

Cora Cunningham
Executive Officer,
Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

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 has 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
- DLRCC 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, as set out in the attached letters.

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

Digital Copy Requests

Irish Water

Email from Irish Water's CDS Developer ~~Liason~~ Team requesting a USB copy of SHD applications:

From: CDStraining <CDStraining@water.ie>
Sent: Tuesday 29 September 2020 10:00
To: CDStraining <CDStraining@water.ie>
Subject: SHD Planning documentation.

Hello

Due to the ongoing Covid-19 pandemic, Irish Water is seeking the assistance of the development community to help minimise our requirement to attend the office. In this regard, it is preferable for Irish Water to receive the SHD Planning Documentation in USB format rather than paper format with a cover letter. The USB should be sent to the same address as the paper format: CDS Planning, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 2.

We also urge the development community to continue to submit their designs to CDSdesignqa@water.ie ahead of any full SHD application to An Bord Pleanála for assessment. Upon review of an acceptable design Irish Water will provide the developer with a Statement of Design Acceptance.

Many thanks

CDS Developer Liaison Team

Transport Infrastructure Ireland

Email from Olivia Morgan in Transport Infrastructure Ireland requesting an electronic copy:

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.

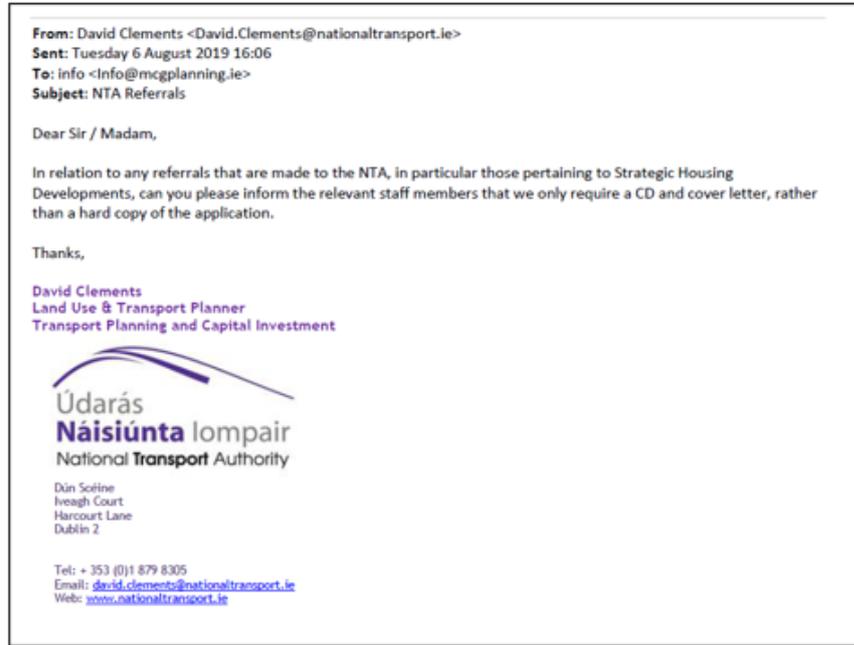
The TII offices are still closed and we would be most obliged if the application could be submitted electronically to landuseplanning@tii.ie, along with notification of the application website.

Thank you for your co-operation in this matter.

Kind regards
Olivia Morgan
Land Use Planning

National Transport Authority

Email from David Clements in the National Transport Authority requesting a CD copy of SHD applications.



Inland Fisheries Ireland

Email from Yvonne Quirke of Inland Fisheries Ireland requesting soft copy of SHD application.

Saoirse Kavanagh

From: Yvonne Quirke <Yvonne.Quirke@fisheriesireland.ie>
Sent: Tuesday 24 September 2019 09:04
To: Saoirse Kavanagh
Subject: SHD Planning Applications

Good Morning Saoirse
The CD and cover letter are perfect for IFI – ERBD
Kind regards
Yvonne

Yvonne Quirke
Inland Fisheries Ireland - Dublin

Iascach Intire Éireann
Inland Fisheries Ireland

Tel +353 (1) 8842695
Email yvonne.quirke@fisheriesireland.ie
Web www.fisheriesireland.ie

[3044 Lake Drive, Citywest Business Campus, Dublin 24, D24Y265, Ireland.](http://3044.LakeDrive,CitywestBusinessCampus,Dublin24,D24Y265,Ireland)

Help Protect Ireland's Inland Fisheries

Call 1890 34 74 24 to report illegal fishing, water pollution or invasive species.

Heritage Council

Email from the Heritage Council requesting soft copy of SHD applications:

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

Minister for Culture, Heritage and the Gaeltacht

Email from Connor Rooney on behalf of Minister for Culture, Heritage and the Gaeltacht requesting a soft copy of SHD application.

From: Manager DAU <Manager.DAU@chg.gov.ie>
Sent: Wednesday 19 August 2020 09:20
To: Saoirse Kavanagh <Saoirse@mcgplanning.ie>
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, Oidhreacht 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

Commission for Railway Regulation

Email from Catriona Keenahan requesting a soft copy of SHD applications.

Saoirse Kavanagh

From: Caitriona Keenahan <CaitrionaKeenahan@crr.ie>
Sent: Thursday 11 March 2021 13:33
To: Saoirse Kavanagh
Cc: Planning
Subject: RE: SHD Applications to An Bord Pleanála

Hi Saoirse,

I can confirm that a soft copy of the application can be sent to planning@crr.ie

Kind Regards,

Caitriona

Caitriona Keenahan
Head of Governance and Regulation
Commission for Railway Regulation
Ground Floor
Temple House
57 Temple Road
Blackrock
Co Dublin A94 Y5W5
Tel: + 353 1 2068143
Mobile: +353 87 1242098

Dun Laoghaire Rathdown County Childcare Committee

Email from Emma Jane in DLRCC requesting an electronic copy:

Saoirse Kavanagh

From: Emma Jane <EmmaJane@dlrchildcare.ie>
Sent: Friday 12 March 2021 09:50
To: Saoirse Kavanagh
Cc: Harriet Massey
Subject: RE: SHD Applications to An Bord Pleanála

Hi Saoirse

Thank you for your email. Please can you send in a soft copy? We will be able to respond accordingly.

Many thanks

Emma Jane

Department of Education

Department of Education requesting a soft copy of SHD applications.

From: Hanlon, Alan <Alan_Hanlon@education.gov.ie>
Sent: Monday 8 February 2021 15:35
To: Caitlin Marley <Caitlin@mcgplanning.ie>
Subject: RE: Strategic Housing Development Application in Ashford, County Wicklow.

Caitlin,

Apologies for not getting back sooner.

A soft copy will suffice please and the address is correct.

Regards

Alan
*Statutory Plans,
Forward Planning Section*

An Roinn Oideachais
Department of Education

Bóthar Phort Laoise, An Tulach Mhór, Co. Uíbh Fhailí, R35 Y2N5.
Portlaoise Road, Tullamore, Co Offaly, R35 Y2N5.

T +353(57)93 2 4474
www.education.ie