

Planning Department,
Dun Laoghaire Rathdown County Council
County Hall,
Marine Road,
Dún Laoghaire,
County Dublin

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.

Please find enclosed an Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

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 workspace, 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.

Also please note that a website, www.abingdonshd.ie has been created.

In line with this Act we have submitted 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to Dún

Laoghaire Rathdown County Council as the local Planning Authority for this area. In addition to this, and as requested in the Pre-application Opinion, the following prescribed bodies have been consulted.

The following prescribed bodies have received a digital copy:

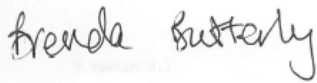
- Irish Water
- Minister for Culture Heritage and the Gaeltacht
- An Taisce
- The Heritage Council
- Transport Infrastructure Ireland
- National Transport Authority

The following prescribed body have received a hard copy:

- Dun Laoghaire Rathdown County Childcare Committee

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

Yours Faithfully,



Brenda Butterly (Agent)

McGill Planning

45 Herbert Lane

Dublin 2

Digital copy only requests below:

Email from Ger Croke at the Heritage Council 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

Email from Kieran O'Regan in Irish Water 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

Email from Ian Lumley in An Taisce 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

Email from Connor Rooney in the Department of Culture, Heritage and the Gaeltacht 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

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

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