

Irish Water,
Blackwater House,
Mallow Business Park,
Mallow,
County Cork

14th September 2020

Dear Sir / Madam,

RE: Planning application for proposed Build to Rent strategic housing development in respect of a site to the south of “Abingdon”, Shanganagh Road, Shankhill, Dublin 18.

On behalf of the applicant, ES Shan Ltd, please find enclosed planning application for a Strategic Housing Development on a site to the south of ‘Abingdon’, Shanganagh Road, Dublin 18 in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

A digital copy of the application is enclosed, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please note, in line with your email confirmation dated 02/07/2019, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: www.abingdonshd.ie

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

ES Shan Limited intend to apply to An Bord Pleanála for permission for a Build To Rent Strategic Housing Development on this site, of c. 1.4ha, to the south of “Abingdon”, Shanganagh Road, Shankhill, Dublin 18.

The development will comprise a Build to Rent (BTR) residential scheme comprising 193 no. apartments within 4 no. blocks ranging in height from 5 to 8 storeys. The apartment mix will comprise: 193 no. units as follows: 12 no. studios; 110 no. 1 bed; 1 no. 2 bed (3 persons); 70 no. 2 bed (4 persons). All apartments will be provided with associated private balconies/terraces facing north/south/ east/ west. The development will include a pavilion, open spaces, tree houses, meeting rooms and flexible work space, BBQ facilities, resident’s gym, and residential amenities areas. The development will include for a total of 120 no. car parking spaces including accessible spaces at undercroft and surface level, 372 no. bicycle parking spaces and 6 no. motorcycle spaces. Vehicular connection will be via Clifton Park. Additional pedestrian/cyclist accesses to the south (leading to Shankill Dart station to the south) is also proposed. The development also includes for all associated site development works and services provisions including bin storage areas, substations/switch rooms, plant rooms, boundary treatments and landscaping.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant Dun Laoghaire Rathdown County Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and

Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application together with a Natura impact statement, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: <https://www.abingdonshd.ie>

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

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- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

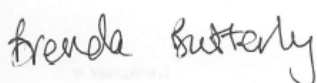
An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

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If you have any enquiries please don't hesitate to contact this office.

Yours Faithfully,



Brenda Butterly (Agent)

Planning consultant, McGill Planning Ltd.

Email from Kieran O'Regan on 2nd July 2019 requesting a soft copy:

Saoirse Kavanagh

From: Kieran O'Regan <koregan@water.ie>
Sent: Tuesday 2 July 2019 09:37
To: Saoirse Kavanagh
Cc: Spatial Planning; Brenda Butterly
Subject: RE: SHD Applications to An Bord Pleanála

Morning Saoirse,

Hope all is well,

We accept any format for applications but preference would be to receive these in CD format with a cover letter if email is not possible.

Kind regards,

Kieran

Kieran O'Regan
Asset Management

Uisce Éireann
Teach na hAbhann Móire, Páirc Ghnó Mhala, Mala, Contae Chorcaí, Éire
Irish Water
Blackwater House, Mallow Business Park, Mallow, County Cork, Ireland

P: +353 22 52285
E: koregan@water.ie
www.water.ie

The Heritage Council,
Áras na hOidhreachta,
Church Lane,
Kilkenny,
R95 X264

14th October 2020

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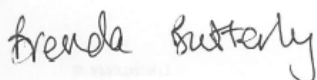
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Yours Faithfully,



Brenda Butterly (Agent)

Planning consultant, McGill Planning Ltd.

Email from Ger Croke on the 24th September 2019 requesting a soft copy:

Saoirse Kavanagh

From: Ger Croke <gcroke@heritagecouncil.ie>
Sent: Tuesday 24 September 2019 10:55
To: Saoirse Kavanagh
Subject: RE: SHD Planning Applications

Hi Saoirse

We would prefer to receive these applications by email if possible. A Cover letter with files attached would be the ideal scenario or else a link to where the files can be found.

Many Thanks

Martina
On behalf of Alison Harvey, Planning & Development Officer

An Taisce
The Tailor's Hall,
Back Lane,
Dublin 8,

14th October 2020

Dear Sir / Madam,

RE: Planning application for proposed Build to Rent strategic housing development in respect of a site to the south of "Abingdon", Shanganagh Road, Shankhill, Dublin 18.

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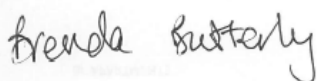
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Yours Faithfully,



Brenda Butterly (Agent)

Planning consultant, McGill Planning Ltd.

Email from Ian Lumley dated 27th June 2019 requesting a soft copy:

Saoirse Kavanagh

From: Ian Lumley <heritage@antaisce.org>
Sent: Thursday 27 June 2019 18:46
To: Saoirse Kavanagh
Subject: An Taisce consultation on SHD Planning Applications to An Bord Pleanála

Saoirse,

An Taisce would be pleased to receive all future SHD documents in soft copy on a CD with a hard copy cover letter.

Thanks

Ian Lumley

Development Applications Unit,
Department of Culture Heritage and the Gaeltacht,
Newtown Road,
Wexford,
County Wexford,
Y35 AP09

14th October 2020

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Yours Faithfully,

Brenda Butterly

Brenda Butterly (Agent)

Planning consultant, McGill Planning Ltd.

Email from Connor Rooney dated 19th August 2020 requesting a soft copy:

Saoirse Kavanagh

From: Manager DAU <Manager.DAU@chg.gov.ie>
Sent: Wednesday 19 August 2020 09:20
To: Saoirse Kavanagh
Subject: RE: SHD Planning Applications

Hi Saoirse,

Please send a soft copy with a cover letter to the address below.

Mise le meas,

Connor Rooney
Executive Officer

An Roinn Cultúir, Oidhreachta agus Gaeltachta
Department of Culture, Heritage and the Gaeltacht

Aonad na nIarratas ar Fhorbairt
Development Applications Unit

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

T +353 (0)53 911 7464
manager.dau@chg.gov.ie
www.chg.gov.ie

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8

14th October 2020

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Yours Faithfully,

Brenda Butterly

Brenda Butterly (Agent)

Planning consultant, McGill Planning Ltd.

Email from Olivia Morgan in Transport Infrastructure Ireland requesting a soft copy:

Nicky Casey

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: Wednesday 24 June 2020 11:30
To: Nicky Casey
Subject: RE: Statutory Consultee for SHD

Hi Nicky

Thank you for your email regarding the above.

The TII offices are still closed and we would be most obliged if the application could be submitted electronically to landuseplanning@tii.ie, along with notification of the application website.

Thank you for your co-operation in this matter.

Kind regards
Olivia Morgan
Land Use Planning

National Transport Authority,
Harcourt Lane,
Dun Sceine,
Dublin 2

14th October 2020

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A digital copy of the application is enclosed, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please note, in line with your email confirmation dated 23/09/2019, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: www.abingdonshd.ie

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

ES Shan Limited intend to apply to An Bord Pleanála for permission for a Build To Rent Strategic Housing Development on this site, of c. 1.4ha, to the south of "Abingdon", Shanganagh Road, Shankhill, Dublin 18.

The development will comprise a Build to Rent (BTR) residential scheme comprising 193 no. apartments within 4 no. blocks ranging in height from 5 to 8 storeys. The apartment mix will comprise: 193 no. units as follows: 12 no. studios; 110 no. 1 bed; 1 no. 2 bed (3 persons); 70 no. 2 bed (4 persons). All apartments will be provided with associated private balconies/terraces facing north/south/ east/ west. The development will include a pavilion, open spaces, tree houses, meeting rooms and flexible work space, BBQ facilities, resident's gym, and residential amenities areas. The development will include for a total of 120 no. car parking spaces including accessible spaces at undercroft and surface level, 372 no. bicycle parking spaces and 6 no. motorcycle spaces. Vehicular connection will be via Clifton Park. Additional pedestrian/cyclist accesses to the south (leading to Shankill Dart station to the south) is also proposed. The development also includes for all associated site development works and services provisions including bin storage areas, substations/switch rooms, plant rooms, boundary treatments and landscaping.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant Dun Laoghaire Rathdown County Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially

contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application together with a Natura impact statement, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: <https://www.abingdonshd.ie>

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (p) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (q) the subject matter of the submission or observations, and
- (r) the reasons, considerations and arguments on which the submission or observations is or are based.

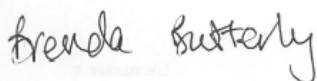
An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any enquiries please don't hesitate to contact this office.

Yours Faithfully,



Brenda Butterly (Agent)

Planning consultant, McGill Planning Ltd.

Email from David Clements in the National Transport Authority requesting a soft copy:

Saoirse Kavanagh

From: Brenda Butterly
Sent: Monday 23 September 2019 16:24
To: Saoirse Kavanagh
Subject: FW: NTA Referrals

From: David Clements <David.Clements@nationaltransport.ie>
Sent: Tuesday 6 August 2019 16:06
To: info <Info@mcgplanning.ie>
Subject: NTA Referrals

Dear Sir / Madam,

In relation to any referrals that are made to the NTA, in particular those pertaining to Strategic Housing Developments, can you please inform the relevant staff members that we only require a CD and cover letter, rather than a hard copy of the application.

Thanks,

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