

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

Our Ref. 19017

17 November 2020

RE: STRATEGIC HOUSING DEVELOPMENT – APPLICATION TO AN BORD PLEANÁLA

THE PROPOSED DEVELOPMENT COMPRISES 360NO. DWELLINGS, ACCOMMODATED IN 128NO. HOUSES AND 3NO. APARTMENT BUILDINGS (232NO. APARTMENT UNITS). OTHER DEVELOPMENT INCLUDES RESIDENTIAL INTERNAL AMENITY AREAS (C.380 SQ M), 1NO.CHILDCARE FACILITY (C.278 SQ M) AND 1NO. RETAIL UNIT (C.98 SQ M). BUILDING HEIGHT RANGES FROM 1 TO 8-STOREYS. ASSOCIATED SITE DEVELOPMENT WORKS INCLUDE A DEDICATED PUBLIC PARK AND AMENITY OPEN SPACE, NEW ‘KELLYSTOWN LINK ROAD’ ACCESS ROAD AND INTERNAL ROAD, PEDESTRIAN AND BICYCLE NETWORK, GREEN ROUTE, PUMP STATION AND OTHER ENVIRONMENTAL INFRASTRUCTURE AND LANDSCAPING WORKS.

Dear Sir / Madam,

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, have been instructed by our client, Castlethorn Construction Unlimited Company and Castlethorn Developments (Kellystown) Unlimited Company, Usher House, Main Street Dundrum, Dublin 14 (the Applicant) to make this Planning Application to An Bord Pleanála under the provision of Section 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

As per Article 297(5) of the Planning and Development Regulations 2001 – 2017, please find enclosed: -

1. Evidence of payment of the appropriate fee of €49,507.20 (EFT Reference enclosed).
2. SHD Planning Application Form, signed and dated
3. Newspaper Notice
4. Site Notice
5. Confirmation of Feasibility Statement from Irish Water dated 9 July 2018.
6. Statement of Design Acceptance from Irish Water dated 3 September 2020.
7. Letter of Consent from Brian Lynam on behalf of all the joint registered owners (the Lynam family) dated 5 February 2020.
8. Letter of Consent from Fingal County Council dated 6 November 2020, and accompanying drawing (Drg. no. 1506A-OMP-00-SP-DR-A-1902 ‘Site Layout (FCC own land)’) prepared by O’Mahony Pike Architects.
9. Letter of Consent from Fingal County Council dated 16 November 2020, and accompanying drawing (Drg. no. 1506A-OMP-00-SP-DR-A-1900_LAND ‘Fingal Residential Lands’) prepared by O’Mahony Pike Architects.
10. Copies of Cover Letters sent to Prescribed Bodies with copy of SHD application.
11. Copy of Cover Letter sent to Fingal County Council with copy of SHD application.

12. The Applicant's Part V Proposal dated 28 October 2020, Part V Costings and accompanying Part V Schedule (Document No. 1506A-OMP-ZZ-ZZ-SA-A-0002, prepared by O'Mahony Pike Architects).
13. Planning Report and Statement of Consistency (including Statement of Response), prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
14. Environmental Impact Assessment Screening Report, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
15. Community Infrastructure Audit, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
16. Material Contravention Statement, prepared by Stephen Little & Associates Chartered Town Planners & Development Consultants.
17. Planning application drawings, prepared by O'Mahony Pike Architects (see schedule of drawings enclosed with each bundle).
18. Housing Quality Assessment, prepared by O'Mahony Pike Architects.
19. Architectural Design Statement (including Schedule of Accommodation), prepared by O'Mahony Pike Architects.
20. CAD File of Red Line Boundary (only available on CD).
21. Water Supply, Drainage and Services Drawings (refer to schedule of drawings enclosed with each bundle), prepared by Waterman-Moylan Consulting Engineers.
22. Roads Drawings (refer to schedule of drawings enclosed with each bundle), prepared by Waterman-Moylan Consulting Engineers.
23. Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers.
24. Flood Risk Assessment (including Statement of Consistency with Flood Risk Guidelines), prepared by Waterman-Moylan Consulting Engineers.
25. Traffic and Transport Assessment (including Statement of Consistency with Design Manual for Urban Roads and Streets), prepared by Waterman-Moylan Consulting Engineers.
26. Travel Plan, prepared by Waterman-Moylan Consulting Engineers.
27. Preliminary Construction Management Plan, prepared by Waterman-Moylan Consulting Engineers.
28. Energy Statement, prepared by Waterman-Moylan Consulting Engineers.
29. CGI Views, prepared by Dunes Visuals.
30. Photomontage Views, prepared by Dunes Visuals.
31. Landscape Design Development Report, prepared by Doyle O'Troithigh Landscape Architects.
32. Landscape Drawings (refer to schedule of drawings enclosed with each bundle), prepared Doyle O'Troithigh Landscape Architects.
33. Landscape & Visual Impact Assessment, prepared by Doyle O'Troithigh Landscape Architects.
34. Arboricultural Report, prepared by The Tree File Consulting Arborists.
35. Arboricultural Drawings (refer to schedule of drawings enclosed with each bundle), prepared by The Tree File Consulting Arborists.
36. Appropriate Assessment Screening Report, prepared by Scott Cawley Ecological Consultants.
37. Ecological Impact Assessment, prepared by Scott Cawley Ecological Consultants.

38. Lighting Report and Drawings, prepared by Sabre Electrical Services Ltd.
39. Building Life Cycle Report, prepared by Aramark Consultants.
40. Property Management Strategy Report, prepared by Aramark Consultants.
41. Archaeological Assessment, prepared by Archaeology Plan Heritage Solutions.
42. Daylight, Sunlight and Overshadowing Study, prepared by IES Consulting Ltd.
43. Noise Impact Assessment, prepared by Irwin Carr Consulting.
44. Construction and Demolition Waste Management Plan, prepared by AWN Consulting Ltd.
45. Operational Waste Management Plan, prepared by AWN Consulting Ltd.

2 no. hard copies and 3 no. machine-readable copies of these plans and particulars are enclosed.

We can also confirm that 6 no. hard copies and 1no. machine readable copy of the above listed plans and particulars have been issued simultaneously to Fingal County Council as per Article 297(6) of the Planning and Development Regulations 2001 – 2017 (copy of Cover Letter dated 17 November 2020 issued to Fingal County Council is attached herewith).

Furthermore, copies of the above listed plans and particulars have been issued on 17 November 2020 to the Prescribed Bodies identified as part of the An Bord Pleanála Opinion issued on 01 July 2020 and as per Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, including:

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1. The Minister for Culture, Heritage and the Gaeltacht
2. The Heritage Council
3. An Taisce
4. Iarród Éireann
5. Commission for Railway Regulation
6. Transport Infrastructure Ireland
7. National Transport Authority
8. Irish Water
9. Inland Fisheries Ireland
10. Waterways Ireland
11. Fingal County Council Childcare Committee

Copies of the letters issued to the Prescribed Bodies are enclosed with this submission.

* There has previously been a fee to the amount of €49,752.40 paid for and processed and due to a loss of a unit and change in the amount of commercial floor space the fee is currently €49,507.20. This is an overpayment of €245.20. The reference to this in this letter is as per advice from Kieran Hand of An Bord Pleanála SHD Admin section on 21 October 2020.

** The applicant notes that some site section drawings (Drg No. 1506A-OMP-XX-ZZ-DR-A-3000) are at a scale of 1:500. This has been agreed verbally with An Bord Pleanála prior to lodging the application.

We trust that the enclosed is in order and we would ask that all future correspondence in relation to this planning file be directed to this office.

Yours faithfully,



Stephen Little
Managing Director
STEPHEN LITTLE & ASSOCIATES