

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

18th December 2020

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT AT LANDS WITHIN THE CURTILAGE OF CLUAIN MUIRE, NEWTOWNPARK AVENUE, BLACKROCK, CO. DUBLIN.

On behalf of the applicant, Glenveagh Homes Limited, Block B, Maynooth Business Campus, Maynooth, Co. Kildare, please find enclosed a planning application for Strategic Housing Development on a site of approximately 1.46ha on lands within the curtilage of 'Cluain Mhuire' (a protected structure [eastern façade and entrance gates only] RPS. ref. no. 776) Newtownpark Avenue, Blackrock, Co. Dublin.

Application Copies

The enclosed 2 no. hard copies and 3 no. soft copies are provided as per Article 297 (5) of the Planning and Development (Strategic Housing Development) Regulations 2017 which states:

'An applicant shall submit to the Board 2 printed copies of his or her application for permission for a proposed strategic housing development, together with 3 copies of the application in a machine readable form on digital devices'.

Development Details

The development description as per the statutory notice is as follows:

Glenveagh Homes Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site of approximately 1.46ha on lands within the curtilage of 'Cluain Mhuire' (a protected structure [eastern façade and entrance gates only] RPS. ref. no. 776) Newtownpark Avenue, Blackrock, Co. Dublin.

The development will consist of the demolition of the existing c. 26sqm single storey shed on site and construction of a residential development comprising;

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi
Stephen Blair BA (Mod) MRUP MIPi MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPi

Senior Associate Directors: Stephanie Byrne BA MRUP MIPi Blaine Cregan B Eng BSc MSc

Associate Directors: Luke Wymer BA MRUP Dip. Planning & Environmental Law Dip PM MIPi Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA, MSc, MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
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- 140 no. apartment and duplex units (total gross floor area 14,383sqm) across 5 no. 2-5 storey buildings (Blocks C&D over basement) comprising 1 no. studio apartment, 59 no. 1 bedroom apartments, 71 no. 2 bedroom apartments and 9 no. 3 bedroom apartments (along with a 'linked' single storey amenity building) as follows:
- Block A (4 storeys) comprises 32 no. apartments [balconies on all elevations] consisting of 17 no. 1 bedroom, and 15 no. 2 bedroom apartments;
- Block B (5 storeys) comprises 40 no. apartments [balconies on all elevations] consisting of 21 no. 1 bedroom and 19 no. 2 bedroom apartments;
- Block C (4 - 5 storeys over basement) comprises 31 no. apartments [balconies on all elevations] consisting of 1 no. studio apartment, 8 no. 1 bedroom, 17 no. 2 bedroom and 5 no. 3 bedroom apartments;
- Block D (4 storeys over basement) comprises 28 no. apartments [balconies on all elevations] consisting of 9 no. 1 bedroom, 15 no. 2 bedroom and 4 no. 3 bedroom apartments;
- Block E (2 - 3 storeys) comprises 9 no. duplex units [balconies on north and south elevations] consisting of 4 no. 1 bedroom units and 5 no. 2 bedroom units;
- Communal Amenity Space (889sqm) and public open space (1680 sqm) totalling 2,569sqm is provided throughout the site including internal amenity space/concierge area totalling 175sqm within a single story 'linked' building between Blocks A and B;
- Vehicular access to the development will be from the upgraded existing access from Newtownpark Avenue (including demolition of c. 10m of the existing boundary wall to facilitate the widening of the site entrance) and will extend throughout the site linking to the basement car parking level (as well as provision of future potential links to [the boundary with] the lands to the west and to Cluain Mhuire);
- Provision of 97 no. car parking spaces (29 no. surface car parking and 68 no. basement car parking); 226 no. cycle parking spaces (56 no. surface cycle parking space and 170 no. basement car parking) and 6 no. motorcycle spaces;
- Provision of a single storey ESB substation, hard and soft landscaped areas, public lighting, attenuation, service connections, bin stores, and a new pedestrian crossing on Newtownpark Avenue and all ancillary site development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (Dun Laoghaire Rathdown County Dublin Development Plan 2016-2022 & Blackrock Local Area Plan 2015 – 2021). The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.newtownparkavenueSHD.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if

carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Enclosures

The following documentation has been submitted to An Bord Pleanála and 6 no. copies have been provided to Dun Laoghaire Rathdown Council in accordance with Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017:

- Digital CD copy;
- Application form;
- Letter of Consent from Dun Laoghaire Rathdown Council;
- Letters to the Prescribed Bodies;
- Copy of Site Notice;
- Newspaper Notice;
- Part V Costings, Part V Letter from Dun Laoghaire Rathdown County Council and Part V drawings shown on drawing nos. 1010 – 1014 by Henry J Lyons Architects;
- Irish Water Confirmation of Feasibility and Confirmation of Design Acceptance Letters
- Statement of Consistency & Planning Report prepared by John Spain Associates;
- Statement of Material Contravention prepared by John Spain Associates;
- EIA Screening Report prepared by John Spain Associates;
- Creche Needs Assessment prepared by John Spain Associates;
- Response to An Bord Pleanála's Opinion prepared by John Spain Associates;
- Architectural Drawings and accommodation schedules prepared by Henry J Lyons Architects;
- Architectural Design Statement prepared by Henry J Lyons Architects;

- Housing Quality Assessment prepared by Henry J Lyons Architects;
- Building Lifecycle Report prepared by Henry J Lyons Architects;
- Verified Photomontages and CGIs prepared by Modelworks;
- Landscape and Visual Impact Assessment prepared by Modelworks;
- Arboricultural Report and Drawings prepared by Charles McCorkell;
- Landscape Design Statement and Drawings prepared by NMP Landscape Architects;
- Infrastructure Design Report prepared by DBFL Consulting Engineers;
- Engineering Drawings and Schedule prepared by DBFL Consulting Engineers;
- Traffic and Transport Assessment prepared by DBFL Consulting Engineers;
- Mobility Management Plan prepared by DBFL Consulting Engineers;
- Site Specific Flood Risk Assessment prepared by DBFL Consulting Engineers;
- Preliminary Design Stage Quality Audit by DBFL Consulting Engineers;
- Substructure Report by DBFL Consulting Engineers;
- Construction Environmental Management Plan prepared by Byrne Environmental;
- Construction and Demolition Waste and By-product Management Plan by Byrne Environmental
- Operational Phase Waste Management Plan prepared by Byrne Environmental;
- Sunlight, Daylight and Overshadowing Study prepared by Integrated Environmental Solutions;
- Energy Statement prepared by Waterman Moylan;
- Outdoor Lighting Report and Public Lighting Layout Plan by Sabre;
- Desktop Archaeology Assessment prepared by John Cronin and Associates;
- Architectural Heritage Impact Assessment prepared by John Cronin and Associates;
- Appropriate Assessment Screening Report prepared by Enviroguide (including Appendix III – Hydrological and Hydrogeological Qualitative Risk Assessment prepared by AWN Consulting;
- Ecological Impact Assessment Report prepared by Enviroguide (including Appendix VI – Bat Survey prepared by Sean Meehan, Meehan Ecology and Appendix IV – Invasive Species Management Plan by Enviroguide).

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017 and application guidance documents issued by An Bord Pleanála.

In preparing this planning application, including all drawings and reports, we had regard to the issues raised during pre-application meetings with Dun Laoghaire Rathdown Council the tri-partite meeting with the Board, the requirements of relevant Section 28 Guidelines and the Dun Laoghaire Rathdown County Dublin Development Plan 2016-2022 & Blackrock Local Area Plan 2015 – 2021.

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

Yours faithfully,



John Spain Associates