

Planning Department,
Dún Laoghaire-Rathdown County Council,
County Hall,
Marine Road,
Dún Laoghaire,
Co. Dublin,
A96 K6C9

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

On behalf of the applicant, **Strand Court Limited, The Herbert Building, The Park, Carrickmines, Dublin 1**, please find enclosed 6 no. hard copies and 3 no. soft copies (on CD rom) of a planning application submitted to An Bord Pleanála in respect of a proposed Strategic Housing Development on a site at Churchview Road and Church Road, Killiney, Co. Dublin. The Planning Authority's pre-application reference for this project is SHD/PAC/17/19.

Proposed Development

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

- 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 / 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.

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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.

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 setting out how the proposal will be consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022.

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:

- Application Form and attachments for a Section 4 SHD Planning Application;
- Newspaper Notice;
- Site Notice;
- 3 no. soft copies of the documentation;
- Cover Letter prepared by JSA;
- Statement of Response to the Board's Opinion prepared by JSA and others;
- Planning Report and Statement of Consistency prepared by John Spain Associates (JSA);
- EIA Screening Report prepared by JSA and consultants;
- Architectural Drawings, Schedule of Drawings, Technical Booklet, Statement of Response Brochure and Design Statement Brochure prepared by O'Mahony Pike (OMP) Architects;
- 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;
- Engineering Drawings & Schedule and Engineering Services Report, including a Flood Risk Assessment and appendices, prepared by DBFL Consulting Engineers;
- Traffic and Transport Assessment and a Mobility Management Plan prepared by DBFL Consulting Engineers;
- Construction and Environmental Management Plan prepared by DBFL Consulting Engineers;
- Quality Audit (Stage 1) prepared by Bruton Consulting Engineers;
- Stage 1 Surface Water Audit prepared by Punch Consulting Engineers;
- Landscape Drawings, Schedule, Landscape Design Rationale Report and Visual Impact Report prepared by Brady Shipman Martin (BSM) Landscape Architects;
- Ecological (Biodiversity) Appraisal Report prepared by Brady Shipman Martin (BSM) Landscape Architects;
- Appropriate Assessment Screening Report prepared by Brady Shipman Martin (BSM) Landscape Architects;
- Tree Constraints Plan and Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement prepared by Arborist Associates;
- Daylight and Sunlight Impact Assessment and a Photomontage Brochure prepared by Digital Dimensions;
- Site Lighting Report and Drawings prepared by P MEP Consulting Ltd;

- Description of Proposed Utilities and Energy & Sustainability Report and Drawing prepared by PMP Consulting Ltd;
- Building Lifecycle Report prepared by O'Mahony Pike (OMP) Architects and Cushman Wakefield, in consultation with the applicant and design team;
- Construction and Operational Waste Management Plan prepared by AWN Consulting Ltd;
- Noise Impact Assessment prepared by AWN Consulting Ltd;
- Wind Microclimate Study prepared by ARUP; and
- Archaeology and Conservation Report prepared by Courtney Deery.

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, we had regard to the issues raised during pre-application meetings with Dun Laoghaire Rathdown County Council, the tri-partite meeting with An Bord Pleanála and the requirements of relevant Section 28 Guidelines and the Dun Laoghaire Rathdown County Development Plan 2016-2022.

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

Yours faithfully,



John Spain Associates