

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

Date: 20th November 2019
JSA Ref. 18220

Dear Sir / Madam,

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 192 NO. DWELLINGS, CRECHE, AND GYM AT BALROY HOUSE, CARPENTERSTOWN ROAD, DUBLIN 15.

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 for residential development on a site of c. 1.77 hectares at Balroy House, Carpenterstown Road, Dublin 15.

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*'.

Proposed Development

The proposed development for which a ten year permission is sought is described as follows in the public notices:

The development will consist of the demolition of the existing 2 storey dwelling and ancillary buildings (c. 1,287 sq. m) and the construction of a residential development of 192 no. apartments (and ancillary facilities including a creche and a gym) in 5 no. 5 storey apartment buildings, comprising 67 no. 1 bedroom apartments, 104 no. 2 bedroom apartments and 21 no. 3 bedroom apartments (all apartments with balconies or terraces) as follows:

- Block A (5 storeys) comprises 38 apartments consisting of 16 no. 1 bedroom, 19 no. 2 bedroom and 3 no. 3 bedroom apartments;
- Block B (5 storeys) comprises 41 apartments consisting of 16 no. 1 bedroom, 22 no. 2 bedroom and 3 no. 3 bedroom apartments;

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

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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- Block C (5 storeys over basement) comprises 46 apartments consisting of 12 no. 1 bedroom, 31 no. 2 bedroom and 3 no. 3 bedroom apartments;
- Block D (5 storeys over basement) comprises 31 apartments consisting of 7 no. 1 bedroom, 20 no. 2 bedroom and 4 no. 3 bedroom apartments;
- Block E (5 storeys over basement) comprises 36 apartments consisting of 16 no. 1 bedroom, 12 no. 2 bedroom and 8 no. 3 bedroom apartments;
- The facilities (at ground floor of Block A) will comprise a creche (c. 174 sq. m), gym (c. 114 sq. m), residential amenity room (c. 40 sq. m) and security office (c. 22 sq. m);
- Vehicular access to the development will be from 2 no. junctions onto the Carpenterstown Road (including secondary access [exit only] at western corner of lands in reconfigured arrangement to existing access) - existing access to be closed and planted and relocated to eastern corner of lands on Carpenterstown Road (layout to facilitate future cycle route at northern boundary);
- 240 car parking spaces (82 surface car parking and 158 basement car parking); 180 no. basement cycle spaces and 172 surface cycle spaces;
- Provision of landscaped areas, circulation, paths, attenuation and all ancillary site development works, single storey ESB substation, single storey bicycle and bin stores, all on a site of c. 1.77 hectares, located on the Carpenterstown Road, Carpenterstown, Dublin 15.

The proposed residential development has been prepared in accordance with the requirements of the relevant Section 28 Guidelines, the National Planning Framework, the Regional Spatial and Economic Strategy for the East and Midlands, the Fingal County Development Plan 2017-2023, and has been the subject of a series of pre-application consultations with the Planning Authority under Section 247 and a tri-partite meeting with An Bord Pleanála prior to the submission of this planning application to An Bord Pleanála.

In addition, separate consultations were undertaken with relevant personnel in the Planning Authority to ensure all relevant matters have been addressed as part of the pre-application process. Consultation have also been undertaken with other relevant bodies including Irish Water.

Location

The subject site is located to the south of Carpenterstown Road, Castleknock, Dublin 15 to the west of the M50 and to the north of Diswellstown, a large residential development. St. Patrick's school and Diswellstown Community Centre are located to the south west. Castleknock Community College and a small neighbourhood scale retail location is located further to the west. The site area is approximately 1.77 hectares.

Land Use Zoning

The subject site is zoned 'RS' - 'Provide for residential development and protect and improve residential amenity'.

Please refer to the Planning Report and Statement of Consistency for a more detailed assessment in respect to how the proposal complies with the land use zoning framework.

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 13th June 2019, under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act

2016. This meeting was attended by representatives from Fingal County Council and the applicant's team, and the items on the Board's agenda were discussed.

This planning application is accompanied by a Statement of Response to the Board's Opinion of the proposed development (which is dated the 28th June 2019). The Statement of Response, which should be read in conjunction with all application documentation, clearly set out how the items raised by the Board have been fully addressed in the documentation now submitted for approval.

It is noted the Board's Opinion considered that the documents submitted with the request to enter into consultations, "*constitute a reasonable basis for an application for strategic housing development.*"

John Spain Associates Statement of Response is intended to provide a useful overview of the responses to the items in the Board's Opinion. The overall Statement of Response refers the reader to other documentation within the application pack which provides greater detail in respect of the items addressed within the JSA Statement of Response.

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). A description of the pre-application consultation undertaken by the Applicant with Wicklow County Council under Section 247 has been included within the Planning Report and Statement of Consistency.

Part V

The applicant has entered into initial discussions with the Housing Department of Fingal County Council in respect to the Part V requirements. The applicant's Part V proposals are described and mapped in the Part V material accompanying this SHD application prepared by DeBlacam & Meagher Architects

The proposed Part V allocation is the transfer of 20 no. units by the applicant to Fingal County Council.

The applicant agrees to accept a condition on a grant of planning permission, if the Board is minded to approve the proposed development, which requires the applicant to enter into a Part V agreement with Fingal County Council as per their requirements prior to the commencement of 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 planning application drawing packages include a Site Location Map, Site Layout Plan, Taken in Charge drawing, Landscape Masterplan and Engineering drawings. The full list of enclosures is set out below. Each drawing pack is accompanied by a schedule of drawings as required under Q. 23 of the SHD Application Form. Lands under the control of the applicant are identified on the drawings.

Website

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.carpenterstownroadshd.ie.

EIAR/Environmental Report

Please note an Environmental Report/EIA Screening for this sub-threshold residential development has been enclosed with this consultation request which provides a description of the likely significant effects on the environment.

Appropriate Assessment Screening

An AA screening and an EclA, prepared by Enviroguide is included.

Application Site Boundary

Please note that the application site boundary has been provided in .dwg format on the digital copy submitted, with all geometry referenced to ITM as specified in Section 6 of the Application Form.

Irish Water Requirements

This application is accompanied by a Statement of Design Acceptance from Irish Water dated the 7th of October 2019.

Consultation with Planning Authority & ABP

The SHD process comprises three mandatory stages including Stage 1 which is a consultation with the Planning Authority (under section 247 of the Planning & Development Act, 2000, as amended).

A formal pre-application meeting was held at the offices of Fingal County Council on the 10th of January 2019 and the 28th of February 2019. It is considered that the comprehensive suite of documents submitted with this pre-application consultation request address the matters raised by Fingal County Council at the Section 247 meeting.

A summary of the pre-application consultation undertaken by the Applicant with Fingal County Council under Section 247 has been included in this consultation request in the Statement of Consistency.

A tripartite meeting was held in accordance within the Strategic Housing Development Regulations 2017 on 13th June 2019 and a record of the meeting issued under ABP Ref.: ABP-304386-19. The aforementioned Response to ABP Opinion, which is submitted alongside this application, has sought to address the matters raised by the Board, with all requested information now included.

Further consultation was undertaken with Fingal Co. Co. on the 15th of July.

Prescribed Bodies

As required in the Board's Consultation Opinion a copy of the application has been sent to the prescribed bodies set out below. Several prescribed bodies stated that they would prefer to receive a soft copy of the planning application documentation only. These are noted

below, and a copy of email correspondence confirming this preference to receive a soft copy only is included as Appendix 1 to this cover letter.

1. Irish Water; **(Soft Copy Only)**
2. National Transport Authority (NTA) **(Soft Copy Only)**;
3. Transport Infrastructure Ireland **(Soft Copy Only)**
4. Fingal Childcare Committee.**(Soft Copy Only)**

Fee

Please find enclosed fee of **€27,480** made payable to An Bord Pleanála for a Section 4 Strategic Housing Development application as prescribed in the Strategic Housing Development Fee Schedule issued on the 15th of March 2017.

Enclosures

The following documentation accompanies this consultation request in accordance with Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Article 28 of the Planning and Development (Strategic Housing Development) Regulations 2017:

List of Inputs	
Particulars	
1.	Cover Letter
2.	Site Notice
3.	Newspaper Notice
4.	Application Form for SHD Schedule of Areas / Plot Ratio / Site Coverage
5.	Site Boundary in DWG Format referenced to ITM
6.	Prescribed Bodies Letters
7.	Irish Water letter Confirmation of Design
8.	Pre SHD Application Fee
9.	Part V Proposals
10.	Website
John Spain Associates	
11.	Statement of Consistency & Planning Report
12.	EIA Screening Report
13.	Social Infrastructure Assessment
14.	Response to ABP Opinion
DeB&M Architects	
15.	Architectural Design Statement
16.	Architectural Drawings plans elevations sections (including schedule of drawings and accommodation)
17.	Housing Quality Assessment
18.	Lifecycle Report (Apartments) for SHD Application
OCSC Consulting Engineers	
19.	Traffic and Transport Assessment
20.	Mobility Management Plan
21.	Engineering Services Report (including DMURS Compliance Statement & Flood Risk Assessment)
22.	Engineering Drawings (including entrance details) and Schedule
23.	Outline Construction Management Plan

List of Inputs	
Bernard Seymore Landscape Architects	
24.	Landscape Drawings and Landscape Design Report
Miscellaneous Reports/Docs	
25.	Energy Report prepared by Kieran Morley
26.	Lighting Design (Kieran Morley)
27.	Construction and Demolition Waste and By-Product Management Plan prepared by Byrne Environmental
28.	Operational Phase Waste Management Plan prepared by Byrne Environmental
29.	Archaeology Report prepared by IAC
30.	Appropriate Assessment Screening Report prepared by Enviroguide
31.	Ecological Impact Assessment
32.	Tree Survey and Report/Drawings prepared by Enviroguide
33.	LVIA prepared by Macroworks
34.	Photomontages and CGIs prepared by GNET 3D
35.	Sunlight/Daylight/Overshadowing prepared by Geraghty Engineering

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, application guidance documents issued by An Bord Pleanála and the General Guidance Note accompanying the SHD Application Form.

In preparing this application, including all drawings and reports, we had regard to the issues raised during pre-application meetings with Fingal County Council and during the tripartite meeting held with the Board and the Planning Authority, as well as the requirements of relevant Section 28 Guidelines and the Fingal County Development Plan.

Six no. hard copies, and three no. soft copies, of this application have been sent to Fingal County Council as the appropriate planning authority in which the proposed Strategic Housing Development (SHD) is located.

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

Yours faithfully,



John Spain Associates

Appendix 1 – Soft Copies Confirmation

Fingal Childcare Committee

Rory Kunz

From: Nicola McKernan <nicola@fingalcountychildcare.ie>
Sent: Wednesday 25 September 2019 10:15
To: Rory Kunz
Subject: RE: re: Carpenterstown SHD

Hi Rory,

Hope this email finds you well.

I am the development officer for the Dublin 15 area. A soft copy will suffice.

Kind regards,
 Nicola McKernan
 Development Officer
 Fingal County Childcare Committee CLG
 Omega House
 Collinstown Cross
 Swords Road
 Co Dublin, Eircode: K67EOA8

Tel: (01) 4851727 | Email: info@fingalcountychildcare.ie | Web: www.fingalcountychildcare.ie



**FINGAL COUNTY
 CHILDCARE COMMITTEE**
 COISTE CÚRAIM LEANÁI CHONTAE FHINE GALL

Fingal County Childcare Committee Supports:



Please email info@fingalcountychildcare.ie for more information on the Better Start Quality Development Service for preschools.

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Transport Infrastructure Ireland

Rory Kunz

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: Friday 27 September 2019 11:01
To: Rory Kunz
Cc: Landuse Planning
Subject: RE: re: Carpenterstown SHD

Dear Mr. Kunz,

I can confirm that a soft copy (CD) is acceptable to TII.

Regards,

Cliona Ryan
Land Use Planning

Transport Infrastructure Ireland
Parkgate Business Centre



Parkgate Street, Dublin 8

t +353 1 6463600
d +353 1 6463522

From: Rory Kunz <rkunz@johnspainassociates.com>
Sent: Friday 27 September 2019 08:13
To: Landuse Planning <LandUsePlanning@tii.ie>
Subject: RE: re: Carpenterstown SHD

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Irish Water Letter

Rory Kunz

From: Niko Taktikos <taktikos@water.ie>
Sent: Friday 1 November 2019 10:07
To: Rory Kunz
Subject: Strategic Housing Development documentation format notification

Hi Rory,

Many thanks for the call earlier today. To confirm, we can accept soft copies of Strategic Housing Development documentation i.e. a cover letter and digital media e.g. USB Key or DVD/CD as an alternative to Hard copy documentation as previously sent on.

Please forward this information for each Strategic Housing Development application to the following Address:

Development Management
Connection and Developer Services
Irish Water
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

Please note that the address as above and point of contact is subject to change to which we will advise of updates in the near future. For now, I shall be your point of contact at the address as above. If you have any further questions, please do not hesitate to contact me as soon as reasonably possible.

Best regards,

Niko Taktikos

Planning Referral Officer
Connections and Developer Services

Irish Water
Colvill House, 24-26 Talbot Street, Dublin 1, Ireland

Uisce Éireann
Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, Éire

T: 01 82 30356
E: taktikos@water.ie
W: www.water.ie

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National Transport Authority

Rory Kunz

From: Info
Sent: Wednesday 21 August 2019 12:23
To: All Staff - JSA
Subject: FW: SHD Applications

From: David Clements <David.Clements@nationaltransport.ie>
Sent: Wednesday 21 August 2019 12:17
To: Info <info@johnspainassociates.com>
Subject: SHD Applications

Hi,

Could you please inform your planners that the NTA does not require hard copies of SHDs, as we end up recycling almost all of the documents. They only need to send us a cover letter and CD in future.

Thanks,

David Clements
Land Use & Transport Planner
Transport Planning and Capital Investment



Dún Sóine
Iveagh Court
Harcourt Lane
Dublin 2

Tel: + 353 (0)1 879 8305
Email: david.clements@nationaltransport.ie
Web: www.nationaltransport.ie

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