



**Brady Shipman
Martin.**

**Built.
Environment.**

An Chomhairle Ealaíon (Arts Council)
70 Merrion Square South
Dublin 2
D02 NY52

By email only: stephanie.ocallaghan@arts.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)
2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*
3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6 no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;*



**Brady Shipman
Martin.**

**Built.
Environment.**

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the



**Brady Shipman
Martin.**

**Built.
Environment.**

submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

An Taisce
Tailors Hall
Back Lane
Dublin 8

By email only: planning@antaisce.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)
2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*
3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6 no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;*



**Brady Shipman
Martin.**

**Built.
Environment.**

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the



**Brady Shipman
Martin.**

**Built.
Environment.**

submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

Dublin Airport Authority
The Green
Dublin Airport Central
Swords
Co. Dublin
K67 X4X5

By email only: planning@daa.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)

2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*



**Brady Shipman
Martin.**

**Built.
Environment.**

3. 306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6 no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;
4. A temporary construction access to the site from Damastown Avenue;
5. Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.
6. The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.



**Brady Shipman
Martin.**

**Built.
Environment.**

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

Department of Communications, Energy and Natural Resources
29-31 Adelaide Road
Dublin 2
D02 X285

By email only: info@dcentr.gov.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)
2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*
3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6 no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;*



**Brady Shipman
Martin.**

**Built.
Environment.**

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the



**Brady Shipman
Martin.**

**Built.
Environment.**

submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

Department of Housing, Local Government and Heritage
Newtown Road,
Wexford
Y35 AP90

By email only: Manager.DAU@housing.gov.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)
2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*
3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6 no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;*



**Brady Shipman
Martin.**

**Built.
Environment.**

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the



**Brady Shipman
Martin.**

**Built.
Environment.**

submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

Environmental Protection Agency
Johnstown Castle Estate
Co. Wexford
Y35 W821

By email only: eiaplanning@epa.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)
2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*
3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6 no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;*



**Brady Shipman
Martin.**

**Built.
Environment.**

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the



**Brady Shipman
Martin.**

**Built.
Environment.**

submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

Failte Ireland

88-95 Amiens Street

Dublin 1

D01 WR86

By email only: planning.applications@failteireland.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)
2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*
3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6 no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;*



**Brady Shipman
Martin.**

**Built.
Environment.**

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the



**Brady Shipman
Martin.**

**Built.
Environment.**

submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

The Heritage Council
Church Lane
Kilkenny
R95 X264

By email only: aharvey@heritagecouncil.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)
2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*
3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6 no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;*



**Brady Shipman
Martin.**

**Built.
Environment.**

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the



**Brady Shipman
Martin.**

**Built.
Environment.**

submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

Health and Safety Authority
Metropolitan Building
James Joyce Street
Mount Joy
Dublin 1
D01 K0Y8

By email only: tara_horigan@hsa.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)

2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*



**Brady Shipman
Martin.**

**Built.
Environment.**

3. 306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6 no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;
4. A temporary construction access to the site from Damastown Avenue;
5. Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.
6. The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.



**Brady Shipman
Martin.**

**Built.
Environment.**

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

Irish Aviation Authority
The Times Building
11-12 D'Olier Street
Dublin 2
D02 T449

By email only: planning@iaa.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - *121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);*
 - *3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)*

2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*

3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6*



**Brady Shipman
Martin.**

**Built.
Environment.**

no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.



**Brady Shipman
Martin.**

**Built.
Environment.**

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin 24
D24 CK66

By email only: Roisin.O'Callaghan@fisheriesireland.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanala in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)

2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*

3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6*



**Brady Shipman
Martin.**

**Built.
Environment.**

no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.



**Brady Shipman
Martin.**

**Built.
Environment.**

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

Irish Water
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

By email only: planning@water.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanala in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)

2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*

3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6*



**Brady Shipman
Martin.**

**Built.
Environment.**

no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.



**Brady Shipman
Martin.**

**Built.
Environment.**

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

National Transport Authority

Dún Scéine

Harcourt Lane

Dublin 2

D02 WT20

By email only: planning@nationaltransport.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)

2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*

3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6*



**Brady Shipman
Martin.**

**Built.
Environment.**

no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.



**Brady Shipman
Martin.**

**Built.
Environment.**

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



**Brady Shipman
Martin.**

**Built.
Environment.**

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

By email only: landuseplanning@tii.ie

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application to An Bord Pleanála in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

Proposed Development

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

The development is set out as follows:

1. *The construction of:*
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)
2. *Landscape works including:*
 - (a) *provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;*
 - (b) *new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and*
 - (c) *a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road*
3. *306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6*



**Brady Shipman
Martin.**

**Built.
Environment.**

no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;

4. *A temporary construction access to the site from Damastown Avenue;*
5. *Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.*
6. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

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

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 7th June 2023 to 20th July 2023 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 between 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/en/consultation/S175-church-fields-east>

Submissions or observations may be made, in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- (i) the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- (ii) the likely effects on the environment of the proposed development, if carried out.



**Brady Shipman
Martin.**

**Built.
Environment.**

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 20th July 2023 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

Submissions or observations may also be made through the Board's website at the following address: <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> to be received on or before 17.30hrs on 20th July 2023. The Board may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin