

Our Ref: 778

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

29<sup>th</sup> January 2020

**RE: Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency: Section 175 Planning Application to An Bord Pleanála for a residential development with ancillary commercial uses (retail unit, café and crèche) partially comprising a "Build to Rent" scheme on circa 9.69 hectares of land in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.**

Dear Sir/Madam,

On behalf of the Applicant, Dún Laoghaire-Rathdown County Council acting in Partnership with the Land Development Agency, we hereby submit a development proposal for approval under Section 175(3) of the Planning and Development Act 2000, as amended.

Approval is being sought for:

A proposed residential development with ancillary commercial uses partially comprising a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018". The site is located within the curtilage of a protected structure. Shanganagh Castle, House and Gate Lodge (RPS No. 1845) are located neighbouring but outside of the subject site. The development includes the demolition of an existing house, glass houses and maintenance buildings located within the Parks Maintenance Depot.

The proposed development seeks the construction of 597 no. residential units (ranging from 1 – 6 stories in height with 1 no. block comprising a seventh storey setback) in a combination of housing, apartment and Build to Rent apartment units. A total of 51 no. two and three storey, detached (1 no.), semi-detached (14 no.) and terraced (36 no.) houses are proposed (21 no. 2 bed and 30 no. 3 bed) which are affordable units intended for sale, 40 no. apartments (Block F) which are also affordable units intended for sale and 506 no. Build to Rent apartments (consisting of 200 social units and 306

cost rental units). The apartments and Build to Rent apartments are provided in 8 no. blocks as follows:

- Block A – 6 storeys comprising 61 no. apartments (6 no. studio; 25 no. 1 bed; 19 no. 2 bed; and 11 no. 3 bed)
- Block B – 6 / 5 / 4 storeys comprising 101 no. apartments (12no. studio; 13 no. 1 bed; 65 no. 2 bed; and 11 no. 3 bed)
- Block C – 5 storeys comprising 33 no. apartments (1 no. studio; 25 no. 2 bed; 7 no. 3 bed)
- Block D – 5 / 3 storeys comprising 35 no. apartments (18 no. 1 bed; 8 no. 2 bed; 7 no. 3 bed and 2 no. 4 bed)
- Block E - 6 / 4 storeys comprising 104 no. apartments (47 no. 1 bed; 42 no. 2 bed; and 15 no. 3 bed)
- Block F – 6 storeys comprising 40 no. apartments (10 no. 1 bed and 30 no. 2 bed)
- Block G – 6 / 5 storeys with 7 storey set back comprising 111 no. apartments (10 no. studio; 26 no. 1 bed; 62 no. 2 bed; and 13 no. 3 bed)
- Block H - 6 storeys comprising 61 no. apartments (26 no.1 bed; 30 no. 2 bed; and 5 no. 3 bed)

Flexibility is sought in respect of the number of apartments to be delivered in Blocks E and H such that 2 no. 1 bed units and 2 no. 2 bed units may be amalgamated, should the need arise, into 2 no. 4 bed apartments thereby reducing overall unit provision in Blocks E from 104 no. units to 103 no. units and Block H from 61 no. units to 60 no. units and reducing the overall number of units within the development to 595 units.

The residential units are structured such that (a) 91 no. units (51 no. houses and 40 no. apartments comprising Block F) are affordable units intended for sale; (b) 200 no. BTR units including Blocks D, E and H are social units; and (c) the remaining 306 no. BTR units including Blocks A, B, C and G are cost rental units.

The proposed development provides for (i) resident services and amenities including (a) Gym; (b) residents lounge/cinema room; (c) Function Room; (d) Gallery/Community Room; (e) 2 no. Lounge areas; (f) Business pods; and (g) Co-Working Office units; and (ii) resident support facilities including (a) Concierge Facilities; (b) Parcel /Store Room; (c) Central Energy Centre; (d) waste management areas; and (e) bike storage rooms.

Provision is also made for a (i) crèche facility with capacity to accommodate 107 no. children; (ii) local shop of 103sqm (NFA) and (iii) local café of circa 125sqm.

Associated site and infrastructural works include provision for (i) water services, foul and surface water drainage and associated connections across Shanganagh Park to the proposed Woodbrook residential scheme; (ii) attenuation proposals including permeable paving, green roofs and swales; (iii) all landscaping works including (a) regeneration of the existing pond within the Demesne; (b) provision of playground and kick about areas; and (c) new pedestrian and cycle connections through the adjoining

parkland to the south to facilitate a future connection to the proposed Woodbrook DART station; (iv) 365 no. car parking spaces and 1,318 no. bicycles spaces; (v) 5 no. ESB substations; and (vi) external plant and services.

The development comprises works to the existing Shanganagh Castle entrance to the Dublin Road, including relocation of the existing entrance to the north; upgrade works to facilitate a signalised junction; and provision of a separate pedestrian access. The existing Shanganagh Castle Entrance shall remain operational on a temporary basis to facilitate construction traffic. Site development works are also proposed within the curtilage of the Gate Lodge, located outside of the subject site, at the north-west corner (protected structure).

Dún Laoghaire-Rathdown 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 accompanies the application for approval.

The development proposal has also been made available online at [www.shanganaghcastleresidential.ie](http://www.shanganaghcastleresidential.ie).

The required fee of €30,000 has been lodged with An Bord Pleanála by EFT.

The prescribed bodies have been notified in accordance with the requirements of Section 175(4)(b) of the Planning and Development Act 2000, as amended, and copies of the letters issued to the bodies are attached.

In support of the development proposal, please find attached 3 no. copies of all plans, drawings, reports and particulars and 1 no. electronic copy in searchable format. The documentation enclosed is detailed in the Planning Documentation Schedule and Drawing Schedule attached.

The development may be carried out by another party acting on the applicant's behalf. In consideration of Section 47 of the Planning and Development Act 2000, as amended, Dún Laoghaire-Rathdown County Council in partnership with the Land Development Agency hereby covenants, agrees and undertakes that, in consideration of the approval for development by An Bord Pleanála, in so far as it relates to the units within Block no.'s A, B, C, D, E, G and H (referred to as Build to Rent units herein) and continued use of the units and in compliance with any conditions attached to the approval:

- a. The Development shall remain owned and operated by an institutional entity and that this status shall continue to apply for a minimum period of 15 years from the date of the approval, and
- b. No individual residential Build to Rent units shall be sold or rented separately for that period.

Should you require any further clarification in respect of the above, please do not hesitate to contact 01 678 9822.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Robert Smyth". The signature is written in a cursive style with a large initial 'R' and a long, sweeping tail on the 'y'.

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ABK Architects  
34 Lower Leeson Street  
Dublin 2

## SHANGANAGH DEVELOPMENT PROPOSAL - DOCUMENTS

3 no. hard copies and 1 no. electronic copies of the following are included with this application to An Bord Pleanála:

- Planning Cover Letter incl. Schedule of Documents, prepared by Dún Laoghaire-Rathdown County Council
- Site Notice and Newspaper Notice, prepared by HRA Planning
- Acknowledgement receipt from EIA Portal
- Letter of Consent from Aeval Unlimited Company dated 18 December 2019
- Sustainable Neighbourhood & BTR Justification Report, prepared by HRA Planning
- Planning Statement, prepared by HRA Planning
- Architect's Drawings, prepared by ABK Architects (see schedule of drawings attached with each bundle)
- Schedule of Accommodation, prepared by ABK Architects
- Housing Quality Assessment, prepared by ABK Architects
- Architectural Design Statement, (including photomontages) prepared by ABK Architects
- Landscape Drawings, prepared by Aecom Landscape Architects (see schedule of drawings attached with each bundle)
- Landscape Design Statement, prepared by Aecom Landscape Architects
- Outline Softworks Specification, prepared by Aecom Landscape Architects
- Arboricultural Assessment Report (Refer to EIAR Appendices Report Appendix 2.2), Tree Constraint Plans and Tree Protection Plans, prepared by Arborist Associates Limited (see schedule of drawings attached with each bundle).
- Engineering Drawings (including Roads and Drainage), prepared by Punch Consulting Engineers (see schedule of drawings attached with each bundle)
- Engineering Planning Report (including Roads and Drainage), prepared by Punch Consulting Engineers
- Site Specific Flood Risk Assessment, prepared by Punch Consulting Engineers. Refer to EIAR Appendices Report Appendix 9.2
- Hydrological Site Assessment by Bluerock Environmental Ltd. Refer to EIAR Appendices Report Appendix 9.1
- Stormwater Impact Assessment Report, prepared by Punch Consulting Engineers. Refer to EIAR Appendices Report Appendix 16.2
- Climate Change Impact Assessment, prepared by Punch Consulting Engineers
- Traffic and Transport Assessment, prepared by Punch Consulting Engineers. Refer to EIAR Appendices Report Appendix 15.1
- Travel Plan, (including Mobility Management) prepared by Punch Consulting Engineers
- Quality Audit, prepared by CST Group Consulting Engineers
- Road Safety Audit, prepared by CST Group Consulting Engineers
- Surface Water Audit, prepared by JBA Consulting Engineers
- Construction and Demolition Waste Management Plan, prepared by Punch Consulting Engineers. Refer to EIAR Appendices Report Appendix 17.2
- Construction Management Plan, prepared by Punch Consulting Engineers. Refer to EIAR Appendices Report Appendix 2.4
- Engineering Drawings (including External Lighting Layouts), prepared by Homan O'Brien Consulting Engineers (see schedule of drawings attached with each bundle)

- Site Lighting Report, prepared by Homan O'Brien Consulting Engineers
- Energy Report, prepared by Homan O'Brien Consulting Engineers
- Appropriate Assessment (AA) Screening Report prepared by Aecom
- Shadow Analysis Report, prepared by ABK Architects
- Building Lifecycle Report, prepared by ABK Architects
- Operational Waste Management Plan, prepared by AWN Consulting. Refer to EIAR Appendices Report Appendix 17.1
- Geophysical Survey Report, prepared by J.M. Leigh Surveys Ltd. Refer to EIAR Appendices Report Appendix 12.3
- Environmental Impact Assessment Report prepared, by HRA Planning
- Environmental Impact Assessment Appendices Report, prepared by HRA Planning
- Environmental Impact Assessment Appendix 7.1 Confidential Badger Report
- Copy of Cover Letters to Prescribed Bodies