosed in 9 No. shrouds together with all associated equipment); private balconies, terraces and gardens; hard and soft landscaping; sedum roofs; solar panels; boundary treatments; lighting; substations; plant; and all other associated site works above and below ground. The proposed development has a gross floor space of c. 43,120 sq m in addition to undercroft levels (under Apartment Blocks C and D measuring c. 1,347 sq m and under the Neighbourhood Centre measuring c. 2,183 sq m, which includes parking spaces, external storage, bin storage, bike storage and plant).

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and the Kiltiernan-Glenamuck Local Area Plan 2013 - 2019 [extended to 2023]. 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 Dún Laoghaire-Rathdown County Council.

The application and Environmental Impact Assessment Report may also be inspected online at the following website set up by the applicant: www.kiltiernanvillageshd.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, 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 website: www.pleanala.ie or on the Citizens Information Service website: 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

Patricia Thornton
Director
Thornton O'Connor Town Planning

Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
Do8 DK10

Tuesday, 21st June 2022

Dear Sir / Madam,

Re: Strategic Housing Development for a Proposed Mixed-Use Development at Lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kiltarnan, Dublin 18, D18 Y199

On behalf of the applicant, Liscove Limited, please see enclosed a Planning Application for a Strategic Housing Development at Lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kiltarnan, Dublin 18, D18 Y199.

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. Transport Infrastructure Ireland 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.kiltarnanvillageshd.ie.

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

Liscove Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 10.8 Ha site at lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kiltarnan, Dublin 18, D18 Y199. The site is generally bounded by the Glenamuck Road to the north; Kiltarnan Country Market and the Sancta Maria property to the north and west; a recently constructed residential development named "Rockville" to the north-east; the Enniskerry Road to the south-west; dwellings to the south; and lands that will facilitate the future Glenamuck Link Distributor Road to the east.

Road works are also proposed to facilitate access to the development from the Enniskerry Road; to the approved Part 8 Enniskerry Road/Glenamuck Road Junction Upgrade Scheme on Glenamuck Road (DLRCC Part 8 Ref PC/IC/01/17); and to the approved Glenamuck District Roads Scheme (GDRS) (ABP Ref:HAo6D.303945) on the Glenamuck Link Distributor Road (GLDR). Drainage and water works are also proposed to connect to services on the Glenamuck Road and Enniskerry Road.

At the Glenamuck Road access point, this will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table and the changing of the cycle track to a cycle lane at road level as the cycle facility passes the side road junction. Surface water and foul drainage infrastructure is proposed towards the north of the site into the drainage infrastructure to be constructed as part of the Part 8 scheme. Potable water is to be provided from the existing piped infrastructure adjacent to the site along Glenamuck Road. These interfacing works are proposed on an area measuring c. 0.05 Ha.

At the GLDR access point, this will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of short section of shared path and an uncontrolled shared pedestrian and cyclist crossing across the side road junction on a raised table. The works will also include the provision of a toucan crossing, inclusive of the necessary traffic signal equipment, immediately south of the access point to facilitate pedestrian and cyclist movement across the mainline road. All works at the GLDR access point will include the provision of the necessary tactile paving layouts and are provided on an area measuring c. 0.06 Ha.

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Surface water and foul drainage infrastructure is proposed to connect into and through the existing/permitted Rockville developments (DLR Reg. Refs. D17A/0793, D18A/0566 and D20A/0015) on a total area measuring c. 0.09 ha. The development site area and drainage and roads works areas will provide a total application site area of c. 11.2 Ha. The development will principally consist of: the demolition of c. 573.2 sq m of existing structures on site comprising a derelict dwelling known as 'Rockville' and associated derelict outbuildings; and the provision of a mixed use development consisting of 383 No. residential units (165 No. houses, 118 No. duplex units and 100 No. apartments) and a Neighbourhood Centre, which will provide a creche (439 sq m), office (317 sq m), medical (147 sq m), retail (857 sq m), convenience retail (431 sq m) and a community facility (321 sq m). The 383 No. residential units will consist of 27 No. 1 bedroom units (19 No. apartments and 8 No. duplexes), 128 No. 2 bedroom units (78 No. apartments and 50 No. duplexes), 171 No. 3 bedroom units (108 No. houses, 3 No. apartments and 60 No. duplexes) and 57 No. 4 bedroom units (57 No. houses). The proposed development will range in height from 2 No. to 5 No. storeys (including podium/undercroft level in Apartment Blocks C and D and in the Neighbourhood Centre).

The development also provides: pedestrian links from Enniskerry Road and within the site

to the neighbouring "Rockville" development to the north-east and a pedestrian/cycle route through the Dingle Way from Enniskerry Road to the future Glenamuck Link Distributor Road; 678 No. car parking spaces (110 No. in the undercroft of Blocks C and D and the Neighbourhood Centre and 568 No. at surface level) including 16 No. mobility impaired spaces, 73 No. electric vehicle spaces, 1 No. car share space, 4 No. drop-off spaces/loading bays; motorcycle parking; bicycle parking; bin storage; the decommissioning of the existing telecommunications mast at ground level and provision of new telecommunications infrastructure at roof level of the Neighbourhood Centre including shrouds, antennas and microwave link dishes (18 No. antennas and 6 No. transmission dishes, all enclosed in 9 No. shrouds together with all associated equipment); private balconies, terraces and gardens; hard and soft landscaping; sedum roofs; solar panels; boundary treatments; lighting; substations; plant; and all other associated site works above and below ground. The proposed development has a gross floor space of c. 43,120 sq m in addition to undercroft levels (under Apartment Blocks C and D measuring c. 1,347 sq m and under the Neighbourhood Centre measuring c. 2,183 sq m, which includes parking spaces, external storage, bin storage, bike storage and plant).

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and the Kiltarnan-Glenamuck Local Area Plan 2013 - 2019 [extended to 2023]. 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 Dún Laoghaire-Rathdown County Council.

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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.



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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

Patricia Thornton
Director
Thornton O'Connor Town Planning

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

Tuesday, 21st June 2022

Dear Sir / Madam,

Re: Strategic Housing Development for a Proposed Mixed-Use Development at Lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kiltarnan, Dublin 18, D18 Y199

On behalf of the applicant, Liscove Limited, please see enclosed a Planning Application for a Strategic Housing Development at Lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kiltarnan, Dublin 18, D18 Y199.

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. National Transport Authority 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.kiltarnanvillageshd.ie.

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

Liscove Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 10.8 Ha site at lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kiltarnan, Dublin 18, D18 Y199. The site is generally bounded by the Glenamuck Road to the north; Kiltarnan Country Market and the Sancta Maria property to the north and west; a recently constructed residential development named "Rockville" to the north-east; the Enniskerry Road to the south-west; dwellings to the south; and lands that will facilitate the future Glenamuck Link Distributor Road to the east.

Road works are also proposed to facilitate access to the development from the Enniskerry Road; to the approved Part 8 Enniskerry Road/Glenamuck Road Junction Upgrade Scheme on Glenamuck Road (DLRCC Part 8 Ref PC/IC/01/17); and to the approved Glenamuck District Roads Scheme (GDRS) (ABP Ref:HA06D.303945) on the Glenamuck Link Distributor Road (GLDR). Drainage and water works are also proposed to connect to services on the Glenamuck Road and Enniskerry Road.

At the Glenamuck Road access point, this will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table and the changing of the cycle track to a cycle lane at road level as the cycle facility passes the side road junction. Surface water and foul drainage infrastructure is proposed towards the north of the site into the drainage infrastructure to be constructed as part of the Part 8 scheme. Potable water is to be provided from the existing piped infrastructure adjacent to the site along Glenamuck Road. These interfacing works are proposed on an area measuring c. 0.05 Ha.

At the GLDR access point, this will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of short section of shared path and an uncontrolled shared pedestrian and cyclist crossing across the side road junction on a raised table. The works will also include the provision of a toucan crossing, inclusive of the necessary traffic signal equipment, immediately south of the access point to facilitate pedestrian and cyclist movement across the mainline road. All works at the GLDR access point will include the provision of the necessary tactile paving layouts and are provided on an area measuring c. 0.06 Ha.

At the Enniskerry Road, works are proposed to facilitate 3 No. new accesses for the development along with modifications to Enniskerry Road. The 3 No. side road priority access junctions incorporate the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table. The modifications to Enniskerry Road fronting the development (circa 320 metres) includes the narrowing of the carriageway down to 6.5 metres (i.e. a 3.25 metres running lane in each direction) from the front of the kerb on western side of Enniskerry Road. The remaining former carriageway, which varies in width of c. 2 metres, will be reallocated for other road users and will include the introduction of a widened pedestrian footpath and landscaped buffer on the eastern side of the road adjoining the proposed development. The above works are inclusive of all necessary tie-in works such as new kerb along eastern side of Enniskerry Road, drainage details, road marking, signage and public lighting. Potable water is to be provided from the existing piped infrastructure adjacent to the site along the Enniskerry Road. The interface works on Enniskerry Road measures c. 0.19 Ha.

Surface water and foul drainage infrastructure is proposed to connect into and through the existing/permitted Rockville developments (DLR Reg. Refs. D17A/0793, D18A/0566 and D20A/0015) on a total area measuring c. 0.09 ha. The development site area and drainage and roads works areas will provide a total application site area of c. 11.2 Ha. The development will principally consist of: the demolition of c. 573.2 sq m of existing structures on site comprising a derelict dwelling known as 'Rockville' and associated derelict outbuildings; and the provision of a mixed use development consisting of 383 No. residential units (165 No. houses, 118 No. duplex units and 100 No. apartments) and a Neighbourhood Centre, which will provide a creche (439 sq m), office (317 sq m), medical (147 sq m), retail (857 sq m), convenience retail (431 sq m) and a community facility (321 sq m). The 383 No. residential units will consist of 27 No. 1 bedroom units (19 No. apartments and 8 No. duplexes), 128 No. 2 bedroom units (78 No. apartments and 50 No. duplexes), 171 No. 3 bedroom units (108 No. houses, 3 No. apartments and 60 No. duplexes) and 57 No. 4 bedroom units (57 No. houses). The proposed development will range in height from 2 No. to 5 No. storeys (including podium/undercroft level in Apartment Blocks C and D and in the Neighbourhood Centre).

The development also provides: pedestrian links from Enniskerry Road and within the site

to the neighbouring "Rockville" development to the north-east and a pedestrian/cycle route through the Dingle Way from Enniskerry Road to the future Glenamuck Link Distributor Road; 678 No. car parking spaces (110 No. in the undercroft of Blocks C and D and the Neighbourhood Centre and 568 No. at surface level) including 16 No. mobility impaired spaces, 73 No. electric vehicle spaces, 1 No. car share space, 4 No. drop-off spaces/loading bays; motorcycle parking; bicycle parking; bin storage; the decommissioning of the existing telecommunications mast at ground level and provision of new telecommunications infrastructure at roof level of the Neighbourhood Centre including shrouds, antennas and microwave link dishes (18 No. antennas and 6 No. transmission dishes, all enclosed in 9 No. shrouds together with all associated equipment); private balconies, terraces and gardens; hard and soft landscaping; sedum roofs; solar panels; boundary treatments; lighting; substations; plant; and all other associated site works above and below ground. The proposed development has a gross floor space of c. 43,120 sq m in addition to undercroft levels (under Apartment Blocks C and D measuring c. 1,347 sq m and under the Neighbourhood Centre measuring c. 2,183 sq m, which includes parking spaces, external storage, bin storage, bike storage and plant).

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and the Kiltiernan-Glenamuck Local Area Plan 2013 - 2019 [extended to 2023]. 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 Dún Laoghaire-Rathdown County Council.

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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". The script is cursive and fluid.

Patricia Thornton
Director
Thornton O'Connor Town Planning

Dun Laoghaire-Rathdown County Childcare Committee
No. 16 Deansgrange Business Park,
Deansgrange,
Blackrock,
Co. Dublin

Tuesday, 21st June 2022

Dear Sir / Madam,

Re: Strategic Housing Development for a Proposed Mixed-Use Development at Lands at Wayside, Enniskerry Road and Glenamuck Road, Kiltarnan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kiltarnan, Dublin 18, D18 Y199

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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

Appendix E

Part V

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

10/06/2022

**Re: Part V of the Planning and Development Act 2000. (as amended)
Site at Glenamuck/Enniskerry Roads, Kiltarnan, Dublin 18**

On behalf of Liscove Limited, the applicant for a new 383-unit residential development and commercial Neighbourhood Centre with Childcare facilities at lands located off the Glenamuck/Enniskerry Roads, Kiltarnan, Dublin 18, 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 provide 39 no residential units within the proposed development as identified on the attached plan.

It is also confirmed that the Lands were purchased by Liscove Limited on the 22nd December 2020 and therefore a 10% Part V provision is applicable.

Proposed Part V Allocation

It is proposed that 39 no. units will be provided on completion. The table below outlines a list of the proposed unit types:

Unit Type	No	Size Sq.M
2 bed Duplex	18	84
3 bed Duplex	18	118
3 bed House	3	115
Total	39	3,967

As we understand that it is estimated costs that are to be submitted together with the methodology of calculation, as such we summarise the Avg cost per unit type below and append to this letter the methodology/cost calculation for the units.

Unit Type	No	Total Cost	Total Cost Inc VAT	Avg Cost Per Unit
2 bed Duplex	18	4,254,585	4,828,954	268,275
3 bed Duplex	18	5,984,458	6,792,360	377,353
3 bed House	3	975,174	1,106,822	368,941
Total	39	11,214,217	12,728,136	326,362

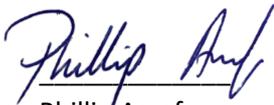
Liscove Limited

First Floor, Maple House,
Lower Kilmacud Road, Stillorgan, Co. Dublin
Tel: 01 278 5000

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.

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

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Phillip Assaf', written over a horizontal line.

Phillip Assaf

For and on behalf of Liscove Limited

PART V UNITS & COSTINGS

CONSTRUCTION COSTS

Lands at Kiltarnan Village, Glenamuck/Enniskerry Road, Dublin 18

Liscove Limited

Scheme Details

Total Site Area Sq.m	107,625
Total Site Area HA	10.80

Scheme Details	Total
Total Scheme Net Floor Area Excl Commercial/Creche & Community - (RESIDENTIAL ONLY)	40,608
Total Scheme Gross Floor Area Excl Commercial/Creche & Community - (RESIDENTIAL ONLY)	42,417

House Types		Duplex Types		Apt Types	
1 bed House	0	1 bed Duplex	8	1 bed Apts	19
2 bed House	0	2 bed Duplex	50	2 bed Apts	78
3 bed House	108	3 bed Duplex	60	3 bed Apts	3
4 bed House	57	4 bed Duplex	0	4 bed Apts	0
5 bed House	0	5 bed Duplex	0	5 bed Apts	0
	165		118		100

Total Residential Units In Development	383
Total Part V requirement	10% 38
PART V Units proposed	39

Total Scheme Costs

1. Construction Costs	QTY	No	Rate	Total	Cost/M2	Avg/Unit
Residential Construction Costs	42,417	383	2,250	95,438,600	2,250	249,187
Contractors Profit	42,417	383	7.5%	7,157,895	169	18,689
1. Total Construction Costs	42,417	383		102,596,495	2,419	267,876

Note - Above costs excludes commercial/Creche & Community

2. Development/Attributable Costs	QTY	No	Rate	Total	Cost/M2	Avg/Unit
Professional Fees	42,417	383	5%	4,616,842	109	12,054
Planning Application Fees	42,417	383	130	49,790	1	130
Fire Cert Application Fees	42,417	383	2.9	63,441	1	166
DAC Cert Fees	42,417	383	800	9,600	0	25
Legal Fees	42,417	383	1,350	517,050	12	1,350
Homebond	42,417	383	820	314,060	7	820
Site Surveys & Investigations	42,417	383	Item	15,000	0	39
Utility Connection Costs						
Irish Water	42,417	383	5,600	2,144,800	51	5,600
Electrical	42,417	383	1,000	383,000	9	1,000
GAS	42,417	383	1,000	383,000	9	1,000
Telecom	42,417	383	250	95,750	2	250
Section 48 Contributions	42,417	383	0	0	0	0
Section 49 Contributions	42,417	383	0	0	0	0
2. Total Development/Attributable Costs	42,417	383		8,592,334	203	22,434

3. Total Finance Costs	42,417	383	8.0%	8,207,720	194	21,430
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4. Total Land Cost	42,417	383	item	540,000	13	1,410
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Total (1 to 4)	42,417	383		119,936,548	2,828	313,150
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5. VAT	42,417	383	13.5%	16,191,434	382	42,275
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Total Costs (incl VAT) - 1 to 5	42,417	383		136,127,983	3,209	355,426
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Costs and Land values subject to agreement with Local Authority

PART V UNITS AND COST PER UNIT

Lands at Kiltarnan Village, Glenamuck/Enniskerry Road, Dublin 18

Liscove Limited

Part V units & Estimated Costs

No	Unit Type	Ref 1	Ref 2	Bed	Sq.M	Site Cost / Sq.M	Construction Cost / Sq.M	Attributable Costs / Sq.M	All in Cost/Sq.M	Net Unit Cost per unit	VAT	Unit Cost inclusive of VAT
1	Duplex/Apartment	Duplex Block C	A5	2 bed	81.60	13	2,419	396	2,828	230,728	31,148	261,876
1	Duplex/Apartment	Duplex Block C	A1	2 bed	82.00	13	2,419	396	2,828	231,859	31,301	263,160
1	Duplex/Apartment	Duplex Block C	A1	2 bed	82.00	13	2,419	396	2,828	231,859	31,301	263,160
1	Duplex/Apartment	Duplex Block C	A1	2 bed	82.00	13	2,419	396	2,828	231,859	31,301	263,160
1	Duplex/Apartment	Duplex Block C	A1	2 bed	82.00	13	2,419	396	2,828	231,859	31,301	263,160
1	Duplex/Apartment	Duplex Block C	A1	2 bed	82.00	13	2,419	396	2,828	231,859	31,301	263,160
1	Duplex/Apartment	Duplex Block C	A1	2 bed	82.00	13	2,419	396	2,828	231,859	31,301	263,160
1	Duplex/Apartment	Duplex Block C	A5	2 bed	81.60	13	2,419	396	2,828	230,728	31,148	261,876
1	Duplex	Duplex Block C	A2	3 bed	114.40	13	2,419	396	2,828	323,472	43,669	367,140
1	Duplex	Duplex Block C	A3	3 bed	111.40	13	2,419	396	2,828	314,989	42,523	357,512
1	Duplex	Duplex Block C	A3	3 bed	111.40	13	2,419	396	2,828	314,989	42,523	357,512
1	Duplex	Duplex Block C	A3	3 bed	111.40	13	2,419	396	2,828	314,989	42,523	357,512
1	Duplex	Duplex Block C	A3	3 bed	111.40	13	2,419	396	2,828	314,989	42,523	357,512
1	Duplex	Duplex Block C	A3	3 bed	111.40	13	2,419	396	2,828	314,989	42,523	357,512
1	Duplex	Duplex Block C	A3	3 bed	111.40	13	2,419	396	2,828	314,989	42,523	357,512
1	Duplex	Duplex Block C	A2	3 bed	114.40	13	2,419	396	2,828	323,472	43,669	367,140
1	Duplex/Apartment	Duplex Block B1	A1	2 bed	85.00	13	2,419	396	2,828	240,342	32,446	272,788
1	Duplex/Apartment	Duplex Block B1	A2	2 bed	85.00	13	2,419	396	2,828	240,342	32,446	272,788
1	Duplex/Apartment	Duplex Block B1	A3	2 bed	85.00	13	2,419	396	2,828	240,342	32,446	272,788
1	Duplex/Apartment	Duplex Block B1	A3	2 bed	85.00	13	2,419	396	2,828	240,342	32,446	272,788
1	Duplex/Apartment	Duplex Block B1	A3	2 bed	85.00	13	2,419	396	2,828	240,342	32,446	272,788
1	Duplex/Apartment	Duplex Block B1	A4	2 bed	85.00	13	2,419	396	2,828	240,342	32,446	272,788
1	Duplex/Apartment	Duplex Block B1	A5	2 bed	85.00	13	2,419	396	2,828	240,342	32,446	272,788
1	Duplex/Apartment	Duplex Block B1	A5	2 bed	85.00	13	2,419	396	2,828	240,342	32,446	272,788
1	Duplex/Apartment	Duplex Block B1	A5	2 bed	85.00	13	2,419	396	2,828	240,342	32,446	272,788
1	Duplex/Apartment	Duplex Block B1	A6	2 bed	85.00	13	2,419	396	2,828	240,342	32,446	272,788
1	Duplex	Duplex Block B1	B1	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	Duplex	Duplex Block B1	B1	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	Duplex	Duplex Block B1	B2	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	Duplex	Duplex Block B1	B2	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	Duplex	Duplex Block B1	B2	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	Duplex	Duplex Block B1	B2	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	Duplex	Duplex Block B1	B3	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	Duplex	Duplex Block B1	B3	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	Duplex	Duplex Block B1	B3	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	Duplex	Duplex Block B1	B3	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	Duplex	Duplex Block B1	B3	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	Duplex	Duplex Block B1	B3	3 bed	122.00	13	2,419	396	2,828	344,961	46,570	391,531
1	House	End Terrace	C1	3 bed	115.00	13	2,419	396	2,828	325,168	43,898	369,066
1	House	Mid Terrace	C2	3 bed	115.00	13	2,419	396	2,828	325,168	43,898	369,066
1	House	End Terrace	C1	3 bed	115.00	13	2,419	396	2,828	325,168	43,898	369,066
39										11,218,014	1,514,432	12,732,446

Average Cost for Units

287,641

38,832

326,473

SUMMARY SCHEDULE

SUMMARY SCHEDULE

Lands at Kiltarnan Village, Glenamuck/Enniskerry Road, Dublin 18

Liscove Limited

Summary Schedule

House	Type	Bed	No	Sq.M	Total Sq.M
A1	House	4 bed	4	219	876
B1	House	4 bed	4	144	576
B2	House	4 bed	2	144	288
C1	House	3 bed	49	115	5,635
C2	House	3 bed	37	115	4,255
C3	House	3 bed	7	115	805
D1	House	4 bed	11	125	1,373
D1	House	4 bed	4	130	521
D2	House	3 bed	15	107	1,605
E	House	4 bed	19	140	2,660
E	House	4 bed	2	136	272
E1	House	4 bed	3	140	420
F1	House	4 bed	6	157	939
F2	House	4 bed	2	157	313
Total			165		20,537.60

NET Floor Area SQ.M

165

20,538

Gross Floor Area SQ.M

20,538

Duplex	Type	Bed	No	Sq.M	Total Sq.M
1 bed Apartment	Duplex Block A1	1 bed	1	47	47
2 bed Apartment	Duplex Block A1	2 bed	2	73	146
2 bed Duplex	Duplex Block A1	2 bed	2	109	218
3 bed Duplex	Duplex Block A1	3 bed	1	112	112
Total			6		523.00

Duplex	Type	Bed	No	Sq.M	Total Sq.M
1 bed Apartment	Duplex Block A2	1 bed	1	47	47
2 bed Apartment	Duplex Block A2	2 bed	2	73	146
2 bed Duplex	Duplex Block A2	2 bed	2	109	218
3 bed Duplex	Duplex Block A2	3 bed	1	112	112
Total			6		523

Duplex	Type	Bed	No	Sq.M	Total Sq.M
2 bed Apartment	Duplex BLOCK B1	2 bed	10	85	850
3 bed Duplex	Duplex BLOCK B1	3 bed	10	122	1,220
TOTAL			20		2,070

Duplex	Type	Bed	No	Sq.M	Total Sq.M
2 bed Apartment	Duplex BLOCK B2/B3	2 bed	16	85	1,360
2 bed Apartment	Duplex BLOCK B2/B3	2 bed	1	113	113
3 bed Duplex	Duplex BLOCK B2/B3	3 bed	16	121	1,936
3 bed Duplex	Duplex BLOCK B2/B3	3 bed	1	166	166
Total			34		3,575

Duplex	Type	Bed	No	Sq.M	Total Sq.M
2 bed Apartment	Duplex BLOCK C	2 bed	2	82	163
2 bed Apartment	Duplex BLOCK C	2 bed	6	82	492
3 bed Duplex	Duplex BLOCK C	3 bed	2	114	229
3 bed Duplex	Duplex BLOCK C	3 bed	6	111	668
Total			16		1,552

Duplex	Type	Bed	No	Sq.M	Total Sq.M
2 bed	Duplex BLOCK D	2 bed	1	88	88
2 bed	Duplex BLOCK D	2 bed	4	88	350
2 bed	Duplex BLOCK D	2 bed	2	78	156
3 bed Duplex	Duplex BLOCK D	3 bed	1	111	111
3 bed Duplex	Duplex BLOCK D	3 bed	4	121	485
3 bed Duplex	Duplex BLOCK D	3 bed	2	117	235
Total			14		1,425

Duplex	Type	Bed	No	Sq.M	Total Sq.M
3 bed Duplex	Duplex BLOCK D1	3 bed	6	126	756
3 bed Duplex	Duplex BLOCK D1	3 bed	2	134	268
3 bed Duplex	Duplex BLOCK D1	3 bed	2	139	278
Total			10		1,302

Duplex	Type	Bed	No	Sq.M	Total Sq.M
1 bed	Dup Blk D NC	1 bed	6	46	275
3 bed	Dup Blk D NC	3 bed	6	118	708
Total			12		983

NET Floor Area SQ.M	118	11,952.80
Gross Floor Area SQ.M		11,953

Apartment	Type	Bed	No	Sq.M	Total Sq.M
1 bed	Apt Block A	1 bed	2	58	117
2 bed	Apt Block A	2 bed	2	80	161
2 bed	Apt Block A	2 bed	3	83	248
2 bed	Apt Block A	2 bed	2	84	167
2 bed	Apt Block A	2 bed	2	86	172
2 bed	Apt Block A	2 bed	2	87	173
2 bed	Apt Block A	2 bed	2	105	209
3 bed	Apt Block A	3 bed	1	124	124
3bed	Apt Block A	3 bed	1	120	120
3 bed	Apt Block A	3 bed	1	125	125
Total			18		1,616.10

Apartment	Type	Bed	No	Sq.M	Total Sq.M
1 bed	Apt Block B	1 bed	4	50	199
2 bed	Apt Block B	2 bed	6	81	487
2 bed	Apt Block B	2 bed	1	87	87
2 bed	Apt Block B	2 bed	6	87	523
2 bed	Apt Block B	2 bed	6	93	560
Total			23		1,855.30

Apartment	Type	Bed	No	Sq.M	Total Sq.M
1 bed	Apt Block C	1 bed	1	52	52
1 bed	Apt Block C	1 bed	5	55	277
1 bed	Apt Block C	1 bed	5	61	304
1 bed	Apt Block C	1 bed	1	65	65
2 bed	Apt Block C	2 bed	5	81	403
2 bed	Apt Block C	2 bed	4	86	344
2 bed	Apt Block C	2 bed	5	88	439
2 bed	Apt Block C	2 bed	7	84	585
Total			33		2,467.80

Apartment	Type	Bed	No	Sq.M	Total Sq.M
1 bed	Apt Block D	1 bed	1	65	65
2 bed	Apt Block D	2 bed	10	81	805
2 bed	Apt Block D	2 bed	4	89	354
2 bed	Apt Block D	2 bed	4	92	369
2 bed	Apt Block D	2 bed	7	84	585
Total			26		2,178.70

NET Floor Area SQ.M	100	8,117.90
Gross Floor Area SQ.M		9,926.76

383	0	40,608
0	0	42,417

APPENDIX F - LIST OF DRAWINGS

Architectural Drawings by MCORM Architects			
Drawing Number	Purpose/ Title	Scale	Page Size
21009-PL01	Existing Site Plan	1:1000	A0
21009-PL02	Existing Site Plan (1)	1:500	A1
21009-PL03	Existing Site Plan (2)	1:500	A1
21009-PL04	Existing Site Plan (3)	1:500	A1
21009-PL100	Site Location Map	1:2500	A2
21009-PL100.1	Site Location Map 1 For Information Ownership	1:2500	A3
21009-PL100.2	Site Location Map 2 For Information	1:2500	A3
21009-PL100.3	Site Location Map 3 For Information - Ownership	1:2500	A3
21009-PL100.4	Site Location Map 4 For Information - Ownership	1:2500	A3
21009-PL100.5	Site Location Map 5 For Information - Ownership	1:2500	A3
21009-PL100.6	Site Location Map 6 For Information - Ownership	1:2500	A3
21009-PL100.7	Site Location Map 7 For Information - Ownership	1:2500	A3
21009-PL100.8	Site Location Map 8 For Information - Ownership	1:2500	A3
21009-PL101	Site Layout Plan	1:1000	A0
21009-PL102	Site Layout Plan (1)	1:500	A1
21009-PL103	Site Layout Plan (2)	1:500	A1
21009-PL104	Site Layout Plan (3)	1:500	A1
21009-PL105	Site Layout Plan - Phasing Plan	1:1000	A1
21009-PL106	Survey of Existing Farm Buildings to be Demolished Sh 1 of 2	1:100	A1
21009-PL107	Survey of Existing Farm Buildings to be Demolished Sh 2 of 2	1:100	A1
21009-PL200	House Type A1 - Char. Area 1	1:100	A1
21009-PL201	House Type B1 & B2 - Char. Area 1	1:100	A1
21009-PL202	House Type C1 & C2 - Char. Area 1	1:100	A1
21009-PL203	House Type C3 - Char. Area 1	1:100	A1
21009-PL204	House Type D1 & D2 - Char. Area 1	1:100	A1
21009-PL204.1	House Type D1 (b) & D2 - Char. Area 1	1:100	A1
21009-PL205	House Type E & E1- Char. Area 1	1:100	A1
21009-PL207	House Type C1 & C2 - Char. Area 2	1:100	A1
21009-PL208	House Type C3 - Char. Area 2	1:100	A1
21009-PL209	House Type D1 & D2 - Char. Area 2	1:100	A1
21009-PL210	House Type E & E1 - Char. Area 2	1:100	A1
21009-PL210.1	House Type F1 & F2 - Char. Area 2	1:100	A1
21009-PL211	House Type C1 & C2 - Char. Area 3	1:100	A1
21009-PL212	House Type C3 - Char. Area 3	1:100	A1
21009-PL213	House Type D1 & D2 - Char. Area 3	1:100	A1
21009-PL213.1	House Type D1 (b) & D2 - Char. Area 3	1:100	A1
21009-PL214	House Type E & E1- Char. Area 3	1:100	A1
21009-PL300	Duplex Block A1& A2 - Plans	1:100	A1

21009-PL301	Duplex Block A1 & A2 -Elevations	1:100	A1
21009-PL302	Duplex Block A1 & A2 -Section & Elevations	1:100	A1
21009-PL303	Duplex Block B1 – Ground Floor & First Floor Plans – Part V Block	1:200	A1
21009-PL304	Duplex Block B1 – Second Floor and Roof Plans – Part V Block	1:200	A1
21009-PL305	Duplex Block B1 - Elevation & Sections – Part V Block	1:200	A1
21009-PL306	Duplex Block B1 – Elevation E & F – Part V Block	1:200	A1
21009-PL307	Duplex Block B2 & B3 - Ground Floor & First Floor Plan	1:200	A1
21009-PL308	Duplex Block B2 & B3 - Second Floor & Roof Plan	1:200	A1
21009-PL309	Duplex Block B2 & B3 – External Elevations	1:200	A1
21009-PL309.1	Duplex Block B2 & B3 – Section & Internal Elevations	1:200	A1
21009-PL310	Duplex Block C - Plans- Part V Block	1:100	A1
21009-PL311	Duplex Block C - Elevations & Sections - Part V Block	1:100	A1
21009-PL312	Duplex Block D - Ground Floor Plan	1:100	A1
21009-PL313	Duplex Block D - First & Second Floor Plans	1:100	A1
21009-PL314	Duplex Block D - Roof Plan	1:100	A1
21009-PL315	Duplex Block D - Elevations	1:100	A1
21009-PL316	Duplex Block D – Elevations & Sections	1:100	A1
21009-PL317	Phase 5 Duplex Block D1 – Ground Floor, First Floor Plans	1:200	A1
21009-PL318	Phase 5 Duplex Block D1 – Second Floor, Roof Plans	1:200	A1
21009-PL319	Phase 5 Duplex Block D1 – Elevation & Section	1:200	A1
21009-PL400	Apartment Block C & D - Floor Plans	1:200	A1
21009-PL401	Apartment Block C & D – Roof Plan & Elevations	1:200	A1
21009-PL402	Apartment Block C & D – Elevations and Sections	1:200	A1
21009-PL403	Neighbourhood Centre – Ground Floor Plan	1:200	A1
21009-PL404	Neighbourhood Centre - First Floor Plan	1:200	A1
21009-PL405	Neighbourhood Centre - Second Floor Plan	1:200	A1
21009-PL406	Neighbourhood Centre – Third Floor Plan	1:200	A1
21009-PL407	Neighbourhood Centre – Roof Floor Plan	1:200	A1
21009-PL408	Neighbourhood Centre - Elevations	1:200	A1
21009-PL408.1	Neighbourhood Centre – Internal Elevations	1:200	A1
21009-PL409	Neighbourhood Centre – Sections	1:200	A1
21009-PL500	Context Elevations – Sheet 1 of 4	1:200 / 500	A0
21009-PL501	Context Elevations – Sheet 2 of 4	1:200 / 500	A0
21009-PL502	Context Elevations – Sheet 3 of 4	1:200 / 500	A0
21009-PL503	Context Elevations – Sheet 4 of 4	1:200 / 500	A0
21009-PL600	Taking in Charge	1:1000	A0
21009-PL600.1	Taking in Charge (1)	1:500	A1
21009-PL600.2	Taking in Charge (2)	1:500	A1

21009-PL600.3	Taking in Charge (3)	1:500	A1
21009-PL601	Car Parking Plan	NTS	A0
21009-PL602	Character Areas Materials and Finishes	NTS	A1
21009-PL603	Part V Plan	1:1000	A0
21009-PL603.1	House Type C1 & C2 – Char. Area 3 – 3 Bed 2 Storey - Part V Units	1:100	A1
21009-PL604	Typical Bin & Bike Store Typw 1 & 2 – Plans, Elevations & Sections	1:50	A1
21009-PL604.1	Typical Bin & Bike Store Type 3 & 4 – Plans, Elevations & Sections	1:50	A1

Engineering Drawings by Roger Mullarkey & Associates			
Drawing Number	Purpose/ Title	Scale	Page Size
2104-01	Road & Block Levels - Sheet 1	1:500	A1
2104-02	Road & Block Levels - Sheet 2	1:500	A1
2104-03	Surface Water Drainage Layout - Sheet 1	1:500	A1
2104-04	Surface Water Drainage Layout - Sheet 2	1:500	A1
2104-05	Drainage Outfalls	1:500	A1
2104-06	Foul Drainage Layout - Sheet 1	1:500	A1
2104-07	Foul Drainage Layout - Sheet 2	1:500	A1
2104-08	Drainage Masterplan	1:1000	A1
2104-09	Watermain Layout – Sheet 1	1:500	A1
2104-10	Watermain Layout – Sheet 2	1:500	A1
2104-11	Watermain Hydrant Circles	1:2500	A4
2104-12	Exceedence Overflow Route	1:2000	A3
2104-13	Catchment Interception and Paved Areas	As Shown	A1
2104-14	SUDs Details	As Shown	A1
2104-15	Attenuation Tank Details	As Shown	A1
2104-16	Road Details – Sheet 1	As Shown	A1
2104-17	Road Details – Sheet 2	As Shown	A1
2104-18	Water and Drainage Phasing	1:1000	A1
2104-19	Undercroft Drainage & Typical Foundations	1:1000	A1
2104-20	Manhole Details	As Shown	A1
2104-23	S/W Longitudinal Sections - Sheet 1	As Shown	A1
2104-24	S/W Longitudinal Sections - Sheet 2	As Shown	A1
2104-25	S/W Longitudinal Sections - Sheet 3	As Shown	A1
2104-26	S/W Longitudinal Sections - Sheet 4	As Shown	A1
2104-27	Foul Longitudinal Sections - Sheet 1	As Shown	A1
2104-28	Foul Longitudinal Sections - Sheet 2	As Shown	A1
2104-29	Foul Longitudinal Sections - Sheet 3	As Shown	A1
2104-30	Foul Longitudinal Sections - Sheet 4	As Shown	A1

Landscape Architecture Drawings by Ronan MacDiarmada & Associates Limited			
Drawing Number	Purpose/ Title	Scale	Page Size
1	Landscape Masterplan	1:500	A0
1.1	Combined Landscape & Engineer Services Plan	1:500	A0
2.0	Landscape Sections A, B & H	Varies	A1
2.2	Landscape Sections C-D-E- I	Varies	A1
2.3	Landscape Section F	Varies	A1
2.3	Landscape Sections G & J	Varies	A1
2.4	Landscape Elevation 1	Varies	A1
3	Boundary Treatment Plan	1:500	A0
3.1	Boundary Treatment Details	Varies	A1
4	Character Area 1 - Mountain	1:250	A0
4.1	Character Area 2 (Part 1) - Sea	1:200	A0
4.1a	Character Area 2 (Part 2) - Sea	1:200	A0
4.2	Character Area 3 – Market Quarter	1:200	A0
4.3	Character Area 4 – Lead Mine	1:200	A0

Arboricultural Drawings by Arborist Associates Limited			
Drawing Number	Purpose/ Title	Scale	Page Size
KVL001-Overall Site Area	Tree Constraints Plan	1:1000	A0
KVL001-Part 1	Tree Constraints Plan	1:500	A0
KVL001-Part 2	Tree Constraints Plan	1:500	A0
KVL002-Overall Plan	Tree Protection Plan	1:1000	A0
KVL002-Part 1	Tree Protection Plan	1:500	A0
KVL002-Part 2	Tree Protection Plan	1:500	A0

Public Lighting Drawings by Sabre			
Drawing Number	Purpose/ Title	Scale	Page Size
SES 05822 Sheet 1	Public Lighting Layout	1:500	A1
SES 05822 Sheet 2	Public Lighting Layout	1:500	A1
SES 05822 Sheet 3	Public Lighting Layout	1:500	A1

Traffic Engineering Drawings by Atkins Ireland			
Drawing Number	Purpose/ Title	Scale	Page Size
5158632 / HTR / DR / 02 / 0001	Site Location Map	As Shown	A1
5158632 / HTR / DR / 02 / 0100	Street Typology Plan	1:1000	A1
5158632 / HTR / DR / 02 / 0101	General Road Layout Key Plan	1:1000	A1
5158632 / HTR / DR / 02 / 0102	General Road Layout Sheet 1 of 2	1:500	A1

5158632 / HTR / DR / 02 / 0103	General Road Layout Sheet 2 of 2	1:500	A1
5158632 / HTR / DR / 02 / 0104	Junction Layout Key Plan	1:1000	A1
5158632 / HTR / DR / 02 / 0105	Junction Layout Sheet 1 of 3	1:250	A1
5158632 / HTR / DR / 02 / 0106	Junction Layout Sheet 2 of 3	1:250	A1
5158632 / HTR / DR / 02 / 0107	Junction Layout Sheet 3 of 3	1:250	A1
5158632 / HTR / DR / 02 / 0108	Junction Visibility Key Plan	1:1000	A1
5158632 / HTR / DR / 02 / 0109	Junction Visibility Sheet 1 of 3	1:500	A1
5158632 / HTR / DR / 02 / 0110	Junction Visibility Sheet 2 of 3	1:500	A1
5158632 / HTR / DR / 02 / 0111	Junction Visibility Sheet 3 of 3	1:500	A1
5158632 / HTR / DR / 02 / 0112	Refuse – Vehicle Tracking – Sheet 1 of 2	1:500	A1
5158632 / HTR / DR / 02 / 0113	Refuse – Vehicle Tracking – Sheet 2 of 2	1:500	A1
5158632 / HTR / DR / 02 / 0114	AADT Traffic Flows	N.T.S	A1
5158632 / HTR / DR / 02 / 0115	Typical Cross Section Key Plan	1:1000	A1
5158632 / HTR / DR / 02 / 0116	Typical Cross Sections Sheet 1 of 5	1:50	A1
5158632 / HTR / DR / 02 / 0117	Typical Cross Sections Sheet 2 of 5	1:50	A1
5158632 / HTR / DR / 02 / 0118	Typical Cross Sections Sheet 3 of 5	1:50	A1
5158632 / HTR / DR / 02 / 0119	Typical Cross Sections Sheet 4 of 5	1:50	A1
5158632 / HTR / DR / 02 / 0120	Typical Cross Sections Sheet 5 of 5	1:50	A1
5158632 / HTR / DR / 02 / 0121	Typical Cross Section Glenamuck Road	1:50	A1
5158632 / HTR / DR / 02 / 0122	Typical Cross Section Enniskerry Road Sheet 1 of 2	1:50	A1
5158632 / HTR / DR / 02 / 0123	Typical Cross Section Enniskerry Road Sheet 2 of 2	1:50	A1
5158632 / HTR / DR / 02 / 0124	Fire Appliance – Vehicle Tracking - Sheet 1 of 2	1:500	A1
5158632 / HTR / DR / 02 / 0125	Fire Appliance – Vehicle Tracking - Sheet 2 of 2	1:250	A1
5158632 / HTR / DR / 02 / 0126	Undercroft Vehicle Tracking Standard Vehicle	1:250	A1
5158632 / HTR / DR / 02 / 0127	Cycle Storage Key Plan	1:1000	A1
5158632 / HTR / DR / 02 / 0128	Cycle Storage	As Shown	A1
5158632 / HTR / SCD / 02 / 0001	Typical Construction Detail	As Shown	A1

APPENDIX G – LIST OF DOCUMENTS / REPORTS

Planning Reports		
Report	Consultancy	
Planning Report & Statement of Consistency	Thornton O'Connor Town Planning	
Material Contravention Statement		
Response to ABP Opinion		
Site Notice / Newspaper Notice		
Planning Application Form		
Application Reports		
Accommodation Summary Schedule and Housing Quality Assessment Table	MCORM Architects	
Design Statement		
Lifecycle and Management Report		
Universal Access Statement		
Engineering Infrastructure Report & Stormwater Impact Assessment	Roger Mullarkey & Associates	
Site Specific Flood Risk Assessment		
Traffic and Transport Assessment	Atkins	
Mobility Management Plan		
Quality Audit		
Outline Construction Management Plan		
Photomontages and CGI	3D Design Bureau	
Daylight and Sunlight Assessment Report		
Volume 1 – EIA Non-Technical Summary	Enviroguide Consulting	
Volume 2 – Environmental Impact Assessment Report		
Volume 3 – EIA Appendices		
Climate Impact Assessment Report		
Construction and Environmental Management Plan		
Construction and Demolition Waste Management Plan		
Hydrological and Hydrogeological Risk Assessment Report		
Outline Operational Waste Management Plan		
Arboricultural Assessment		Arborist Associates Limited
Landscape Rationale		Ronan MacDiarmada & Associates
Response to An Bord Pleanála and Dun Laoghaire Rathdown County Council Opinion (Landscape Items)		
Telecommunications Report	ISM	
Acoustic Design Statement	RSK Ireland Limited	

Outdoor Lighting Report	Sabre
Social Infrastructure Audit and Retail Services Assessment	KPMG Future Analytics
Energy Statement	Waterman Moylan
Appropriate Assessment Screening Report	Scott Cawley Limited