

An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01V902.

Date: 2nd July 2019

Dear Sir/Madam,

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT APPLICATION FOR A DEVELOPMENT COMPRISING OF 210 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY AND ASSOCIATED DEVELOPMENT AT CHURCHVIEW ROAD AND CHURCH ROAD, KILLINEY, CO. DUBLIN

Introduction

On behalf of the applicant, **Strand Court Limited, The Herbert Building, The Park, Carrickmines, Dublin 18**, we hereby submit a planning application to An Bord Pleanála in respect of a Strategic Housing Development on a site at Churchview Road and Church Road, Killiney, Co. Dublin.

This application falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 as it is a proposed development 'of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses'.

The site is zoned 'Objective A' – 'To protect and/or improve residential amenity' under the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022, under which the proposed uses are permitted in principle. The application contains a Statement of Consistency and Planning Report setting out how the proposal will be consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022.

Proposed Development

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

'The proposed development will consist of:

- *The demolition of 3 no. existing dwellings known as Culgrenagh, Briar Hill, and Hayfield;*
- *The construction of 210 no. residential units (apartments) in 3 no. blocks (A, B and C) ranging in height from 3 to 7 storeys, including lower ground floor /*

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basement level, incorporating 27 no. 1-bed units, 160 no. 2-bed units and 23 no. 3 bed units;

- *Apartment Block C includes a childcare facility with a gross floor area of 203 sq.m, with an adjacent external play area, and Apartment Block B includes a resident's amenity facility with a gross floor area of 130 sq.m;*
- *A total of 227 no. car parking spaces are proposed to be provided, including 186 no. spaces at basement/undercroft level and 41 no. surface car parking spaces, including parking for visitors and set-down parking for the childcare facility. The development provides a total of 348 no. cycle parking spaces (surface and basement level). Bin storage and plant areas are also provided at basement level.*

The associated site development and infrastructural works will include upgrade of the existing access from Churchview Road, which also serves the Fairhaven development, and provision of an internal access road, associated upgrade works to Churchview Road, foul and surface water drainage, attenuation tanks, open space areas, hard and soft landscaping, 1 no. electricity substation, boundary treatments and all ancillary works on a total site area of 1.59 ha.'

Please refer to the Statement of Consistency and Planning Report, the Architect's Design Statement and Architectural Drawings for further details of the proposed development.

Site Context and Land Use Zoning

The site is located to the west of the R118 / Church Road and north of Churchview Road, Killiney, Co. Dublin. The site is located within 3km of Dun Laoghaire Town Centre and Dart Station, within 2.5 km of Killiney Dart Station and within c. 2.9 km of Cherrywood Luas stop.

The site is situated at a strategic location along an existing and proposed public transport corridor and adjacent to a neighbourhood centre (Killiney Shopping Centre), and in close proximity to a number of employment centres (e.g. Amgen, National Rehabilitation Hospital, Cherrywood Business Park).

The site presently accommodates 3 no. detached houses which are known as Culgrenagh, Briar Hill, and Hayfield. The subject site has a total area of c. 1.59 hectares.

The site is located within the administrative area of Dun Laoghaire Rathdown County Council and is therefore subject to the land use policies and objectives of the County Development Plan 2016-2022. The lands are zoned objective A which seeks '*To protect and-or improve residential amenity*' under the Dun Laoghaire Rathdown County Development Plan 2016-2022. New residential development is permitted in principle on lands zoned Objective A.

Church Road and Churchview Road are both noted as Proposed Quality Bus / Bus Priority Routes in the Development Plan zoning map. Church Road is also subject to a transport objective in the Development Plan to provide local upgrades, which has been considered as part of the proposals for the site and has been the subject of discussions with the Transportation Section of DLRCC who confirmed that the development as proposed does not impact on the future road upgrades, i.e. there is sufficient room within the public road to accommodate any upgrades in this location.

ABP's Consultation Opinion & Section 5 SHD - Pre-Application Consultation Meeting with the Board (Tri-Partite Meeting)

A pre-application meeting was undertaken with An Bord Pleanála on the 29th of April 2019, under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. This meeting was attended by representatives from Dun Laoghaire Rathdown County

Council and the items on the Board's agenda were discussed, which broadly corresponded to the items raised in Dun Laoghaire Rathdown County Council's Opinion on the proposed development as submitted as a pre-application request to ABP.

This planning application is accompanied by Statements of Response to the Board's Opinion of the proposed development, which is dated the 16th of May 2019 and which states that the proposals constitute a reasonable basis for an application subject to specific information being addressed / provided. The Statements of Response, which should be read in conjunction with all application documentation, clearly set out how the specific information items requested by the Board have been fully addressed in the documentation now submitted for approval.

John Spain Associates Statement of Response is intended to provide a useful overview of the responses to the items in the Board's Opinion, which reflect the Opinion of the Planning Authority and the points discussed at the tripartite pre-application meeting. This overall Statement of Response refers the reader to other documentation within the application pack which specifically address the specific information requested by the Board.

Consultation with Planning Authority under Section 247

The first stage of the SHD process is a consultation with the Planning Authority (under section 247 of the Planning & Development Act, 2000, as amended).

The proposals for the site have been subject to a formal Section 247 meeting with the Planning Authority on the 7th of February 2019.

A summary of the pre-application discussions undertaken by the Applicant with Dun Laoghaire Rathdown County Council under Section 247 is included in Section 4 of the Planning Report and Statement of Consistency which accompanies this planning application.

Part V

The proposed development involves the construction of 210 no. residential units (apartments), an ancillary resident's communal facility and a childcare facility, in 3 no. blocks on a site at Churchview Road and Church Road, Killiney, Co. Dublin.

This results in a requirement to provide 21 no. additional units as part of the Part V requirement for this application (i.e. 10% of 210).

The indicative proposals prepared by OMP (see Section 5 of the Design Statement and Part V drawing included with the Part V package) on behalf of the applicant identifies Block C01 as a potential location for the Part V units, which are to be provided as follows subject to agreement with DLRCC:

1 no. block (Block C01) of 22 no. apartments containing:

- 8 no. 1-bed
- 14 no 2-bed

In accordance with the Planning and Development Regulations 2001, as amended, and the guidance provided in Circular PL10/2015, we also enclose an Estimate of Costs prepared by Park Developments, on behalf of the applicant, Strand Court Limited.

The above proposals have been the subject of detailed discussions with the Housing Department of DLRCC, as confirmed in the accompanying letter from DLRCC included with the Part V package.

The exact details of the Part V agreement will be required to be agreed as a condition of planning permission. The applicant will engage in discussions with Dun Laoghaire Rathdown County Council Housing Department following receipt of a final grant of permission and prior to commencement of development, to agree the details of the Part V agreement for the development.

Drawings, Plans and Particulars

The planning application is accompanied by a full set of architectural drawings which have been prepared in accordance with the requirements of Articles 297 and 298 of the Planning and Development Regulations 2001-2018.

The drawing package includes a full set of architectural drawings, including a Site Location Map, Site Layout Plans, Landscape drawings and Engineering drawings. In addition, a Design Statement, prepared by OMP Architects, is enclosed with this planning application which illustrates the existing and proposed context. Each drawing pack is accompanied by a schedule of drawings as required under Q. 23 of the Application Form.

Statement of Consistency with Planning Policy

A Statement of Consistency with Planning Policy and Planning Report prepared by John Spain Associates is enclosed with this planning application which demonstrates that the proposal is consistent with the relevant guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended) and with the County Development Plan.

EIA Screening Report

Please note an EIA Screening Report has been enclosed with this planning application which provides a description of the possible effects on the environment and mitigation measures incorporated into the scheme design.

Application Site Boundary

Please note that the application site boundary has been provided by OMP Architects in both shapefile and .dwg format on CD ROM with all geometry referenced to ITM as specified in Section 6 of the Application Form.

Irish Water Requirements

The requirements in respect of Irish Water (IW) set out in Section 20 of the SHD Application Form are addressed in the form, the IW correspondence received (COF, SHD Pre-Application Letter and Statement of Design Acceptance which are enclosed with the application form) and the Engineering Services Report, including appendices, prepared by DBFL Consulting Engineers.

DBFL received a Statement of Design Acceptance from Irish Water, enclosed with the application form, following further consultation prior to lodgement.

The applicant confirms that all water and foul drainage services will be designed and installed in accordance with Irish Water standards.

A copy of the final application has also been submitted to Irish Water.

Fee

Please find enclosed a fee of **€28,761.60** made payable to An Bord Pleanála for a Section 4 SHD application as prescribed in the Strategic Housing Development Fee Schedule issued on the 15th of March 2017.

Enclosures

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

- 1 no. fee cheque of €28,761.60;
- 2 no. copies of the Application Form and attachments for a Section 4 SHD Planning Application (including Irish Water Correspondence and Letters of Consent);
- 2 no. copies of the Newspaper Notice;
- 2 no. copies of the Site Notice;
- 2 no. copies of the 4 no. letters to the prescribed bodies and the letter to DLRCC;
- 3 no. soft copies of the full SHD application documentation;
- 2 no. copies of this Cover Letter prepared by John Spain Associates (JSA);
- 2 no. copies of a Statement of Response to the Board's Opinion prepared by JSA and others;
- 2 no. copies of a Planning Report and Statement of Consistency prepared by JSA;
- 2 no. copies of an EIA Screening Report prepared by JSA and consultants;
- 2 no. copies of Architectural Drawings, Schedule of Drawings, Technical Booklet, Statement of Response Brochure and Design Statement Brochure prepared by O'Mahony Pike (OMP) Architects;
- 2 no. copies of the Part V proposals including a Part V Plan and Brochure prepared by OMP, a Part V Cover Letter prepared by JSA, an Estimate of Costs prepared by the applicant and a Letter from the DLRCC Housing Department;
- 2 no. copies of Engineering Drawings & Schedule and Engineering Services Report, including a Flood Risk Assessment and appendices, prepared by DBFL Consulting Engineers;
- 2 no. copies of a Traffic and Transport Assessment and a Mobility Management Plan prepared by DBFL Consulting Engineers;
- 2 no. copies of a Construction and Environmental Management Plan prepared by DBFL Consulting Engineers;
- 2 no. copies of a Quality Audit (Stage 1) prepared by Bruton Consulting Engineers;
- 2 no. copies of a Stage 1 Surface Water Audit prepared by Punch Consulting Engineers;
- 2 no. copies of Landscape Drawings, Schedule, Landscape Design Rationale Report and Visual Impact Report prepared by Brady Shipman Martin (BSM) Landscape Architects;
- 2 no. copies of a Ecological (Biodiversity) Appraisal Report prepared by Brady Shipman Martin (BSM) Landscape Architects;
- 2 no. copies of Appropriate Assessment Screening Report prepared by Brady Shipman Martin (BSM) Landscape Architects;
- 2 no. copies of Tree Constraints Plan and Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement prepared by Arborist Associates;
- 2 no. copies of a Daylight and Sunlight Impact Assessment and a Photomontage Brochure prepared by Digital Dimensions;
- 2 no. copies of a Site Lighting Report and Drawings prepared by PMEP Consulting Ltd;

- 2 no. copies of a Description of Proposed Utilities and Energy & Sustainability Report and Drawing prepared by PMEPP Consulting Ltd;
- 2 no. copies of a Building Lifecycle Report prepared by O'Mahony Pike (OMP) Architects and Cushman Wakefield, in consultation with the applicant and design team;
- 2 no. copies of a Construction and Operational Waste Management Plan prepared by AWN Consulting Ltd;
- 2 no. copies of an Noise Impact Assessment prepared by AWN Consulting Ltd;
- 2 no. copies of a Wind Microclimate Study prepared by ARUP; and
- 2 no. copies of an Archaeology and Conservation Report prepared by Courtney Deery.

Six no. hard copies and three no. soft copies of this SHD has been sent to Dun Laoghaire Rathdown County Council as the appropriate planning authority in which the proposed Strategic Housing Development (SHD) is located. One no. hard copy and one no. soft copy has been issued to three of the prescribed authorities listed in the Board's Opinion and one no. soft copy has been issued to the Dún Laoghaire Rathdown County Childcare Committee, as they have confirmed they do not require hardcopies.

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

In preparing this planning application, including all drawings and reports, the applicant and design team have responded to the items raised in pre-application consultation meetings and the Board's Opinion.

If you require any additional information, please do not hesitate to contact us.

Yours faithfully,



John Spain Associates