

Dun Laoghaire Rathdown County Council,
2 Marine Road,
Dun Laoghaire,
County Dublin,
A96 K6C9

13th April 2022

Dear Sir / Madam,

RE: Planning application for a strategic housing development at a site at Priorsland, within the townlands of Carrickmines Great and Brennanstown, 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:

1 Carrickmines Land Limited intend to apply for permission for development at this site located at Priorsland, within the townlands of Carrickmines Great and Brennanstown, Dublin 18. The site comprises lands adjacent the Carrickmines Stream and Carrickmines Luas Park & Ride. The application relates to development within the Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Planning Scheme, 2014 (as amended).

The development will comprise a mixed-use Village Centre and residential development as follows:

- 402 no. apartments (comprising 146 no. 1-beds; 218 no. 2-beds and 38 no. 3-beds) within 6 no. blocks (Blocks A-F) ranging in height up to 5 storeys with basement/undercroft parking areas.
- 41 no. terraced/semi-detached/detached houses (comprising 19 no. 3-beds and 22 no. 4-beds).
- A supermarket (c.1,306 sq.m), 7 no. retail/retail services units (c.715 sq.m total gross floor area); 2 no. non-retail/commercial units (c.213 sq.m total gross floor area); creche (c.513 sq.m), gym (c.155 sq.m), community space (c.252 sq.m), residential facilities (c.551.8 sq.m total gross floor area), Office/High Intensity Employment use (c.708 sq.m).
- Provision of car/ bicycle/ motorcycle parking at basement/ undercroft/ ground level. ESB sub-stations/switchrooms/kiosks, waste storage areas, plant areas.
- Provision of the first phase of Priorsland Public Park, a linear park along the Carrickmines Stream and additional public and communal open spaces.
- Provision of an acoustic barrier along the southern/south-western edge of the site adjacent the M50.
- Construction of Castle Street on the subject lands and two road bridges across the Carrickmines Stream, one to serve a future school site, the second to provide interim pedestrian and cyclist access to the Carrickmines Luas station and future Transport Interchange. Provision of a pedestrian bridge from the Village Centre to Priorsland Park.
- The proposed development includes for all associated site development works, landscaping, boundary treatments and services provision.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development.

The application together with an environmental impact assessment report and 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: www.priorslandshd.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 or online at www.pleanala.ie 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:

- (a) 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,
- (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).

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.

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 Dun

Laoghaire Rathdown County Council as the local Planning Authority for this area. In addition to this, and as requested in the Pre-application Opinion, one digital copy has also been sent to each of the following prescribed bodies:

- Irish Water
- Transport Infrastructure Ireland
- National Transport Authority
- Inland Fisheries Ireland
- Minister for Culture, Heritage and the Gaeltacht (archaeology and nature conservation)
- Heritage Council (nature conservation)
- Commission for Railway Regulation
- DRLCC Childcare Committee
- Department of Education and Skills

These prescribed bodies have requested a digital copy of the application and no hard copy be sent to them.

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

Yours Faithfully,



Trevor Sadler (Agent)

McGill Planning
22 Wicklow Street
Dublin 2