

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

13<sup>th</sup> April 2022

Dear Sir / Madam,

**RE: Planning application for a strategic housing development at this site at Priorsland, within the townlands of Carrickmines Great and Brennanstown, Dublin 18.**

On behalf of the applicant, 1 Carrickmines Land Limited, please find enclosed a planning application for a Strategic Housing Development on a site at Priorsland, within the townlands of Carrickmines Great and Brennanstown, 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 29/09/2020, a hard copy is not enclosed. The application may also be inspected online at the following website set up by the applicant: [www.priorslandshd.ie](http://www.priorslandshd.ie).

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](http://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](http://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:

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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

## Irish Water

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

**From:** CDStraining <[CDStraining@water.ie](mailto:CDStraining@water.ie)>  
**Sent:** Tuesday 29 September 2020 10:00  
**To:** CDStraining <[CDStraining@water.ie](mailto: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](mailto: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,  
Parkgate Business Centre,  
Parkgate,  
Dublin 8  
D08 DK10

13<sup>th</sup> April 2022

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- **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.**
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Yours Faithfully,



**Trevor Sadler (Agent)**

McGill Planning  
22 Wicklow Street  
Dublin 2

## Transport Infrastructure Ireland

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

**From:** Landuse Planning <[LandUsePlanning@tii.ie](mailto: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](mailto: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,  
Dún Scéine,  
Harcourt Lane,  
Dublin 2,  
D02 WT20.

13<sup>th</sup> April 2022

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- **Provision of an acoustic barrier along the southern/south-western edge of the site adjacent the M50.**
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Yours Faithfully,



**Trevor Sadler (Agent)**  
McGill Planning  
22 Wicklow Street  
Dublin 2

## National Transport Authority

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

**From:** David Clements <[David.Clements@nationaltransport.ie](mailto:David.Clements@nationaltransport.ie)>  
**Sent:** Tuesday 6 August 2019 16:06  
**To:** info <[Info@mcgplanning.ie](mailto: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



Dún Scéine  
Iveagh Court  
Harcourt Lane  
Dublin 2

Tel: + 353 (0)1 879 8305  
Email: [david.clements@nationaltransport.ie](mailto:david.clements@nationaltransport.ie)  
Web: [www.nationaltransport.ie](http://www.nationaltransport.ie)

Inland Fisheries Ireland  
3044 Lake Drive,  
Citywest Business Campus,  
Dublin 24,  
D24Y265.

13<sup>th</sup> April 2022

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McGill Planning  
22 Wicklow Street  
Dublin 2

Inland Fisheries Ireland

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

**Saoirse Kavanagh**

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**From:** Yvonne Quirke <[Yvonne.Quirke@fisheriesireland.ie](mailto: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](mailto:yvonne.quirke@fisheriesireland.ie)  
Web [www.fisheriesireland.ie](http://www.fisheriesireland.ie)

3044 Lake Drive, Citywest Business Campus, Dublin 24, D24Y265, Ireland.  
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**Help Protect Ireland's Inland Fisheries**

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



The Minister for Culture, Heritage and the Gaeltacht (archaeology and nature conservation)  
Newtown Road  
Wexford,  
Co. Wexford  
Y35 AP90

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- 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.

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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](http://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:

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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

Email from The Minister for Culture, Heritage and the Gaeltacht:

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**From:** Manager DAU <[Manager.DAU@chg.gov.ie](mailto:Manager.DAU@chg.gov.ie)>  
**Sent:** Wednesday 19 August 2020 09:20  
**To:** Saoirse Kavanagh <[Saoirse@mcgplanning.ie](mailto: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](mailto:manager.dau@chg.gov.ie)  
[www.chg.gov.ie](http://www.chg.gov.ie)

—

Heritage Council  
Church Lane,  
Gardens,  
Kilkenny, R95 X264

13<sup>th</sup> April 2022

Dear Sir / Madam,

**RE: Planning application for a strategic housing development at this site at Priorsland, within the townlands of Carrickmines Great and Brennanstown, Dublin 18.**

On behalf of the applicant, 1 Carrickmines Land Limited, please find enclosed a planning application for a Strategic Housing Development on a site at Priorsland, within the townlands of Carrickmines Great and Brennanstown, 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 24/09/2019, a hard copy is not enclosed. The application may also be inspected online at the following website set up by the applicant: [www.priorslandshd.ie](http://www.priorslandshd.ie).

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.
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Yours Faithfully,



**Trevor Sadler (Agent)**

McGill Planning  
22 Wicklow Street  
Dublin 2

The 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



Head of Governance and Regulation,  
Commission for Railway Regulation,  
Ground Floor,  
Temple House,  
57 Temple Road,  
Blackrock,  
Co Dublin,  
A94 Y5W5

13<sup>th</sup> April 2022

Dear Sir / Madam,

**RE: Planning application for a strategic housing development at this site at Priorsland, within the townlands of Carrickmines Great and Brennanstown, Dublin 18.**

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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

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](mailto: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

Dún Laoghaire Rathdown County Childcare Committee  
Unit 16 Deansgrange Business Park  
Blackrock  
Co. Dublin  
A94 HH31

13<sup>th</sup> April 2022

Dear Sir / Madam,

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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

Dun Laoghaire Rathdown County Childcare Committee

Email from Emma Jane in DLRCC requesting an electronic copy:

**Saoirse Kavanagh**

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**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 & Skills,  
Portlaoise Road,  
Tullamore,  
Co Offaly,  
R35 Y2N5.

13<sup>th</sup> April 2022

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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](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

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

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.

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