

APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL

Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, intends to seek the approval of An Bord Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of circa 9.69 hectares of land zoned for residential development within the Woodbrook – Shanganagh Local Area Plan 2017 – 2023. The proposed residential development with ancillary commercial uses partially comprises 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 development site is located between Shanganagh Castle to the east, Dublin Road to the west, Castle Farm to the north and Shanganagh Park to the south, in the townlands of Shanganagh, Cork Little and Shankill, Co. Dublin.

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 (12 no. 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 (EIAR) has been prepared in respect of the proposed development. The particulars of the development and EIAR will be available for inspection free of charge, or may be purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) from 29th January 2020 to 12th March 2020 (inclusive of both dates) Monday – Friday excluding bank holidays at the following locations:

- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, Do1 V902 between 9.15hrs and 17.30hrs;
- Planning Department, Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dun Laoghaire, Co. Dublin between the hours of 10.00hrs to 16.00hrs; and
- Dún Laoghaire-Rathdown County Council Offices, Dundrum Office Park, Main Street, Dundrum, Dublin 14 between the hours of 9.30hrs to 12.30hrs and 13.30hrs to 16.30hrs

The plans and particulars of the development and the EIAR may also be viewed at or downloaded from the following website www.shanganaghcastleresidential.ie

Submissions or observations may be made in writing only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, Do1 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála not later than 17.30hrs on 12th March 2020 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may at its absolute discretion hold an oral hearing on the application (for further details see ‘A Guide to Public Participation in Strategic Infrastructure Development’ on the Board’s website www.pleanala.ie).

The Board may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100). A person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act 2000, as amended. Practical information on the review mechanism can be accessed under the heading *Information on Cases – Judicial Review of Planning Decisions* on the Board’s website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.