

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

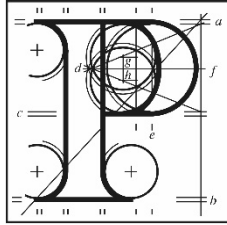
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
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Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Clonkeen Investments DAC
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	3rd Floor, Donnybrook House, Donnybrook Road, Dublin 4
Company Registration No:	591593

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	John Gannon (Tom Phillips + Associates)
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	St John Handley
Firm/Company:	Scott Tallon Walker Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dún Laoghaire-Rathdown County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Lands Adjoining Clonkeen College
Address Line 2:	Clonkeen Road
Address Line 3:	
Town/City:	Blackrock
County:	Co. Dublin
Eircode:	(No associated Eircode)
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	E723183452, N726086047 3393-25, 3456-05, 3456-04, 3393-24
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	c. 3.3 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Objective A – <i>‘to protect and-or improve residential amenity,’ Dún Laoghaire-Rathdown Development Plan 2016-2022</i>
Existing use(s) of the site and proposed use(s) of the site:	Vacant site. Former school playing pitches

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
			✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
Letter of consent to proceed with lodgement of a planning application provided by the land owner, The Congregation of Christian Brothers (Province Centre, Griffith Avenue, Marino, Dublin 9) (Appendix A)			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	The Congregation of Christian Brothers, Province Centre, Griffith Avenue, Marino, Dublin 9		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [] No: [✓]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved: N/A			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
D08A/0042	Permission for the demolition of existing office and the construction of 49 No. apartments arranged in 2 No. four-storey blocks.	Permission was refused by DLRCC due to 3 No. reasons.
D09A/0530 and PL06D.235483	Permission for erection of a 2.4m perimeter security fence and associated access gates extending along the existing drainage ditch along the southern boundary of the site and along a much of the western boundary and relocation of television transmission booster station.	Permission was granted by DLRCC and ABP, subject to 4 no. planning conditions.
D11A/0016	Permission for the provision of an all-weather pitch and associated fencing and lighting; and increased car parking provision.	Permission was refused by DLRCC for 2 No. reasons.
D11A/0468 and PL06D.240813	Permission for the provision of an all-weather pitch and associated fencing and lighting; and increased car parking provision.	Permission was granted by DLRCC and ABP, subject to 8 no. planning conditions.
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.: N/A		

Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s): N/A	
Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details e.g. year, extent: N/A	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details: N/A	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The planning application is outlined as follows in the statutory notices development description;

Clonkeen Investments DAC intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total application site area of c. 3.3 ha, on a site located at Lands Adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin. The development, with a total gross floor area of c 33,851 sq m, will provide 299 no. residential units and a 1 no. storey 353 sq m childcare facility with dedicated play area 231 sq m. The development will consist of 18 no. ground floor 3 bedroom duplex apartments and 18 no. 2 bedroom apartments above and 12 no. ground floor 2 bedroom apartments with 12 no. 3 bedroom duplex apartments above. The 60 no. duplex units are arranged in 6 no. three storey blocks. The development will also consist of 239 no. apartment units (111 no. 1 bedroom apartments, 120 no. 2 bedroom apartments and 8 no. 3 bed apartments) arranged in 4 no. 6 storey blocks over 1 no. storey basement; public open space, communal open space and private open space (including all balconies, terraces and individual unit gardens at all levels); 614 sq m communal resident facilities including concierge and welcome area (195 sq m), residents' flexible work facility (219 sq m), residents' lounge (100 sq m) and residents' gym area (100 sq m).

The development will also provide for the demolition of the 2 no. storey office building ('St. Helen's', Meadow Vale - 470 sq m) to facilitate new vehicular, pedestrian and cyclist access to the site, to the north of the proposed development via Meadow Vale.

The development will also include the provision of 2 no. designated play areas; internal roads and pathways; bin stores; 248 no. car parking spaces, including 167 no. at basement level and 2 no. shared vehicle (GoCar) spaces, 388 no. bicycle parking spaces, and 10 no. motorcycle parking spaces at basement and surface level; hard and soft landscaping; plant; boundary treatments including the repair and replacement of some existing boundary treatments; the provision of new surface water and foul drainage pipes and any required pipe diversion works or build over works; internal foul pumping station; a new internal access road and paths; changes in level; services provision and related pipework, ducting and cabling; electric vehicle charging points; 4 no. stormwater attenuation tanks; 1 no. ESB substation; photovoltaic panels; SUDS including green roof provision;

signage; provision for future pedestrian access to Monaloe Park to the east of the development, including the provision of a pedestrian bridge, extending over the drainage ditch; public lighting and all site development and excavation works above and below ground. The subject site is zoned 'Objective A' in the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún 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, 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 Dún Laoghaire-Rathdown County Council. The application and the Natura Impact Statement may also be inspected online at the following website set up by the applicant: www.clonkeenshd.com"

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	PAC/SHD/162/20
Meeting date(s):	29 th July 2020, 12 th November 2020
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	

An Bord Pleanála reference number:	ABP-309039-20
Meeting date(s):	11th March 2021
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	
<p>A significant pre-application consultation process took place over several months with the representatives of Dún Laoghaire-Rathdown County Council planning, environment, biodiversity, parks roads and drainage departments in relation to this development (DLRCC Ref. PAC/SHD/162/20.) A meeting was held in relation to proposals on the 29th July, 2020 via MS Teams, with several departments of the Council in attendance, as well as the wider design team. A follow up meeting was held with the Council on 12th November 2020.</p> <p>In addition, members of the design team have sought advice from relevant departments of DLRCC separately to formal S247 meetings on specific matters and this is outlined in detail in the enclosed documentation.</p> <p>The issues raised in these discussions included approach to height, scale and massing, the composition and use of the proposed public open space, visual impact, traffic impact and the proposed foul and surface water drainage strategy. These considerations have been addressed in the design of the proposed development and in the enclosed reports and assessments enclosed with this application.</p> <p>A meeting was held between the applicant and the Meadow Vale Residents Association 30th June, 2021. They were represented by Mr. John Kerr and Mr. Harry Crowe to discuss the proposed development.</p> <p>Email correspondence was completed with Irish Water, as per the required interactions in advance of submission of an SHD application. Details of this are enclosed in the Engineering Services Report, prepared by Cronin Sutton Consulting Engineers.</p>	

11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Irish Daily Star, Monday 6th September 2021</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>Monday 6th September 2021.</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p>Enclosed: N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an NIS enclosed with this application?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Department of Education and Skills 2. Irish Water 3. Dun Laoghaire Rathdown Childcare Committee 4. Dun Laoghaire Rathdown County Council
<p>If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>Wednesday 8th September 2021</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>

If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A
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12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.

(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.

(c) Set out, where applicable that the proposed strategic housing development is, in the applicant’s opinion, consistent with the planning scheme for a strategic development zone:	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]
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Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.

(d) Set out how the the proposed strategic housing development is, in the applicant’s opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
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Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.

(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
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reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]

13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses N/A		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments (including duplex units)		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	111	5504
2-bed	150	11863
3-bed	38	4768
4-bed	0	0
4+ bed	0	0
Total	299	22135

Student Accommodation			
N/A			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	299
(c) State cumulative gross floor space of residential accommodation, in m ² :	22,135

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facilities (50 no. of childcare spaces)	353
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	353
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	22,488 (excluding car parking facilities)
(d) Express 15(b) as a percentage of 15(c):	1.57%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓ (Please refer to appendix B)	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓ (Please refer to appendix B)	

<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p>✓(Please refer to appendix B)</p>	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	<p>✓(Please refer to appendix B)</p>	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<p>✓</p>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>	<p>✓(Please refer to appendix B)</p>	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p>✓</p>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>

<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	✓ (Please refer to appendix B)	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	470
State gross floor space of any proposed demolition, in m ² :	470
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	33,851

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Vacant lands, former school playing pitch use and 2 no. storey office building ('St. Helen's', Meadow Vale - 470 sq m)
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Former school playing pitch use and 2 no. storey office building
(c) State proposed use(s):	Residential, Childcare facility
(d) State nature and extent of any such proposed use(s):	299 no. residential units (apartments and duplexes) and a 1 no. storey 353 sq m childcare facility (please refer to enclosed documentation)

(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:

Enclosed: Yes: [] No: [] N/A: []

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓ (Please refer to appendix C)	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— (i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	✓	
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	✓	
(iii) a layout plan showing the location of proposed Part V units in the development?	✓	

(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development. N/A		
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20. Water Services:

(A) Proposed Source of Water Supply:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p>
(B) Proposed Wastewater Management / Treatment:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>
(C) Proposed Surface Water Disposal:
Please indicate as appropriate:

<p>(a) Public Sewer/Drain: [<input type="checkbox"/>]</p> <p>Soakpit: [<input type="checkbox"/>]</p> <p>Watercourse: [<input checked="" type="checkbox"/>]</p> <p>Other (please specify): _____</p>	
<p>(D) Irish Water Requirements:</p>	
<p>Please submit the following information:</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please refer to Appendix D – In addition, please refer to Engineering Services Report and associated drawings prepared by CS Consulting Engineers for all Irish Water items.</p>
<p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please refer to Appendix D – In addition, please refer to Engineering Services Report and associated drawings prepared by CS Consulting Engineers for all Irish Water items.</p>
<p>(c) A Statement of Compliance with Irish Water’s Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number. Please refer to Appendix E – List of Submitted Material.

24. Application Fee:

(a) State fee payable for application:	€51,411.60
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(b) Set out basis for calculation of fee:	<ul style="list-style-type: none"> •€130 per unit x 299 = 38,870 + •€7.20 per square metre of other land uses x 353 (creche) = 2,541.60 + •Submission of NIS = 10,000 •= €51,411.60
(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>


25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>The proposed residential development is designed to be inclusive to all potential residents and visitors alike.</p> <p>The inclusivity & accessibly philosophy of the scheme design goes beyond the statutory requirements of the Disabled Access Certificate application by providing homes of different types, sizes and tenures.</p> <p>The development will enable people from different backgrounds to benefit from the opportunities afforded by the development, with</p>
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	<p>varying unit layouts and types, the mix intended to offer a variety of high-quality tenure options to potential residents.</p> <p>All apartments are designed in compliance with Part M of the building regulations and provide lift access to all levels, including basement parking levels.</p> <p>As outlined above, the principles of Universal Design have been at the heart of our design approach with the aim of encouraging access and use of the development regardless of age, size, ability or disability.</p>
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	Wednesday 8 th September 2021

26. Contact Details- Not to be Published

Applicant(s): (please see below as applicant is a company)

First Name:	
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	Clonkeen Investments DAC
Director(s):	
Company Registration Number (CRO):	591593
Contact Name:	Barry Wilson
Primary Telephone Number:	01 23110096
Other / Mobile Number (if any):	-
E-mail address:	info@dres.ie

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	John
Surname:	Gannon
Address Line 1:	Tom Phillips + Associates
Address Line 2:	80 Harcourt St
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02F449
E-mail address (if any):	john@tpa.ie
Primary Telephone Number:	014786055
Other / Mobile Number (if any):	-

Person responsible for preparation of maps, plans and drawings:

First Name:	St John
Surname:	Handley
Address Line 1:	Scott Tallon Walker Architects
Address Line 2:	19 Merrion Sq
Address Line 3:	
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D02VR80
E-mail address (if any):	St_john.handley@stwarchitects.com
Primary Telephone Number:	016693000
Other / Mobile Number (if any):	-

Contact for arranging entry on site, if required:

Name:	<u>Barry Wilson</u>
Mobile Number:	<u>087 0967261</u>
E-mail address:	<u>info@dres.ie</u>

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

APPENDIX A – LETTERS OF CONSENT FROM LAND OWNER



**CONGREGATION OF CHRISTIAN BROTHERS
EUROPEAN PROVINCE**

12 July 2021

Dún Laoghaire-Rathdown County Council
County Hall
Marine Road
Dún Laoghaire

REF: Strategic Housing Development Planning Application in respect of lands at Clonkeen College, Deansgrange, County Dublin identified on the map attached (the “Property”)

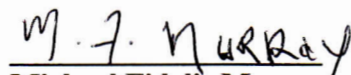
Dear Sir / Madam


We, Anthony Mark McDonnell, Michael Fidelis Murray and James Christopher Donovan confirm our consent for the inclusion of the Property within the application for planning permission for a Strategic Housing Development being submitted by and on behalf of Clonkeen Investments DAC.

We further confirm that we have entered into a legally binding contract for the sale of the Property to Clonkeen Investments DAC.

Yours sincerely,


Anthony Mark McDonnell


Michael Fidelis Murray


James Christopher Donovan



CONGREGATION OF CHRISTIAN BROTHERS
EUROPEAN PROVINCE

12 July 2021

An Bord Pleanála
64 Marlborough Street
Dublin 1

REF: Strategic Housing Development Planning Application in respect of lands at Clonkeen College, Deansgrange, County Dublin identified on the map attached (the “Property”)

Dear Sir / Madam

We, Anthony Mark McDonnell, Michael Fidelis Murray and James Christopher Donovan confirm our consent for the inclusion of the Property within the application for planning permission for a Strategic Housing Development being submitted by and on behalf of Clonkeen Investments DAC.

We further confirm that we have entered into a legally binding contract for the sale of the Property to Clonkeen Investments DAC.

Yours sincerely,

Anthony Mark McDonnell

Michael Fidelis Murray

James Christopher Donovan



**CONGREGATION OF CHRISTIAN BROTHERS
EUROPEAN PROVINCE**

12 July 2021

An Bord Pleanála
64 Marlborough Street
Dublin 1
AND
Dún Laoghaire-Rathdown County Council
County Hall
Marine Road
Dún Laoghaire

REF: Strategic Housing Development Planning Application in respect of lands at Clonkeen College, Deansgrange, County Dublin identified on the map attached (the “Property”)

Dear Sir / Madam

We, Anthony Mark McDonnell, Michael Fidelis Murray and James Christopher Donovan confirm our consent for the inclusion of the Property within the application for planning permission for a Strategic Housing Development being submitted by and on behalf of Clonkeen Investments DAC.

We further confirm that we have entered into a legally binding contract for the sale of the Property to Clonkeen Investments DAC.

Yours sincerely,

Anthony Mark McDonnell

Michael Fidelis Murray

James Christopher Donovan



Clonkeen College,
Clonkeen Road,
Blackrock,
Co Dublin.
Telephone: 289 2709 Staff: 289 2695 Fax: 289 8260
email: reception@clonkeencollege.ie



To whom it may concern,

The Board of Management supports the planning application from Clonkeen Investments DAC on the understanding that this development will facilitate provision of an all-weather facility together with ballstop netting and floodlighting at Clonkeen College for the benefit of the students of the college and the local community.

Pat Keating (Chairperson of Board of Management)

APPENDIX B - STRATEGIC HOUSING DEVELOPMENT DETAILS

- (a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?
- Yes, please refer to enclosed architectural documentation, prepared by Scott Tallon Walker Architects.
- (b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?
- Yes, please refer to enclosed landscape documentation, prepared by Doyle O'Troithigh Landscape Architects and engineering details prepared by CS Consulting Engineers.
- (c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?
- Yes, please refer to enclosed architectural documentation, prepared by Scott Tallon Walker Architects.
- (d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?
- Yes, please refer to enclosed engineering documentation prepared by CS Consulting Engineers, OCSC Consulting Engineers and phasing documentation prepared by AWN Consulting Engineers.
- (e) N/A
- (f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?
- The development will provide for the demolition of the 2 no. storey office building ('St. Helen's', Meadow Vale - 470 sq m) to facilitate new vehicular, pedestrian and cyclist access to the site, to the north of the proposed development via Meadow Vale. Please refer to enclosed documentation prepared by Scott Tallon Walker Architects and AWN Consulting Engineers.
- (g) N/A
- (h) N/A
- (i) N/A
- (j) N/A
- (k) N/A
- (l) N/A
- (m) N/A
- (n) The Board's Opinion contains 3 no. items that require further consideration to constitute a reasonable basis for an application and 12 no. items that require the submission of specific information. Our response to the individual issues raised is set in the accompanying Response to the *Opinion of An Bord Pleanála*, prepared by Tom Philips + Associates. The specific items required are as follows:

1. A report that addresses and provides a clear design rationale for the proposed height, density, design, layout and character of residential units and details of the materials and finishes of the proposed development. Particular regard should be had to the requirement to provide high quality, robust and sustainable finishes and details which seek to create a distinctive character for the development. The documentation, where applicable, should consider SPPR3, criteria 3.2 of the Urban Development and Building Height Guidelines, 2018, to support any deviation from development plan standards
2. A report / analysis which specifically addresses Policy SIC8 (Schools) of the current development plan, including consideration of the impact of the proposed development on the function of the existing school campus and on the potential expansion of the existing schools. The report should also identify the demand for school places likely to be generated by the proposed development and the capacity of existing schools in the vicinity to cater for such demand.
3. A report that address and provides a clear rationale for connectivity and permeability within and through the site.
4. A report that addresses and provides a justification for the proposed housing mix.
5. Building life cycle report in accordance with section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments (2020), including specific details regarding the management of the private residential amenity spaces.
6. *A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority, and the phased delivery of such public open spaces.*
7. *A phasing plan for the proposed development which includes the phasing arrangements for the delivery of Part V provision.*
8. Childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, having regard to the existing childcare facility in the vicinity of the site, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
9. *A landscape plan clearly delineating public, semi-private and private spaces, and proposed boundary treatments. A report which addresses the concerns raised in the report of the planning authority's Parks and Landscape Services dated 21st January 2021.*
10. *A report addressing the issues raised in the report of Irish Water dated 8th February 2021 and the report of the planning authority's Drainage Planning dated 19th January 2021.*
11. *Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format. The notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.*
12. *Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 (if an Environmental Impact Assessment report is not being submitted), should be submitted as a standalone document.*

APPENDIX C – DETAILS OF PART V PROVISION

Part V Proposal Report



Land Adjacent to Clonkeen College,
Deansgrange, Co Dublin

The proposal relates to a Strategic Housing Development of 299 No. residential units, comprising 30 no. ground floor bedroom duplex apartments (12 no. 2 bedroom apartments and 18 no. 3 bedroom units) and 30 no. duplex townhouses above (18 no. 2 bedroom and 12 no. 3 bedroom units) arranged in 6 no. three storey blocks. The development will also consist of 239 no. apartment units (111 no. 1 bedroom apartments, 120 no. 2 bedroom apartments and 8 no. 3 bed apartments) arranged in 4 no. six storey blocks over 1 no. storey basement, with communal resident facilities.

Please find enclosed with the application a Part V brochure prepared by STW Architects for the provision of the following units to meet the 10% Part V requirement on site:

- 15 no. 2 bedroom apartments
- 15 no. 3 bedroom Duplex Units

Total = 30 no. units (i.e. 10% of 299)

The above reflects discussions with the Housing Department of DLRCC in respect to the Part V provision for the subject site (see letter attached from the Housing Department). The proposed units are designed to comply with DLRCC and DOE standards for Social and Affordable units and the mix of the proposal has been further guided by DLRCC's Housing requirements.

In accordance with the Planning and Development (Amendment) (No.3) Regulations 2015 and the guidance provided in Circular PL10/2015, please find the following information enclosed on behalf of the applicant, Clonkeen Investments DAC:

(i) Part V layout prepared by STW Architects, illustrating the location within the scheme of the proposed Part V units (as set out above), and a schedule of unit types;

(ii) Applicants Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit.

(iii) Letter confirming acceptance of proposals from DLRCC Part V Unit

The exact details of the Part V agreement will be required to be agreed as a condition of planning permission. The applicant will engage further with Dun Laoghaire Rathdown County Council Housing Department following receipt of a final grant of permission and prior to commencement of development, to agree the final details of the Part V agreement for the development.

In preparing this information we have had regard to Circular PL 10/2015, Housing Circular 36/2015 and the Part V of the Planning and Development Act 2000 – Guidelines January 2017, issued by the Department of Housing, Planning, Community and Local Government.



- PROPOSED PART V UNITS (30)**
 15 NO. 2 BED APARTMENTS
 15 NO. 3 BED DUPLEX APARTMENTS

- Proposed Construction Phasing:**
 Note: Part V units noted in red text below
- Phase 1: Block B5 + B6 (8 units)
 - Phase 2: Block A2, A3 + A4
 - Phase 3: Block A1 + creche
 - Phase 4: Block B4
 - Phase 5: Blocks B1, B2 + B3 (22 units)

No.	Date	Revised	By	Description

Scott Tallon Walker Architects
 15 Monaloe Park, Dublin 4, Ireland
 Tel: +353 1 450 1420
 Fax: +353 1 450 1422
 Email: info@stwalker.com
 Web: www.stwalker.com

Clonkeen Investments DAC
 Clonkeen Development, Co. Dublin

Proposed Part V Units + Phasing

BLOCK	LEVEL	UNIT NO	UNIT TYPE	SIZE	OCCUPANTS	ORIENTATION	ASPECT	GROSS FLOOR AREA		Unit over 110%	AGGREGATE LIVING AREA		AGGREGATE BEDROOM AREA								STORAGE AREA		PRIVATE AMENITY SPACE		WIDTH OF LIVING SPACE		WIDTH OF BEDROOMS					
								90	136.7		34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	92	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B1	G00	101	DUPLEX UNIT TYPE 01	3 BEDS	5	NE-SW	Dual	90	136.7	Yes	34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	92	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B1	G02	102	DUPLEX UNIT TYPE 02	2 BEDS	4	NE-SW	Dual	73	74.7	No	30	31.8	11.4	13	0	24.4	13	11.4	0	24.4	6	6.5	7	7	3.6	4.95	2.8	2.8	0	2.88	2.9	0
B1	G00	103	DUPLEX UNIT TYPE 01	3 BEDS	5	NE-SW	Dual	90	136.7	Yes	34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	77	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B1	G02	104	DUPLEX UNIT TYPE 02	2 BEDS	4	NE-SW	Dual	73	74.7	No	30	31.8	11.4	13	0	24.4	13	11.4	0	24.4	6	6.5	7	7	3.6	4.95	2.8	2.8	0	2.88	2.9	0
B1	G00	105	DUPLEX UNIT TYPE 01	3 BEDS	5	NE-SW	Dual	90	136.7	Yes	34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	77	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B1	G02	106	DUPLEX UNIT TYPE 02	2 BEDS	4	NE-SW	Dual	73	74.7	No	30	31.8	11.4	13	0	24.4	13	11.4	0	24.4	6	6.5	7	7	3.6	4.95	2.8	2.8	0	2.88	2.9	0
B1	G00	107	DUPLEX UNIT TYPE 01	3 BEDS	5	NE-SW	Dual	90	136.7	Yes	34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	82	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B1	G02	108	DUPLEX UNIT TYPE 02	2 BEDS	4	NE-SW	Dual	73	74.7	No	30	31.8	11.4	13	0	24.4	13	11.4	0	24.4	6	6.5	7	7	3.6	4.95	2.8	2.8	0	2.88	2.9	0
B2	G00	201	DUPLEX UNIT TYPE 01	3 BEDS	5	NE-SW	Dual	90	136.7	Yes	34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	81	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B2	G02	202	DUPLEX UNIT TYPE 02	2 BEDS	4	NE-SW	Dual	73	74.7	No	30	31.8	11.4	13	0	24.4	13	11.4	0	24.4	6	6.5	7	7	3.6	4.95	2.8	2.8	0	2.88	2.9	0
B2	G00	203	DUPLEX UNIT TYPE 01	3 BEDS	5	NE-SW	Dual	90	136.7	Yes	34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	87	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B2	G02	204	DUPLEX UNIT TYPE 02	2 BEDS	4	NE-SW	Dual	73	74.7	No	30	31.8	11.4	13	0	24.4	13	11.4	0	24.4	6	6.5	7	7	3.6	4.95	2.8	2.8	0	2.88	2.9	0
B2	G00	205	DUPLEX UNIT TYPE 01	3 BEDS	5	NE-SW	Dual	90	136.7	Yes	34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	86	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B2	G02	206	DUPLEX UNIT TYPE 02	2 BEDS	4	NE-SW	Dual	73	74.7	No	30	31.8	11.4	13	0	24.4	13	11.4	0	24.4	6	6.5	7	7	3.6	4.95	2.8	2.8	0	2.88	2.9	0
B2	G00	207	DUPLEX UNIT TYPE 01	3 BEDS	5	NE-SW	Dual	90	136.7	Yes	34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	82	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B2	G02	208	DUPLEX UNIT TYPE 02	2 BEDS	4	NE-SW	Dual	73	74.7	No	30	31.8	11.4	13	0	24.4	13	11.4	0	24.4	6	6.5	7	7	3.6	4.95	2.8	2.8	0	2.88	2.9	0
B3	G00	301	DUPLEX UNIT TYPE 01	3 BEDS	5	NE-SW	Dual	90	136.7	Yes	34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	82	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B3	G02	302	DUPLEX UNIT TYPE 02	2 BEDS	4	NE-SW	Dual	73	74.7	No	30	31.8	11.4	13	0	24.4	13	11.4	0	24.4	6	6.5	7	7	3.6	4.95	2.8	2.8	0	2.88	2.9	0
B3	G00	303	DUPLEX UNIT TYPE 01	3 BEDS	5	NE-SW	Dual	90	136.7	Yes	34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	77	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B3	G02	304	DUPLEX UNIT TYPE 02	2 BEDS	4	NE-SW	Dual	73	74.7	No	30	31.8	11.4	13	0	24.4	13	11.4	0	24.4	6	6.5	7	7	3.6	4.95	2.8	2.8	0	2.88	2.9	0
B3	G00	305	DUPLEX UNIT TYPE 01	3 BEDS	5	NE-SW	Dual	90	136.7	Yes	34	51.3	11.4	13	7.1	31.5	13	12.9	11.7	37.6	9	13.3	9	87	3.8	3.8	2.8	2.8	2.1	3.29	3.16	2.85
B3	G02	306	DUPLEX UNIT TYPE 02	2 BEDS	4	NE-SW	Dual	73	74.7	No	30	31.8	11.4	13	0	24.4	13	11.4	0	24.4	6	6.5	7	7	3.6	4.95	2.8	2.8	0	2.88	2.9	0
B6	G00	601	DUPLEX UNIT TYPE 05	2 BEDS	4	N-S	Dual	73	79.6	No	30	30.2	11.4	13	0	24.4	13	11.5	0	24.5	6	8.3	7	90	3.6	4.69	2.8	2.8	0	2.85	3.1	0
B6	G01	602	DUPLEX UNIT TYPE 06	3 BEDS	5	N-S	Dual	90	128.3	Yes	34	39.4	11.4	13	7.1	31.5	13.4	13.8	11.4	38.6	9	9.8	9	12	3.8	3.9	2.8	2.8	2.1	2.88	2.88	3.1
B6	G00	603	DUPLEX UNIT TYPE 05	2 BEDS	4	N-S	Dual	73	79.6	No	30	30.2	11.4	13	0	24.4	13	11.5	0	24.5	6	8.3	7	47	3.6	4.69	2.8	2.8	0	2.85	3.1	0
B6	G01	604	DUPLEX UNIT TYPE 06	3 BEDS	5	N-S	Dual	90	128.3	Yes	34	39.4	11.4	13	7.1	31.5	13.4	13.8	11.4	38.6	9	9.8	9	12	3.8	3.9	2.8	2.8	2.1	2.88	2.88	3.1
B6	G00	605	DUPLEX UNIT TYPE 05	2 BEDS	4	N-S	Dual	73	79.6	No	30	30.2	11.4	13	0	24.4	13	11.5	0	24.5	6	8.3	7	47	3.6	4.69	2.8	2.8	0	2.85	3.1	0
B6	G01	606	DUPLEX UNIT TYPE 06	3 BEDS	5	N-S	Dual	90	128.3	Yes	34	39.4	11.4	13	7.1	31.5	13.4	13.8	11.4	38.6	9	9.8	9	12	3.8	3.9	2.8	2.8	2.1	2.88	2.88	3.1
B6	G00	607	DUPLEX UNIT TYPE 05	2 BEDS	4	N-S	Dual	73	79.6	No	30	30.2	11.4	13	0	24.4	13	11.5	0	24.5	6	8.3	7	66	3.6	4.69	2.8	2.8	0	2.85	3.1	0
B6	G01	608	DUPLEX UNIT TYPE 06	3 BEDS	5	N-S	Dual	90	128.3	Yes	34	39.4	11.4	13	7.1	31.5	13.4	13.8	11.4	38.6	9	9.8	9	12	3.8	3.9	2.8	2.8	2.1	2.88	2.88	3.1

Part V Costing of Proposed Residential Development at Clonkeen Road, Deansgrange, Co. Dublin

House Type	No Of Bedrooms	Typical House Type GIA	No. of Social Units	Total GIA Social	1. Construction Costs @ 2700psm	2. Development Costs @ 15%	Total 1+2	Contingency @ 5%	3. Profit on Cost @ 15%	4. Land Costs @ 10k per plot	5. Professional Fees @ 12.5%	6. VAT on Ctn @ 13.5%	7. VAT on Prof Fees @ 23%	Total Estimated Costs	Average Unit Cost
2 Bed Apartment	2	75	15	1121	3,025,350.00	453,802.50	3,479,152.50	173,957.63	547,966.52	150,000.00	417,498.30	469,685.59	96,024.61	5,334,285.14	355,619.01
					1. Construction Costs @ 2500psm	2. Development Costs @ 15%	Total 1+2	Contingency @ 5%	3. Profit on Cost @ 15%	4. Land Costs @ 10k per plot	5. Professional Fees @ 12.5%	6. VAT on Ctn @ 13.5%	7. VAT on Prof Fees @ 23%	Total Estimated Costs	Average Unit Cost
3 Bed Duplex	3	137	15	2055	5,137,500.00	770,625.00	5,908,125.00	295,406.25	930,529.69	150,000.00	708,975.00	797,596.88	163,064.25	8,953,697.06	596,913.14
Total				30	8,162,850.00	1,224,427.50	9,387,277.50	469,363.88	1,478,496.21	300,000.00	1,126,473.30	1,267,282.46	259,088.86	14,287,982.28	

Housing Department
An Rannóg Tithíochta
Lucy McGrath
Part V Unit,
County Hall,
Marine Road,
Dún Laoghaire, Co. Dublin
Direct Tel: 01 205 4717
lmcgrath@dlrcoco.ie

D|RES Properties,
Third Floor, Donnybrook House,
36-42 Donnybrook Road,
Dublin 4

23rd July 2021

Re: Proposed SHD Development at Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin

Dear Sirs,

I refer to your proposed SHD development at the Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin, involving the construction of 299 residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 as amended:

- Build and transfer to the Council, or such Approved Housing Body nominated by the Council, 30 units on-site for social housing comprising 15 x two-bedroom units at an average indicative cost of €355,619 and 15 x three-bedroom units at an average indicative cost of €596,913
- Total *indicative* cost of the 30 units is assessed at €14,287,982 inclusive of VAT. This is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended

While the unit costs exceed the Council's approved acquisition cost threshold, it is acknowledged that the stated costs are *estimated*, as actual costs cannot be quantified at this preliminary stage. As such, I wish to confirm that this proposal is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the County Development Plan and Housing Strategy.

It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to acquire the stated units, or such other units, or to acquire them at the stated prices, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and construction/development costs. Furthermore, should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs and land values, a review of current housing demand and determination of funding availability.

Yours faithfully,

Lucy McGrath
Senior Staff Officer

APPENDIX D – IRISH WATER CONFIRMATION

Gessica Silva

CS Consulting
19-22 Dame Street
Dublin 2
D02E267

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

7 September 2020

Re: CDS20004047 pre-connection enquiry - Subject to contract | Contract denied

Connection for Housing Development of 404 units at Clonskeen Road, Johnstown, Deansgrange, Co. Dublin

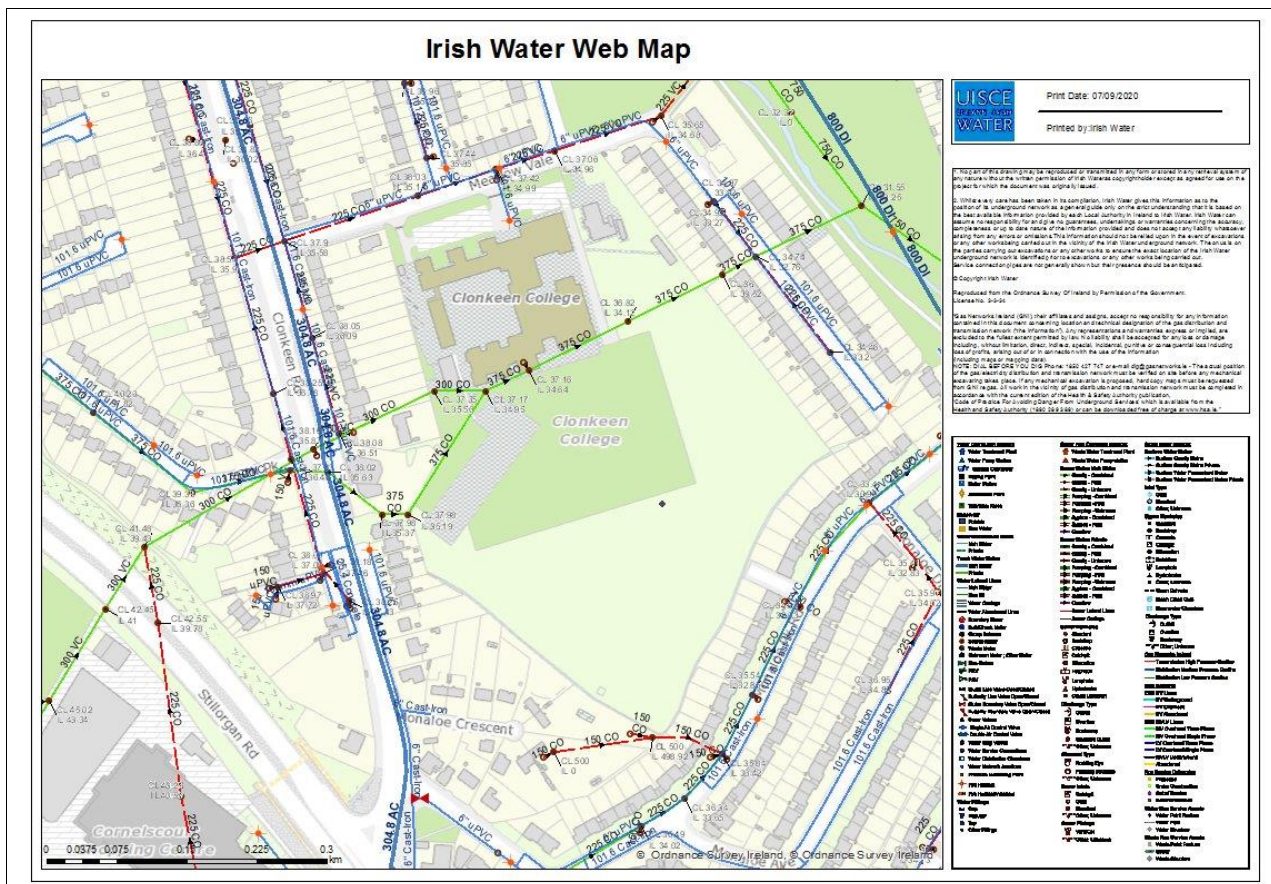
Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Clonskeen Road, Johnstown, Deansgrange, Co. Dublin (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water networks as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water networks can be facilitated at this moment in time.

SERVICE	<p align="center">OUTCOME OF PRE-CONNECTION ENQUIRY</p> <p align="center"><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></p>
Water Connection	Feasible Subject to upgrades
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
<p align="center">SITE SPECIFIC COMMENTS</p>	
Water Connection	<p>Approximately 60m of new 200mm ID pipe main to be laid to connect the site development to the existing 12" AC main, see red dashed line in Figure 1.</p> <p>A bulk meter to be installed on this connection main, meter will be linked up with telemetry online system.</p> <p>This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. Please note that Irish Water cannot guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you may need to provide adequate fire storage capacity within your development.</p> <p>In order to determine the potential flow that could be delivered during normal operational conditions, an onsite assessment of the existing network is required.</p>

<p>Wastewater Connection</p>	<p>No surface water from the development shall enter the Irish Water network.</p> <p>There is important Irish Water infrastructure within the site boundary (please find attached Irish Water GIS record of the area as a general guide only). The Developer will be required to survey the site to determine the exact location of the pipes. Any trial investigations should be carried out with the agreement and in the presence of the Local Authority Inspector.</p> <p>You are advised that structures or works over or in close proximity to Irish Water infrastructure that will inhibit access for maintenance or endanger structural or functional integrity of the infrastructure are not allowed. Separation distances between the Irish Water infrastructure and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.</p> <p>If you wish to divert the asset to facilitate the development, you must have entered into a diversion agreement prior to commencing. In advance of obtaining final planning permission the developer is requested to contact Irish Water to agree the required separation distances or proposed diversion associated with the infrastructure to Irish Water Diversion Team via email address diversions@water.ie for review and approval.</p>
<p>Strategic Housing Development:</p> <p>Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.</p>	
<p>The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

The map included below outlines the current Irish Water infrastructure adjacent to your site:



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Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.

- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Deirdre Ryan from the design team on 022 54620 or email deiryan@water.ie For further information, visit **www.water.ie/connections**.

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services

Figure 1: Proposed Water connection



Irish Water Web Map



UISCE
DUBLIN IRISH
WATER

Print Date: 07/09/2020

Printed by Irish Water

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2. Whilst every care has been taken in its compilation, Irish Water gives this information as to the position of its underground networks as a general guide only, on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for any omissions, misunderstandings or omissions concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the absence of excavations, or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground networks is identified prior to excavation or any other works being carried out. Services connecting pipes are not generally shown but their presence should be anticipated.

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Gas Networks (and GN's) their affiliates and assigns, accept no responsibility for any information contained in this document concerning location or technical designation of the gas distribution and transmission network (the information). Any representations and warranties, express or implied, are excluded to the fullest extent permitted by law. It is accepted for any loss or damage (including without limitation, direct, indirect or special, incidental, punitive or consequential loss including loss of profits, arising out of or in connection with the use of the information (including maps or map data).

NOTE: Dial before you dig phone: 1800 407 747 or email dig@opennetworks.ie. The dual position of the gas electricity distribution and transmission network must be verified on site before any mechanical excavating takes place. If any mechanical excavation is proposed, hard copy maps must be requested from Irish Water. All works in the vicinity of gas, electricity and transmission network must be approved in accordance with the current edition of the Health & Safety Authority publication 'Code of Practice for a Safer Digging or Plan' Underground Services which is available from the Health and Safety Authority (1800 254 684) or can be downloaded directly at www.hsa.ie.

Water Services Assets	Water Services Assets	Water Services Assets
Water Tankard Point	Water Tankard Point	Water Tankard Point
Water Pump Station	Water Pump Station	Water Pump Station
Water Service	Water Service	Water Service
Water Valve	Water Valve	Water Valve
Water Main	Water Main	Water Main
Water Main Junction	Water Main Junction	Water Main Junction
Water Main Obstruction	Water Main Obstruction	Water Main Obstruction
Water Main Chamber	Water Main Chamber	Water Main Chamber
Water Main Chamber (with cover)	Water Main Chamber (with cover)	Water Main Chamber (with cover)
Water Main Chamber (without cover)	Water Main Chamber (without cover)	Water Main Chamber (without cover)
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Robert Fitzmaurice
Cronin & Sutton Consulting
19 22 Dame Street
Dublin 2
D02 E267

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

22 July 2021

**Re: Design Submission for Clonskeen Road, Johnstown, Deansgrange, Co. Dublin (the “Development”)
(the “Design Submission”) / Connection Reference No: CDS20004047**

Dear Robert Fitzmaurice,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

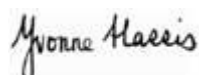
You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Alvaro Garcia

Email: agarcia@water.ie

Yours sincerely,



Yvonne Harris
Head of Customer Operations

Appendix A

Document Title & Revision

W012-CSC-ZZ-XX-DR-C-0004 P2_Proposed Basement Drainage Layout
W012-CSC-ZZ-XX-DR-C-0006 P2_Proposed Foul Sewer Layout
W012-CSC-ZZ-XX-DR-C-0024_Pump Station Details
W012-CSC-ZZ-XX-DR-C-0025_Foul Longsections
W012-CSC-ZZ-XX-DR-C-0032_Build Over and Wayleave Plan
W012-CSC-ZZ-XX-DR-C-0007 P2_Proposed Watermain Layout

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.



LEGEND:
SITE BOUNDARY

LEGEND:
PROPOSED FOUL SEWER
PROPOSED FOUL RISING MAIN
PROPOSED FOUL INSPECTION CHAMBER

PROPOSED BASEMENT DRAINAGE LAYOUT.
SCALE = 1:250

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PAC/SHD/162/20

NOTES
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2. This drawing to be read in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and Specifications.
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Rev. No.	Date	REVISION NOTE	Drn. By	Chkd. By
P1	13.10.2020	ARCHITECTS LAYOUT REVISED	JS	OS
P2	15.06.2021	ARCHITECTS LAYOUT REVISED	DF	OS

Architect	Scott Tallon Walker
Project	Proposed Development at Clonkeen Road
Title	Proposed Basement Drainage Layout
Dwg. No.	W012-CSC-ZZ-XX-DR-C-0004
Date	02.06.2020
Drn. By	JS
Chkd. By	RFM
Aprvd. By	OS
Scale	1:250 @A1
Revision	P2

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Health & Safety OHSAS 18001:2007

W012

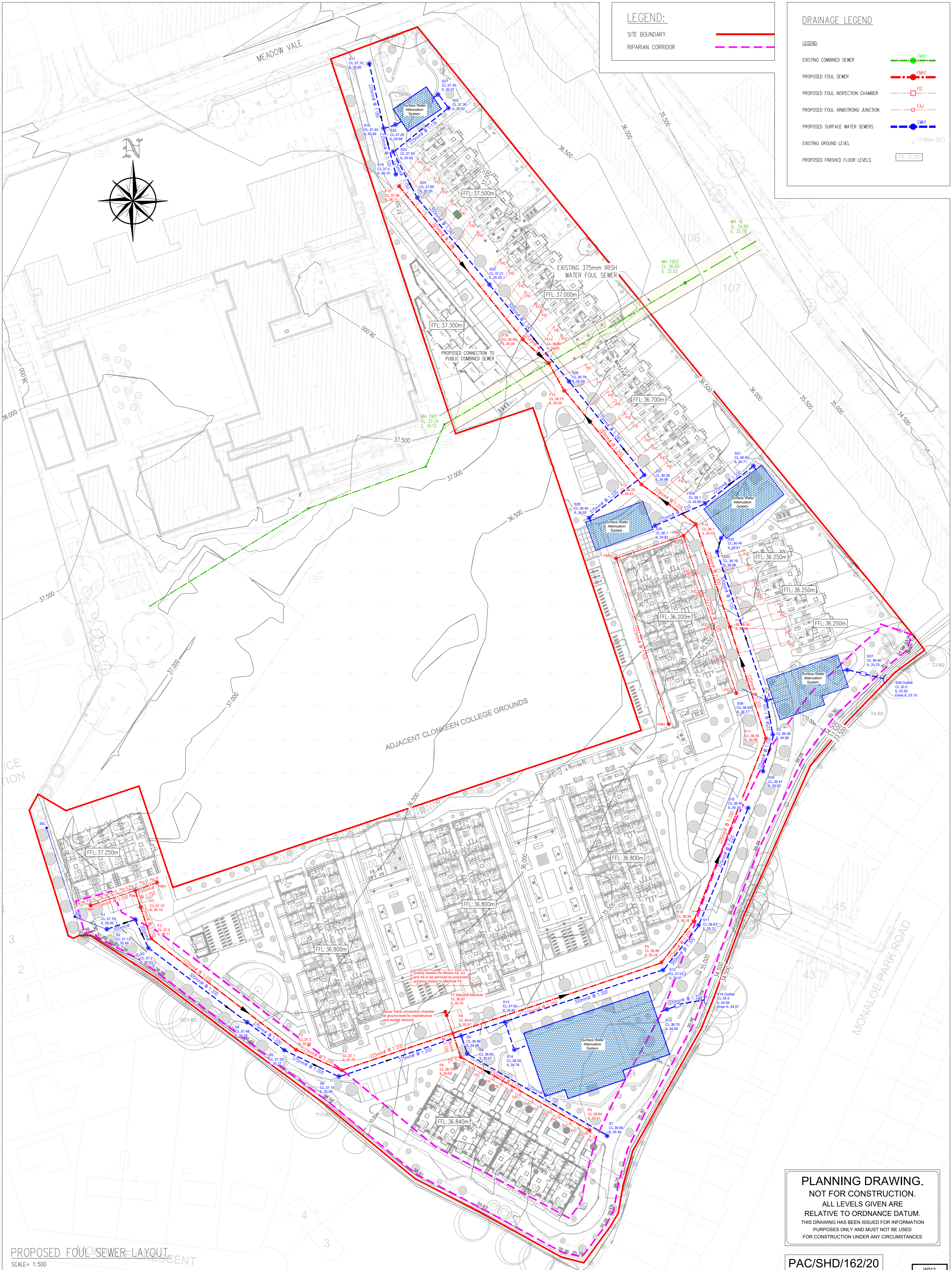


LEGEND:

- SITE BOUNDARY —
- RIPARIAN CORRIDOR —

DRAINAGE LEGEND

- LEGEND:
- EXISTING COMBINED SEWER —
 - PROPOSED FOUL SEWER —
 - PROPOSED FOUL INSPECTION CHAMBER □
 - PROPOSED FOUL ARMSTRONG JUNCTION —
 - PROPOSED SURFACE WATER SEWERS —
 - EXISTING GROUND LEVEL — $\times 12,000m$ (EX)
 - PROPOSED FINISHED FLOOR LEVELS FFL: 37.300



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W012

PROPOSED FOUL SEWER LAYOUT
 SCALE = 1:500

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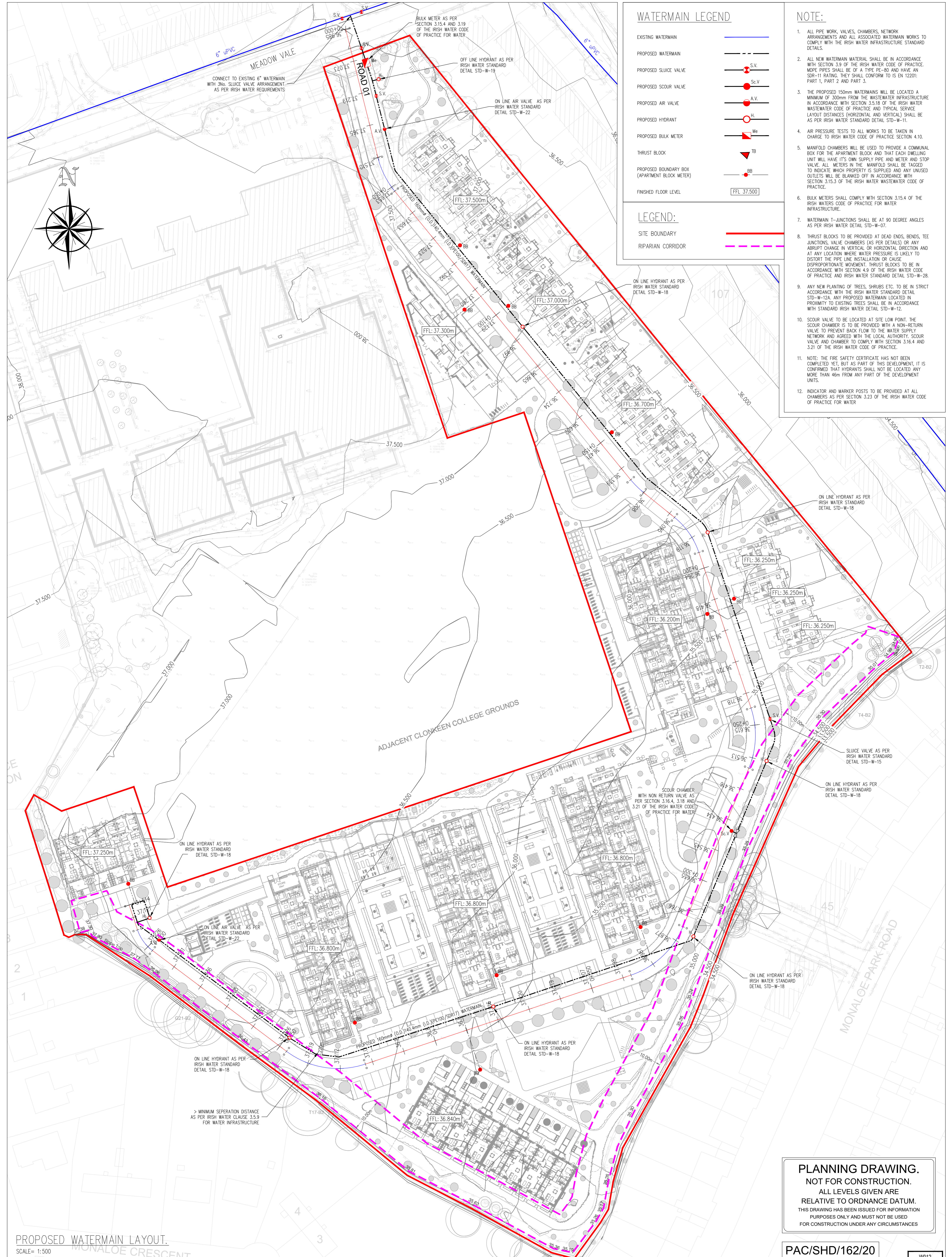
Rev. No.	Date	REVISION NOTE	Dr. By	Chkd. By
P1	14.10.2020	ARCHITECTS LAYOUT REVISED	JS	OS
P2	14.06.2021	ARCHITECTS LAYOUT REVISED	DF	OS

Architect		Scott Tallon Walker	
Project		Proposed Development at Clonkeen Road	
Title		Proposed Foul Sewer Layout	
Dwg. No.		W012-CSC-ZZ-XX-DR-C-0006	
Date	Drn. By	Chkd. By	Apprd. By
02.06.2020	JS	RFM	OS
Scale		1:500 @A1	
Revision		P2	

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Quality Environment I.S. EN ISO 9001:2008
 NSAI Energy I.S. EN ISO 14001:2004
 Certified Health & Safety OHSAS 18001:2007



WATERMAIN LEGEND

- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- PROPOSED SLUICE VALVE
- PROPOSED SCOUR VALVE
- PROPOSED AIR VALVE
- PROPOSED HYDRANT
- PROPOSED BULK METER
- THRUST BLOCK
- PROPOSED BOUNDARY BOX (APARTMENT BLOCK METER)
- FINISHED FLOOR LEVEL

LEGEND:

- SITE BOUNDARY
- RIPIARIAN CORRIDOR

- ### NOTE:
- ALL PIPE WORK, VALVES, CHAMBERS, NETWORK ARRANGEMENTS AND ALL ASSOCIATED WATERMAIN WORKS TO COMPLY WITH THE IRISH WATER INFRASTRUCTURE STANDARD DETAILS.
 - ALL NEW WATERMAIN MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 3.9 OF THE IRISH WATER CODE OF PRACTICE. MOPE PIPES SHALL BE OF A TYPE PE-80 AND HAVE AN SDR-11 RATING. THEY SHALL CONFORM TO IS EN 12201: PART 1, PART 2 AND PART 3.
 - THE PROPOSED 150mm WATERMANS WILL BE LOCATED A MINIMUM OF 300mm FROM THE WASTEWATER INFRASTRUCTURE IN ACCORDANCE WITH SECTION 3.5.18 OF THE IRISH WATER WASTEWATER CODE OF PRACTICE AND TYPICAL SERVICE LAYOUT DISTANCES (HORIZONTAL AND VERTICAL) SHALL BE AS PER IRISH WATER STANDARD DETAIL STD-W-11.
 - AIR PRESSURE TESTS TO ALL WORKS TO BE TAKEN IN CHARGE TO IRISH WATER CODE OF PRACTICE SECTION 4.10.
 - MANIFOLD CHAMBERS WILL BE USED TO PROVIDE A COMMUNAL BOX FOR THE APARTMENT BLOCK AND THAT EACH DWELLING UNIT WILL HAVE ITS OWN SUPPLY PIPE AND METER AND STOP VALVE. ALL METERS IN THE MANIFOLD SHALL BE TAGGED TO INDICATE WHICH PROPERTY IS SUPPLIED AND ANY UNUSED OUTLETS WILL BE BLANKED OFF IN ACCORDANCE WITH SECTION 3.15.3 OF THE IRISH WATER WASTEWATER CODE OF PRACTICE.
 - BULK METERS SHALL COMPLY WITH SECTION 3.15.4 OF THE IRISH WATER CODE OF PRACTICE FOR WATER INFRASTRUCTURE.
 - WATERMAIN T-JUNCTIONS SHALL BE AT 90 DEGREE ANGLES AS PER IRISH WATER DETAIL STD-W-07.
 - THRUST BLOCKS TO BE PROVIDED AT DEAD ENDS, BENDS, TEE JUNCTIONS, VALVE CHAMBERS (AS PER DETAILS) OR ANY ABRUPT CHANGE IN VERTICAL OR HORIZONTAL DIRECTION AND AT ANY LOCATION WHERE WATER PRESSURE IS LIKELY TO DISTORT THE PIPE LINE INSTALLATION OR CAUSE DISPROPORTIONATE MOVEMENT. THRUST BLOCKS TO BE IN ACCORDANCE WITH SECTION 4.9 OF THE IRISH WATER CODE OF PRACTICE AND IRISH WATER STANDARD DETAIL STD-W-28.
 - ANY NEW PLANTING OF TREES, SHRUBS ETC. TO BE IN STRICT ACCORDANCE WITH THE IRISH WATER STANDARD DETAIL STD-W-12A. ANY PROPOSED WATERMAIN LOCATED IN PROXIMITY TO EXISTING TREES SHALL BE IN ACCORDANCE WITH STANDARD IRISH WATER DETAIL STD-W-12.
 - SCOUR VALVE TO BE LOCATED AT SITE LOW POINT. THE SCOUR VALVE IS TO BE PROVIDED WITH A NON-RETURN VALVE TO PREVENT BACK FLOW TO THE WATER SUPPLY NETWORK AND AGREED WITH THE LOCAL AUTHORITY. SCOUR VALVE AND CHAMBER TO COMPLY WITH SECTION 3.16.4 AND 3.21 OF THE IRISH WATER CODE OF PRACTICE.
 - NOTE: THE FIRE SAFETY CERTIFICATE HAS NOT BEEN COMPLETED YET, BUT AS PART OF THIS DEVELOPMENT, IT IS CONFIRMED THAT HYDRANTS SHALL NOT BE LOCATED ANY MORE THAN 46m FROM ANY PART OF THE DEVELOPMENT UNITS.
 - INDICATOR AND MARKER POSTS TO BE PROVIDED AT ALL CHAMBERS AS PER SECTION 3.23 OF THE IRISH WATER CODE OF PRACTICE FOR WATER.

PROPOSED WATERMAIN LAYOUT.
SCALE = 1:500

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Rev. No.	Date	REVISION NOTE	Dr. By	Chkd. By
P1	13.10.2020	ARCHITECTS LAYOUT REVISED	JS	OS
P2	14.06.2021	ARCHITECTS LAYOUT REVISED	DF	OS

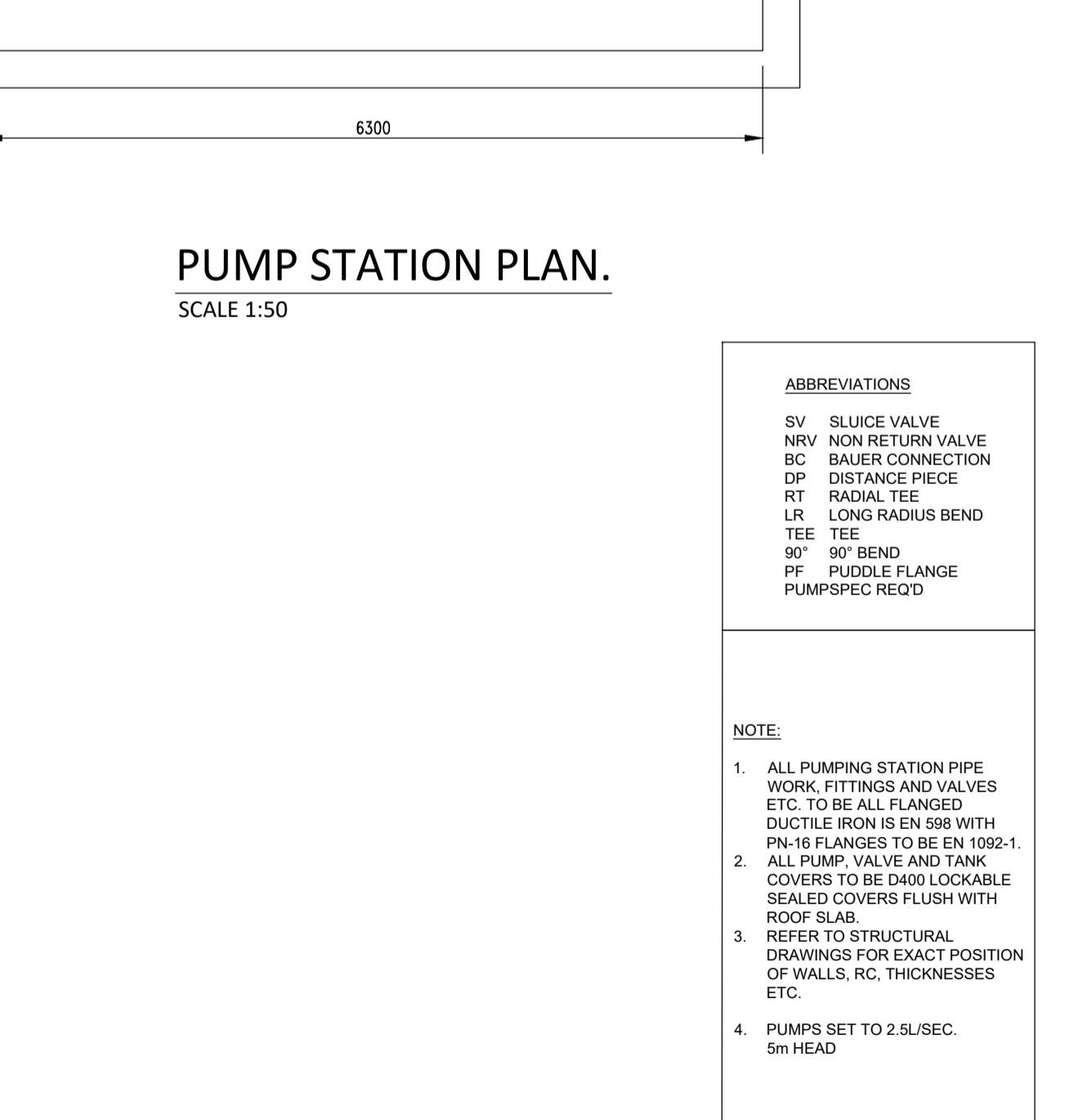
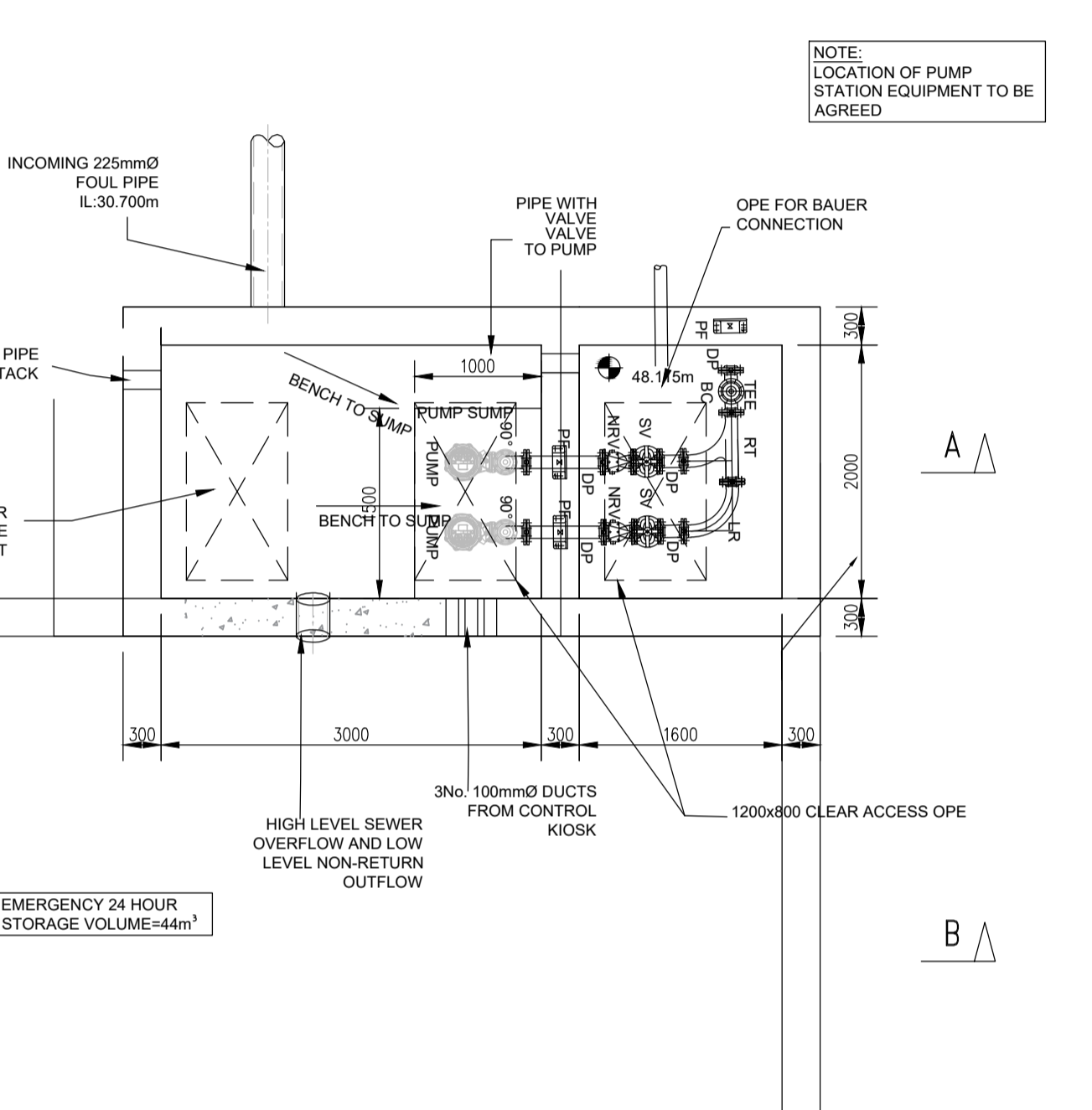
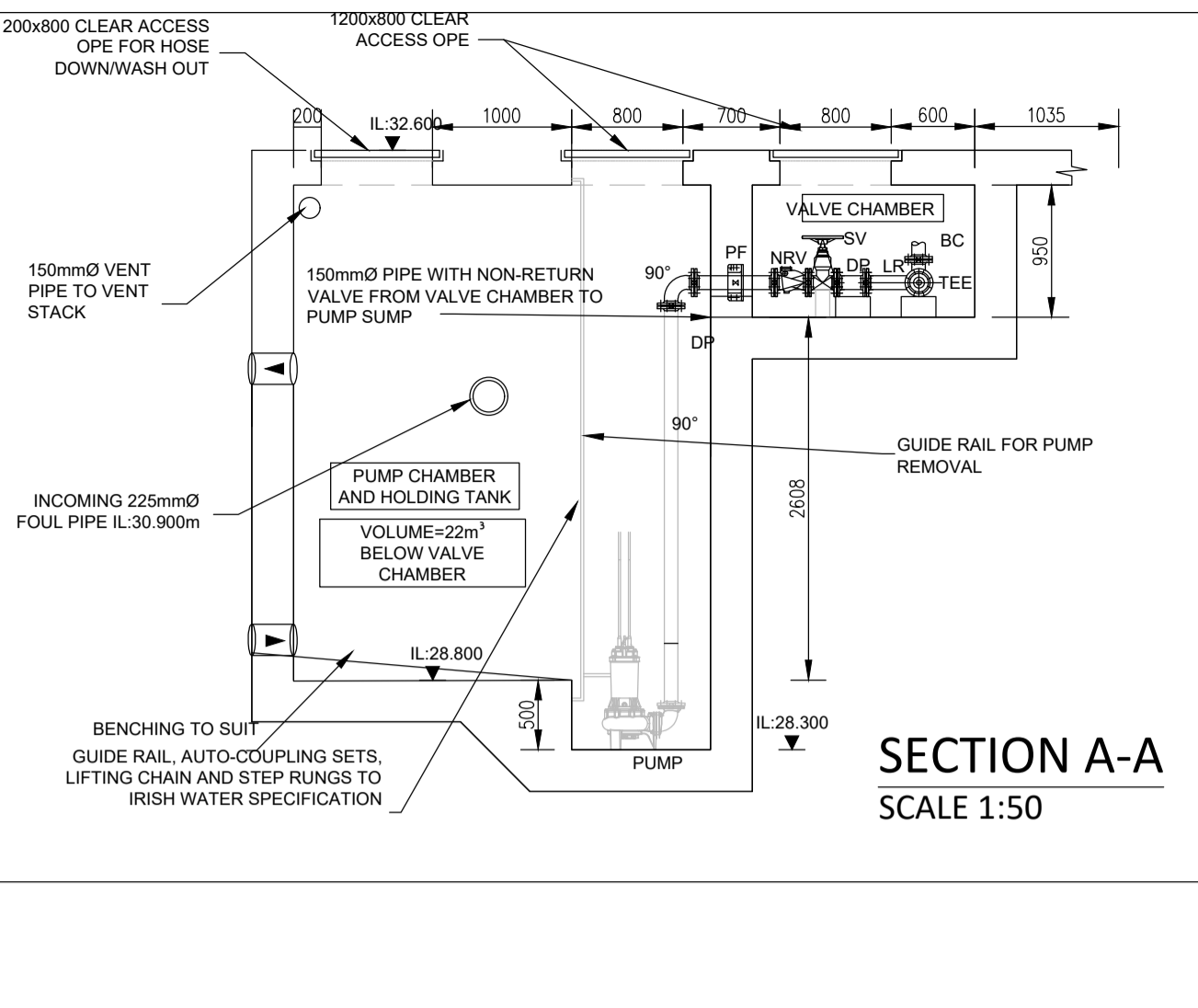
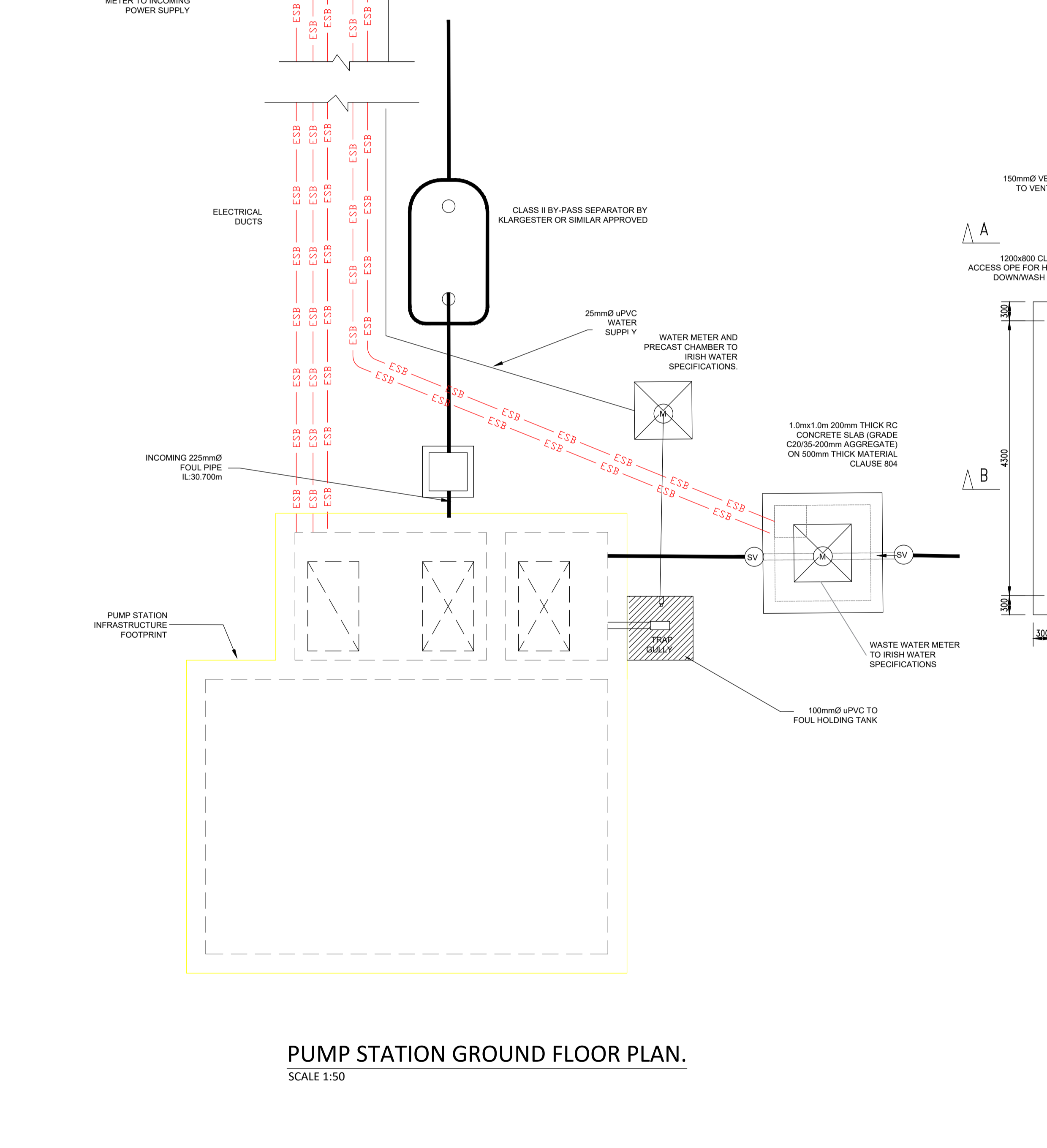
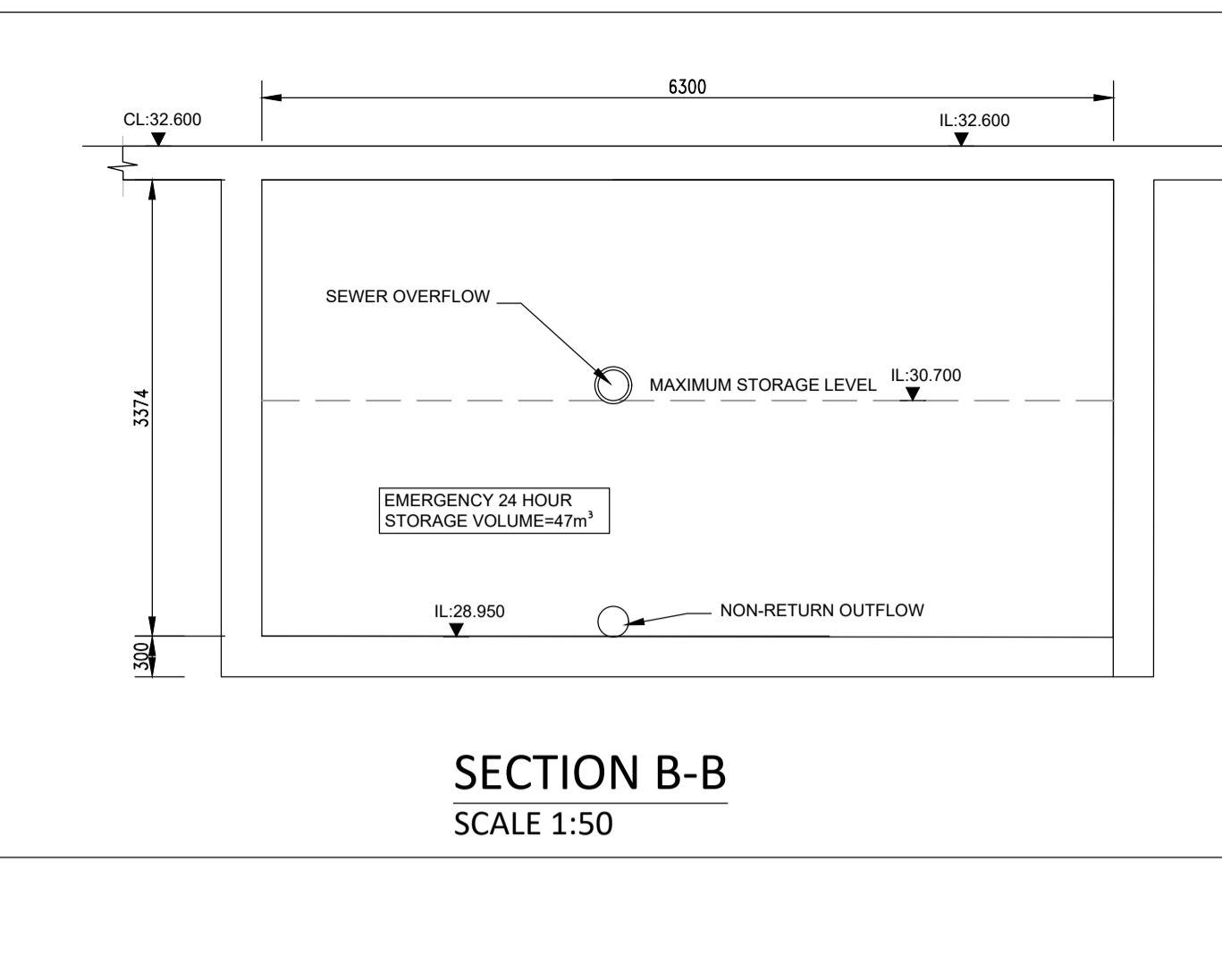
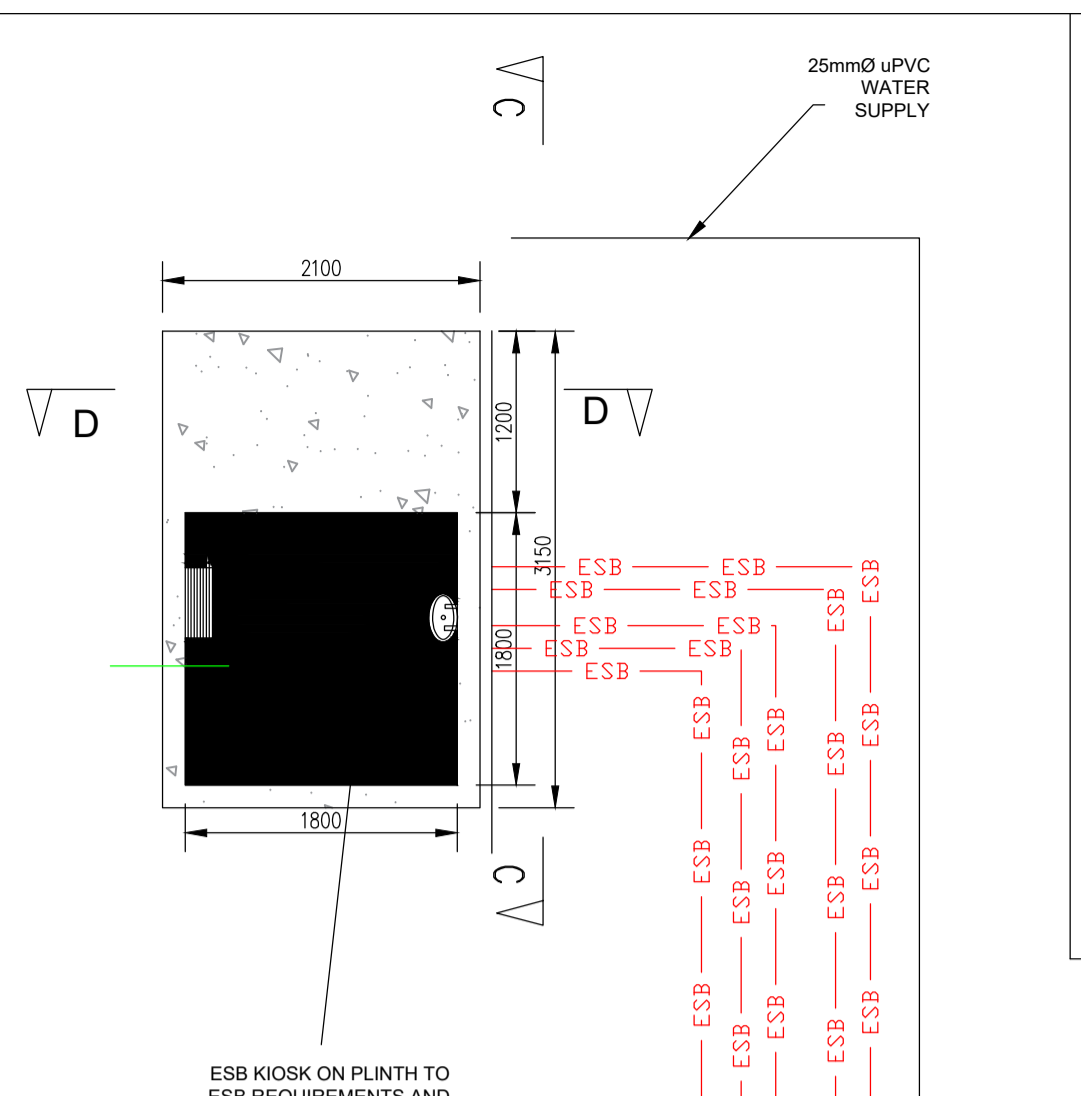
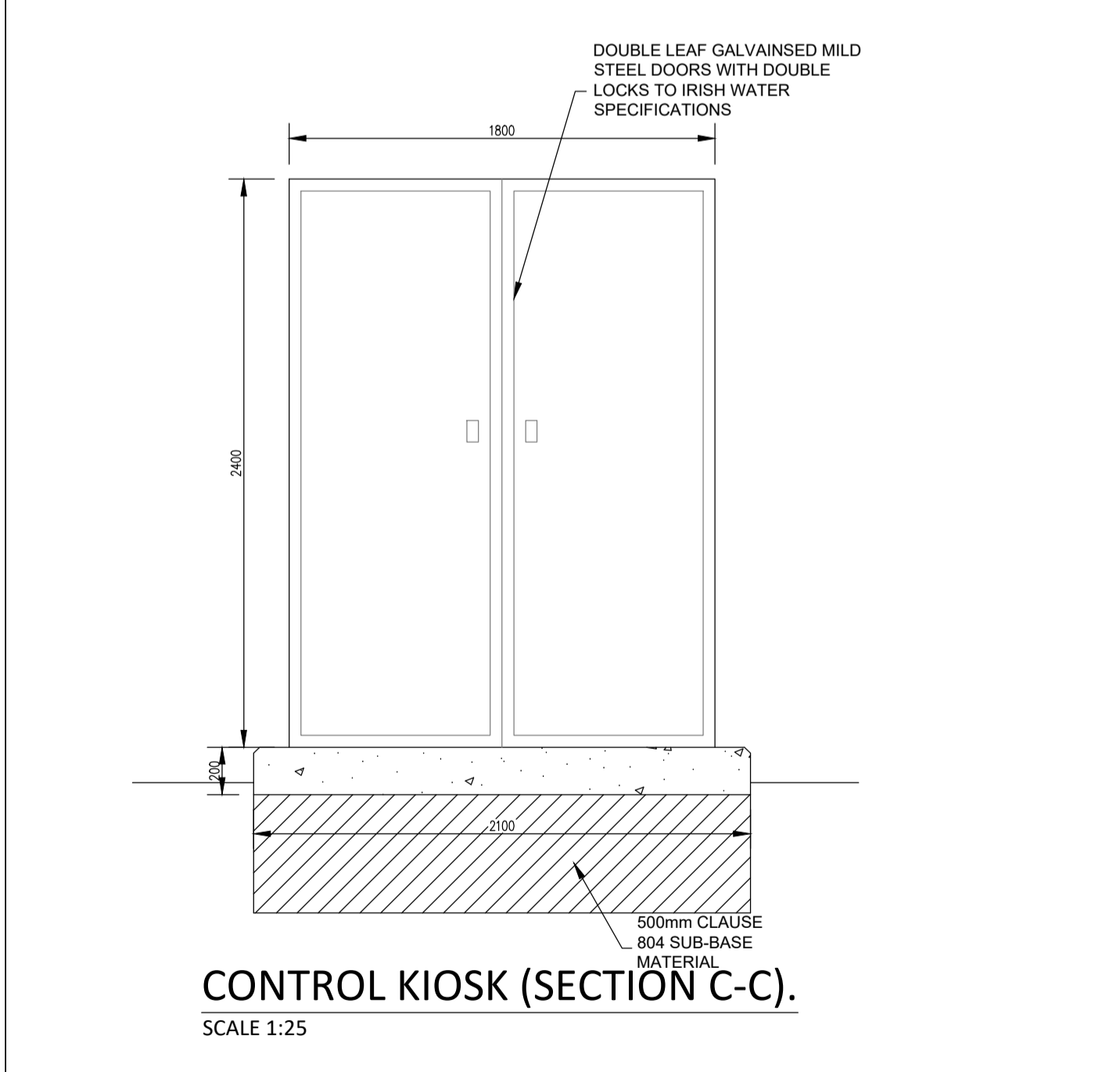
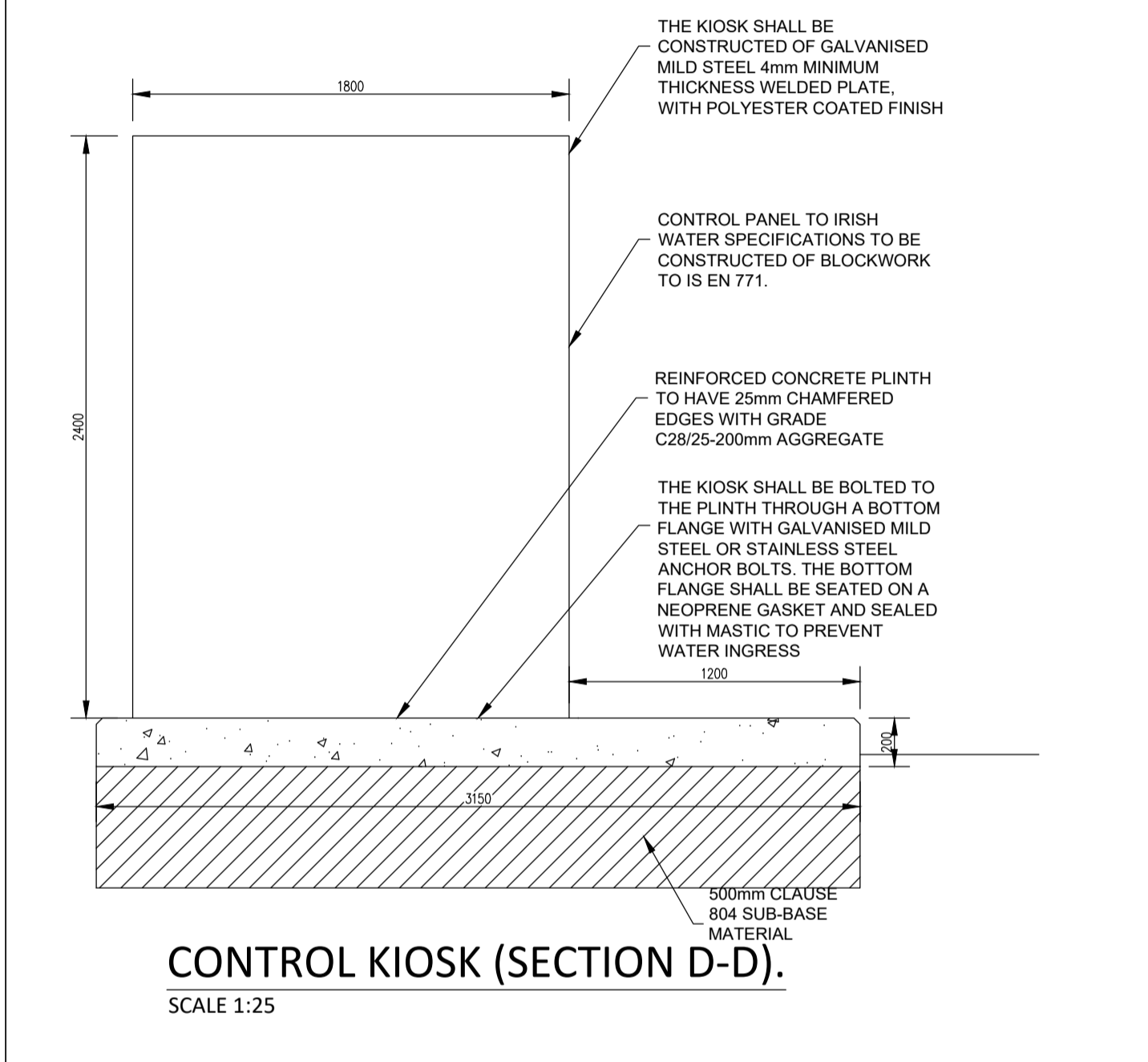
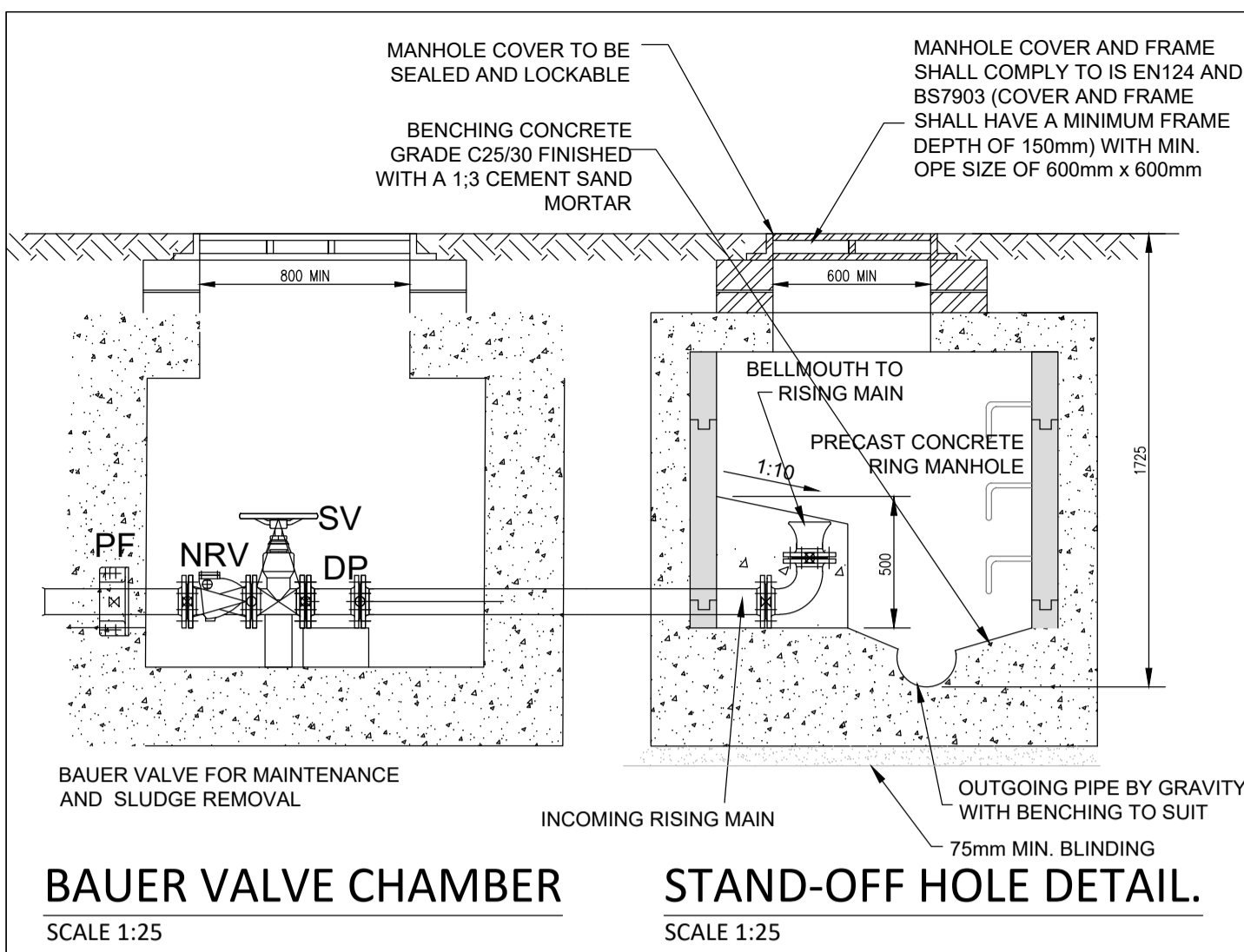
Architect		Scott Tallon Walker	
Project		Proposed Development at Clonkeen Road	
Title		Proposed Watermain Layout	
Dwg. No.		W012-CSC-ZZ-XX-DR-C-0007	
Date	Dr. By	Chkd. By	Appr. By
02.06.2020	JS	RFM	OS
Scale		1:500 @A1	
Revision		P2	

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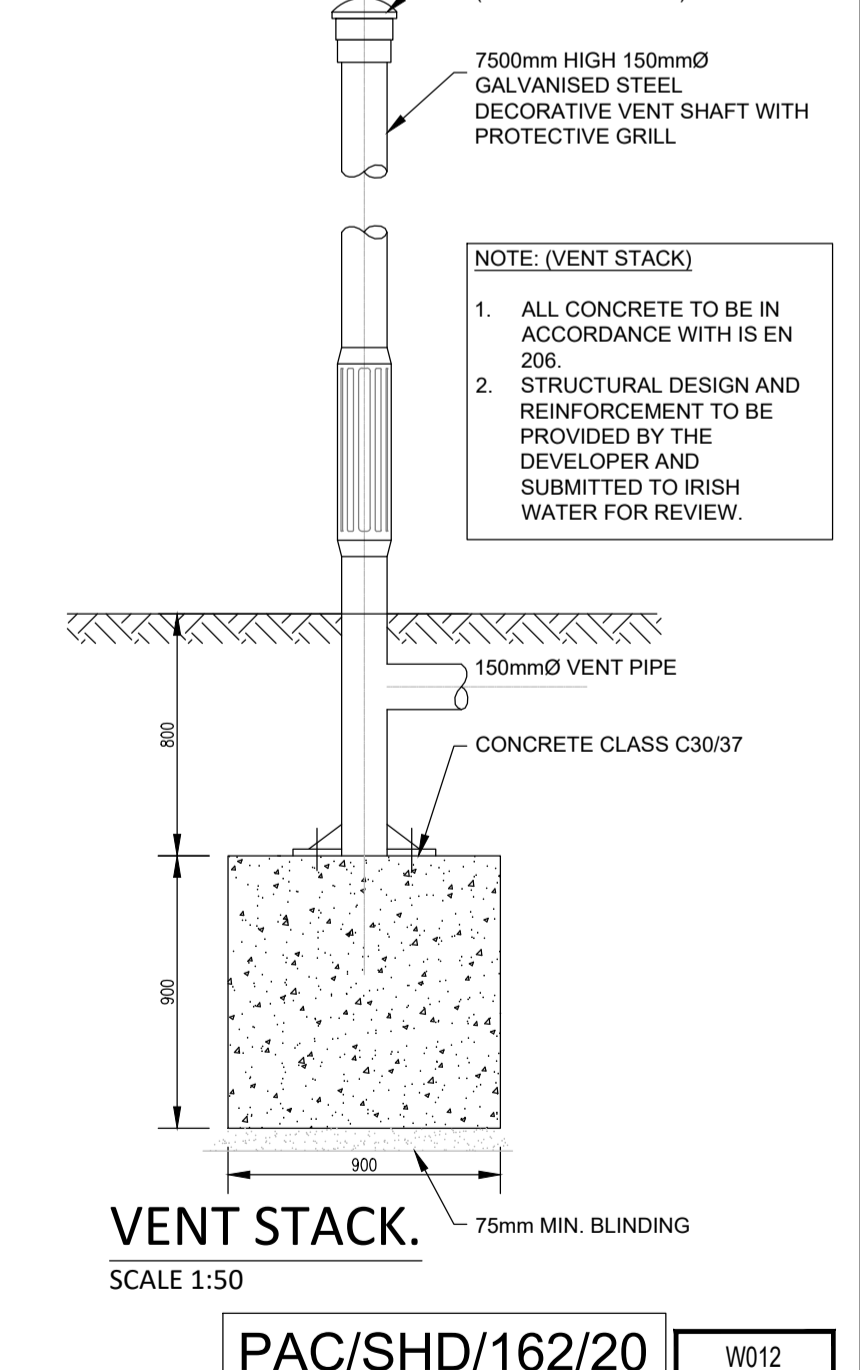
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IS. EN ISO 14001:2004
IS. EN ISO 50001:2011
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- PUMPING PLANT -**
SPECIFIC MINIMUM REQUIREMENTS FOR PUMPING PLANT ARE AS FOLLOWS:
- PUMPING PLANT SHOULD BE OF FAILSAFE DESIGN.
 - ALL PLANT AND EQUIPMENT TO BE SUITABLY EXTERIORATED IN ACCORDANCE WITH THE HAZARDOUS AREA CLASSIFICATION FOR THE PUMPING STATION SITE.
 - PUMPING PLANT TO BE DUTY AND STANDBY ARRANGEMENT OR DUTY/ASSIST AND STANDBY ARRANGEMENT.
 - PUMPS TO BE SUBMERSIBLE PUMPS WITH AUTOMATIC DECOUPLING ARRANGEMENTS COMPLETE WITH TWIN GUIDE RAILS, EASY LIFT, ETC.
 - PUMPING PLANT TO BE OF PROVEN TRACK RECORD, INCLUDING COOLING JACKETS.
 - AUTOMATIC SELECTION/ROTATION OF THE DUTY/STANDBY OR DUTY/ASSIST/STANDBY PUMPS TO BE PROVIDED ON AN HOURES RUN BASIS WITH MANUAL OVER-RIDE.
 - PUMPS TO BE SIZED FOR A MINIMUM OF 3 TIMES DWF, IF STORAGE PROVIDED, AND 6 TIMES DWF OTHERWISE.
 - PUMPS TO BE SUITABLE FOR PUMPING UNSCREENED WASTEWATER CONTAINING FIBROUS MATERIAL WITH A MINIMUM SOLES PASSAGE SIZE OF 100MM. PUMPS CONNECTED TO SMALL DIAMETER RISING MAINS TO BE FITTED WITH AN ANTI-BLOCKAGE/ANTI-RAGGING SYSTEM LINKED TO THE POWER AMP RECORDING SYSTEM.
 - PUMPS TO HAVE A MINIMUM DISCHARGE SIZE OF 80MM.
 - PUMP CONTROL TO BE VIA ULTRASONIC LEVEL TRANSDUCERS, LOCATED ABOVE LIQUID LEVEL, IN AN EASILY ACCESSIBLE LOCATION.
 - THE PUMP GUIDE SYSTEM TO ALLOW THE PUMP UNITS TO BE AUTOMATICALLY COUPLED TO THE OUTLET PIPEWORK AND HELD IN PLACE BY ITS OWN WEIGHT.
 - THE GUIDE SYSTEM TO ALLOW THE PUMP UNITS TO BE LIFTED TO THE TOP OF THE WET WELL WITHOUT THE NEED TO UNDO ANY FIXING ARRANGEMENTS OR TO ENTER THE WET WELL.
 - ANCHOR BOLTS SHALL BE STAINLESS STEEL, STAINLESS STEEL AND GALVANISED STEEL SURFACES SHALL NOT COME INTO CONTACT WITH EACH OTHER.
 - PUMPS TO BE MOUNTED ON A CAST IRON COUPLING/DUCK-FOOT PEDESTAL, WITH AUTOMATIC DECOUPLING ARRANGEMENTS.
 - PUMP ARRANGEMENT TO ALLOW EASY INSTALLATION AND SPEEDY REMOVAL FROM THE SUMP WITHOUT NEED FOR OPERATOR ENTRY TO THE SUMP.
 - PUMPS GUIDE RAILS TO BE OF GALVANISED MILD STEEL OR STAINLESS STEEL (GRADE 316).
 - PUMPS TO BE PROVIDED WITH CERTIFIED, STAINLESS STEEL LIFTING CHAIN (DESIGNED TO BS4942), SUITABLY SIZED AND FIT FOR PURPOSE, WITH 8MM THICK LINKS, AT LEAST, AND LARGE LINKS A NOT MORE THAN 1M INTERVALS.
 - SPARE CERTIFIED STAINLESS STEEL CHAINS, OF SIMILAR CAPACITY TO THE INSTALLED CHAIN UNIT, SHALL BE PROVIDED TO FACILITATE REGULAR INSPECTION/REPLACEMENT OF THE LIFTING CHAIN.
 - ANCHOR BOLTS TO BE OF STAINLESS STEEL OR GALVANISED STEEL SUITABLE FOR THE MATERIAL BEING RETAINED (NO CONTACT BETWEEN STAINLESS STEEL AND GALVANISED STEEL).
 - DISCHARGE PIPEWORK WITHIN THE WET WELL TO BE COMPLETE WITH BENDS, TEE-PIECES, FITTINGS, ETC. TO LINK THE WET WELL PIPEWORK TO THE VALVE CHAMBER PIPEWORK.
 - PIPEWORK WITHIN THE VALVE CHAMBER TO INCORPORATE ISOLATION VALVES (ONE PER PUMP INSTALLED), NON-RETURN VALVES (ONE PER PUMP INSTALLED), BENDS, TEE-PIECES, ETC.
 - NON-RETURN VALVES TO HAVE REMOVABLE COVERS, DUCTILE IRON BODY WITH RESILIENT SEATED DISC AND STAINLESS STEEL HINGE PIN, COMPLETE WITH EITHER A BALL WEIGHT OR LEVER ARM AND WEIGHT.
 - BENDS TO BE SWEP/T/SLOW BENDS TO MINIMISE BLOCKAGES AND PIPE FRICTION LOSSES. SLUICE VALVES TO BE PROVIDED WITH REMOVABLE HAND-WHEELS.
 - FLANGE ADAPTORS TO BE PROVIDED TO PERMIT EASE OF REMOVAL OF VALVES FROM THE PIPEWORK.
 - ALL PIPEWORK AND VALVES TO BE OF DUCTILE IRON, PN-16, TO BS 4772 AND EN 588, SUITABLE FOR USE WITH SEWAGE.
 - PUMP MOTORS TO BE HIGH EFFICIENCY WITH CLASS F INSULATION AND IP68 RATING; PUMP EFFICIENCY SHALL BE MAINTAINED WITHIN 15% OF ITS MAXIMUM EFFICIENCY OVER THE WHOLE OF THE SPECIFIED DUTY RANGE.
 - MOTOR AND MOTOR HOUSING TO BE BOLTED TO THE PUMP HOUSING, SHRINK OR PRESS FIT ASSEMBLIES WILL NOT BE ACCEPTED.
 - MOTORS MUST INCLUDE STATOR OVERTEMPERATURE PROTECTION IN THE FORM OF THERMISTORS EMBEDDED IN EACH PHASE OF THE WINDINGS, OVER-TEMPERATURE PROTECTION SHOULD AUTOMATICALLY RE-SET WHEN THE TEMPERATURE RETURNS TO NORMAL.
 - PUMPS SHALL HAVE A MAXIMUM SPEED OF 1500RPM, PUMP CHARACTERISTICS SHALL BE STABLE, NON-OVERLOADING AND SHALL BE SUCH THAT THE PUMPS SHALL OPERATE AS CLOSE TO MAXIMUM EFFICIENCY AT THE DESIGN POINT.
 - PUMPS TO BE PROVIDED WITH INDICATOR PLATES PROVIDING INFORMATION FOR THE PUMP MOTOR, ETC. A DUPLICATE STAINLESS STEEL PLATE TO BE PROVIDED AND MOUNTED IN THE CONTROL PANEL.
 - WHERE VALVES ARE LOCATED IN DRYWELL SUMP, VALVE EXTENSIONS HANDLES TO BE SUPPLIED (INCLUDING THE CORING OF THE CONCRETE COVER ABOVE) WITH 80MM HOLE.
 - PUMP CHAIN TO BE STAINLESS GRADE STAMPED AND CERTIFIED WITH OVAL SHAPED MASTER RINGS EVERY ONE METER IN LENGTH.
 - ALL EMERGENCY STOPS TO BE LOCATED OVER GROUND ON STAINLESS STEEL PILLARS IN THE LOCATION AREA OF PUMP SUMPS.
 - ALL PANELS TO BE LABELLED ACCORDINGLY.
 - ALL PIPE WORK TO BE LABELLED WITH DIRECTIONAL ARROWS AND LABELS STATING WHAT IS IN PIPE WORK, E.G. FERRIC/FOUL, ETC.
 - ALL CHAMBERS TO HAVE SIGNAGE STAMPED ON THEM STATING WHAT THEY ARE, E.G. FOUL SUMP/STORM SUMP.
 - NON RETURN VALVES TO BE GOOD QUALITY FLAP TYPE FOR SEWAGE NOT WATER.



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Rev. No.	Date	REVISION NOTE

Architect	Project	Title	Dwg. No.	Date	Drn by	Chkd by	Scale
Scott Tallon Walker	Proposed Development at Clonkeen Road	Proposed Pump Station Details	W012-CSC-ZZ-XX-DR-C-0024	02.06.2020	DF	RFM	OS AS SHOWN @A1

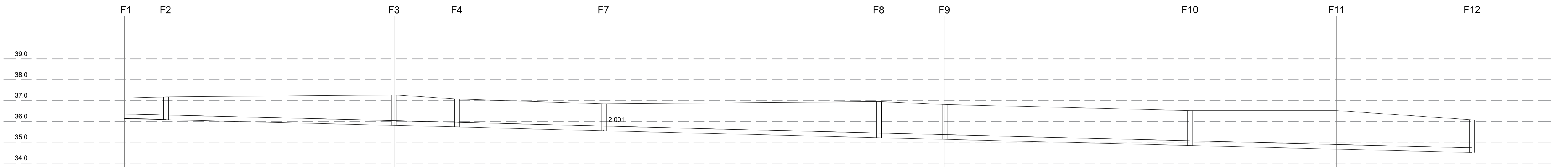
Architect	Project	Title	Dwg. No.	Date	Drn by	Chkd by	Scale
Scott Tallon Walker	Proposed Development at Clonkeen Road	Proposed Pump Station Details	W012-CSC-ZZ-XX-DR-C-0024	02.06.2020	DF	RFM	OS AS SHOWN @A1

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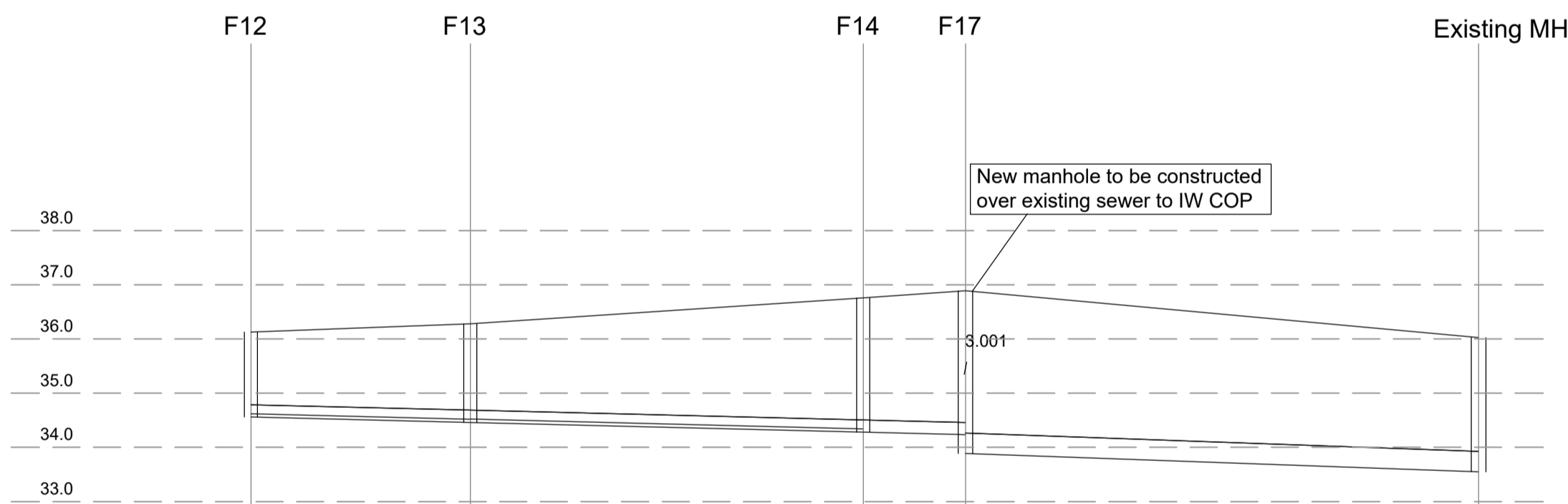
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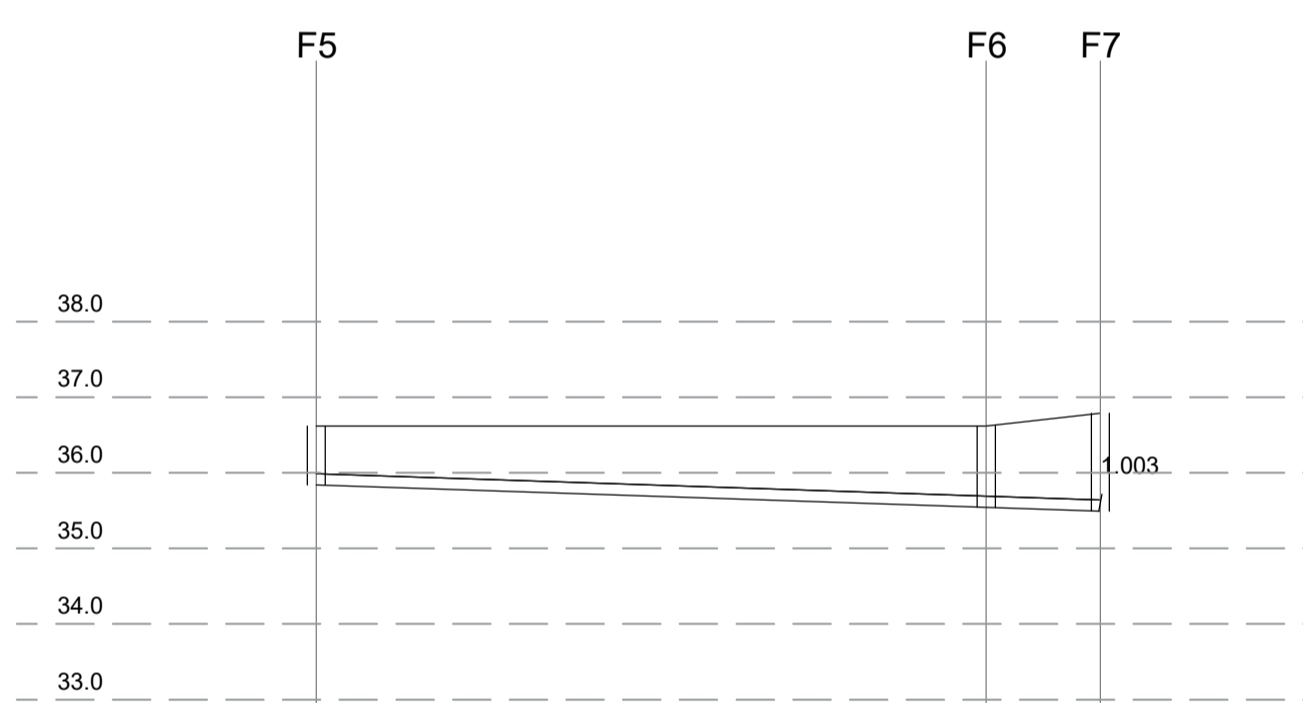
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SLOPE (1:X)	200.0	200.0	200.0	190.0	200.0	200.0	200.1	200.0	200.6	
COVER LEVEL (m)	37.150 36.160	37.200 36.110	37.300 36.837	37.100 35.761	36.870 35.576	36.980 35.245	36.840 35.166	36.550 34.872	36.550 34.686	36.100 34.534
INVERT LEVEL (m)	36.160 36.110	36.110 36.110	36.837 36.837	35.761 35.761	35.576 35.575	35.245 35.245	35.166 35.166	34.872 34.872	34.686 34.686	34.534 34.534
LENGTH (m)	9.905	54.770	15.054	35.174	65.976	15.757	58.830	35.102	32.492	

FOUL WATER LONGSECTIONS FROM F1 TO F12
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:100



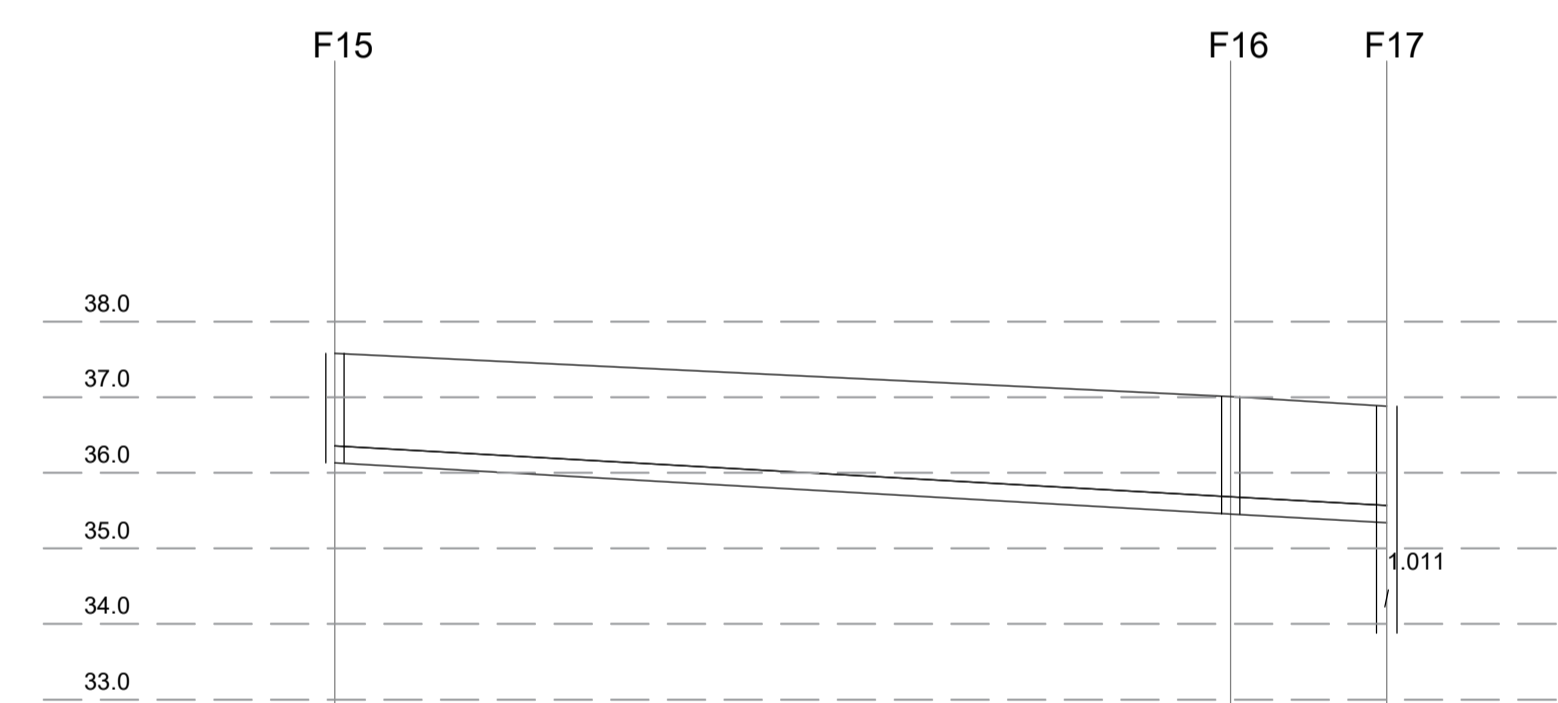
PN	F1.009	F1.010	F1.011	EXISTING IRISH WATER SEWER	
DIA (mm)	225	225	225	375	
SLOPE (1:X)	200.6	200.4	200.4	140.0	
COVER LEVEL (m)	36.100 34.534	36.250 34.433	36.700 34.252	36.880 33.860	36.000 33.522
INVERT LEVEL (m)	34.534 34.433	34.433 34.433	34.252 34.252	33.860 33.860	33.522 33.522
LENGTH (m)	20.256	36.280	9.439	47.375	

FOUL WATER LONGSECTIONS FROM F12 TO EXISTING MANHOLE
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:100



PN	F2.000	F2.001	
DIA (mm)	150	150	
SLOPE (1:X)	150.2	150.2	
COVER LEVEL (m)	36.700 35.920	36.700 35.625	36.870 35.575
INVERT LEVEL (m)	35.920 35.920	35.625 35.625	35.575 35.575
LENGTH (m)	44.311	7.551	

FOUL WATER LONGSECTIONS FROM F5 TO F7
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:100



PN	F3.000	F3.001	
DIA (mm)	225	225	
SLOPE (1:X)	88.0	88.0	
COVER LEVEL (m)	37.580 36.110	36.980 35.437	36.880 33.860
INVERT LEVEL (m)	36.110 36.110	35.437 35.437	33.860 33.860
LENGTH (m)	59.248	10.316	

FOUL WATER LONGSECTIONS FROM F15 TO F17
 HORIZONTAL SCALE 1:500
 VERTICAL SCALE 1:100

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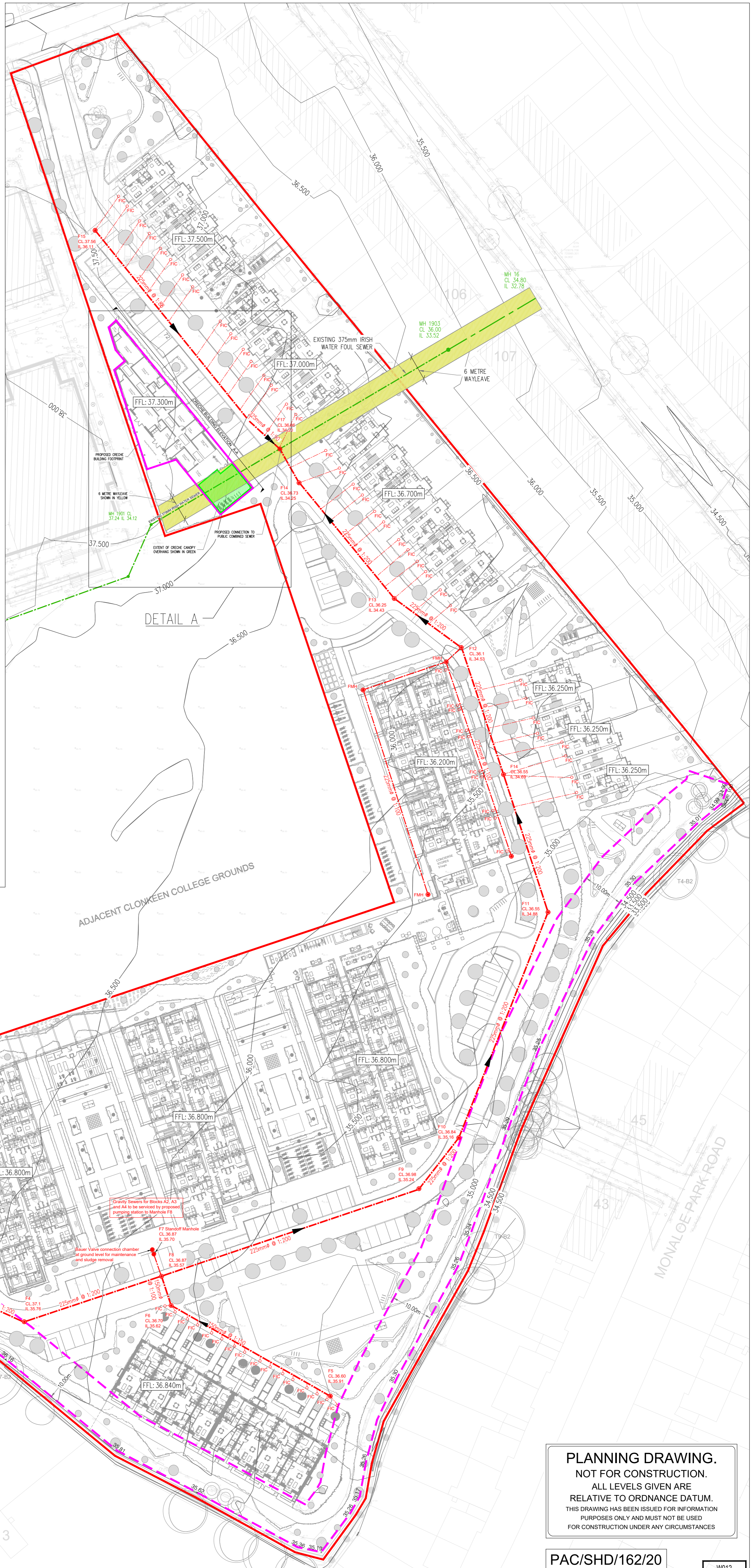
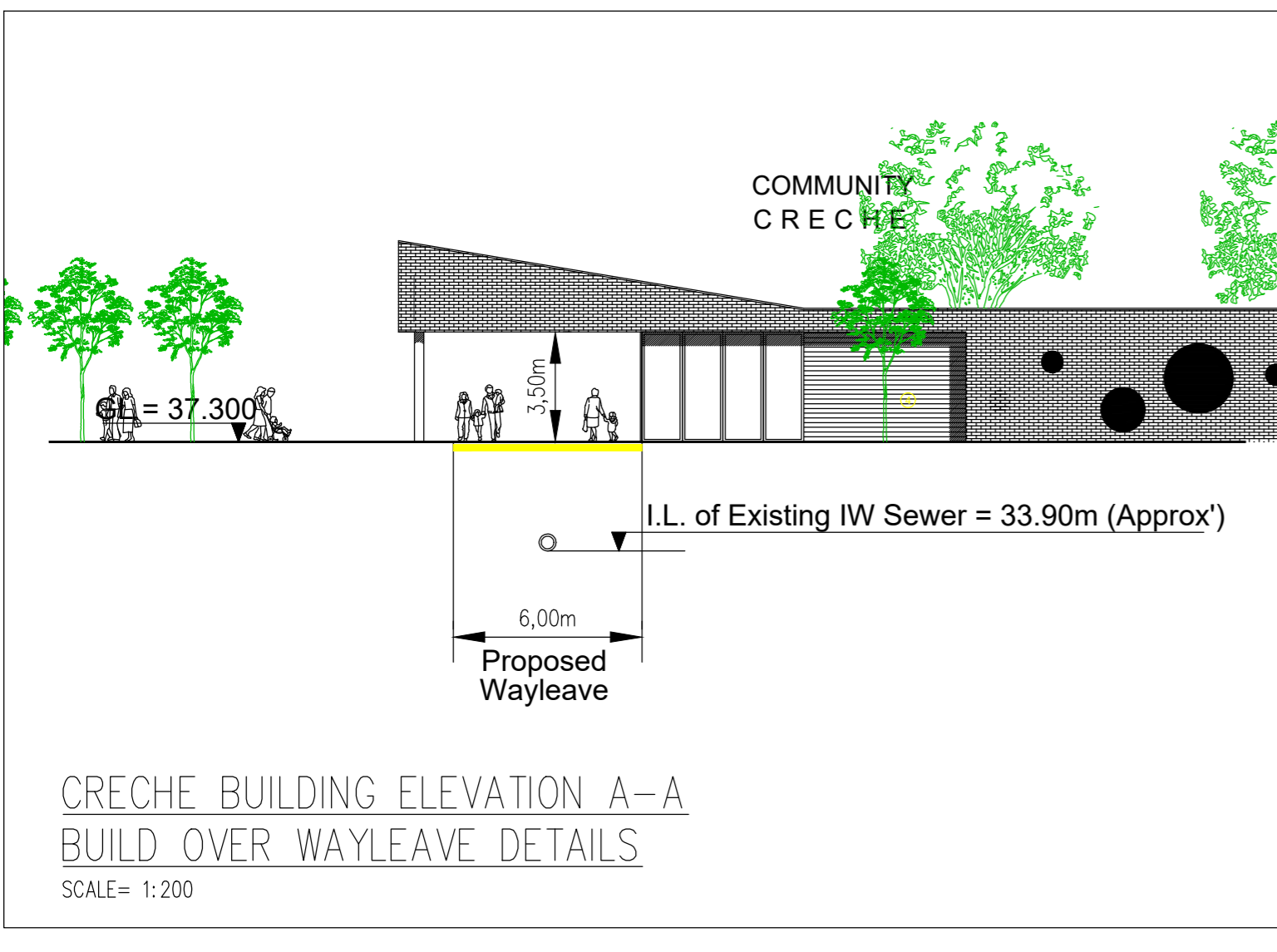
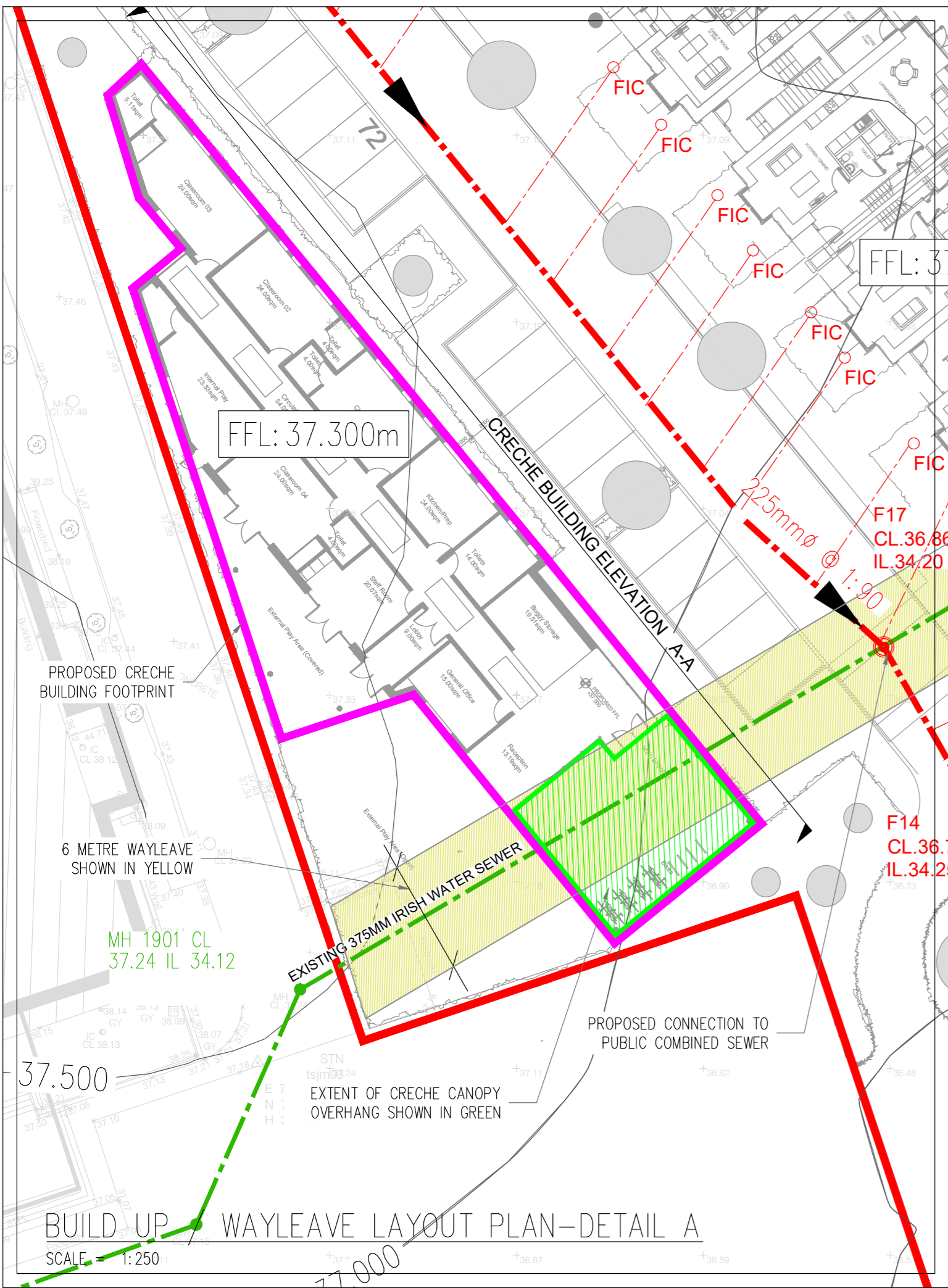
Rev. No.	Date	REVISION NOTE	Dim. By	Chkd. By

Architect	Scott Tallon Walker			
Project	Proposed Development at Clonkeen Road			
Title	Foul Sewer Longsections			
Dwg. No.	W012-CSC-ZZ-XX-DR-C-0025			
Date	Dim by	Chkd by	Appr'd by	Scale
15.06.2021	DF	RFM	OS	AS SHOWN @A1

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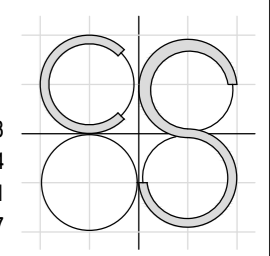
W012

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Rev. No.	Date	REVISION NOTE
P1	14.10.2020	ARCHITECTS LAYOUT REVISED
P2	14.06.2021	ARCHITECTS LAYOUT REVISED

Architect	Project	Title	Dwg. No.	Date	Drawn By	Checked By	Approved By	Scale	Revision
Scott Tallon Walker	Proposed Development at Clonkeen Road	Build Over / Wayleave Layout Plan	W012-CSC-ZZ-XX-DR-C-0032	02.06.2020	JS	DF	OS	1:500 @A1	P2

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APPENDIX E - LIST OF SUBMITTED MATERIAL

1. SHD Planning Application Form, prepared by Tom Phillips + Associates, including the following appendices;
 - a. Letter of Consent from the Congregation of Christian Brothers;
 - b. Strategic Housing Development Details
 - c. Details of Part V Provision
 - d. Irish Water Confirmation
 - e. List of Submitted Material
2. Cheque to An Bord Pleanála for €51,411.60 (Application Fee);
3. Letter of Support from Clonkeen College, prepared by Clonkeen College
4. Cover Letter to An Bord Pleanála, prepared by Tom Phillips + Associates;
5. Site Notice (6/9/21), prepared by Tom Phillips + Associates;
6. Response to the Opinion of An Bord Pleanála, prepared by Tom Phillips + Associates;
7. ESRI Shapefile (for ABP Only on a CD), prepared by Scott Tallon Walker;
8. Social Infrastructure Audit, prepared by Tom Phillips + Associates;
9. Schools Demand Assessment, prepared by Tom Phillips + Associates;
10. Planning Report, prepared by Tom Phillips + Associates;
11. EIAR Screening Statement + Screening Checklist, prepared by Tom Phillips + Associates;
12. Prescribed Bodies Notification Letters, addressed to
 - a. the Dún Laoghaire Rathdown Childcare Committee,
 - b. The Department of Education,
 - c. Irish Water and
 - d. Dún Laoghaire Rathdown County Council prepared by Tom Phillips + Associates;
13. Planning Statement of Consistency, prepared by Tom Phillips + Associates;
14. Material Contravention Statement, prepared by Tom Phillips + Associates;
15. Hard copy of Newspaper Notice (Irish Daily Star 06/09/21) scan provided to prescribed bodies accordingly);
16. Policy Response Report (Development Capacity at Clonkeen College) prepared by GVA Planning;
17. Housing Quality Assessment, prepared by Scott Tallon Walker;
18. Design Statement, prepared by Scott Tallon Walker;
19. Issue Sheet and associated Architectural Drawings at various scales, prepared by Scott Tallon Walker;
20. Schedule of Drawings and Documents, prepared by Scott Tallon Walker;
21. Site Location Maps at the required scales, prepared by Scott Tallon Walker;
22. Site Layout Plans at the required scales, prepared by Scott Tallon Walker;
23. Plans, Section and Elevations at various scales prepared by Scott Tallon Walker;
24. A DMURS Compliance Statement, prepared by CS Consulting Ltd;
25. A Traffic and Transport Assessment, prepared by CS Consulting Ltd;
26. A Road Infrastructure Design Report, prepared by CS Consulting Ltd;
27. Engineering Services Report, prepared by CS Consulting Ltd;
28. Flood Risk Assessment, prepared by CS Consulting Ltd;
29. A Residential Travel Plan, prepared by CS Consulting Ltd;
30. Issue Sheet and Associated Engineering Drawings at various scales, prepared by CS Consulting Ltd;
31. Associated Engineering Drawings at various scales, prepared by CS Consulting Ltd;
32. Building Life Cycle Report, prepared by OCSC;

33. Sunlight and Daylight Access Analysis Report, prepared by OCSC
34. Public Lighting Report and associated layout, prepared by OCSC;
35. Energy and Sustainability Statement and associated electrical site services drawing, prepared by OCSC;
36. Environmental Report For Noise and Vibration, prepared by AWN;
37. Construction and Demolition Waste Management Plan Technical, prepared by AWN;
38. Operational Waste Management Plan, prepared by AWN;
39. Construction Environmental Management Plan Technical, prepared by AWN;
40. Natura Impact Statement, prepared by MKO;
41. Landscaping Design Report, prepared by Doyle O' Troithigh Landscape Architects;
42. Landscape and Visual Impact Assessment, prepared by Doyle O' Troithigh Landscape Architects;
43. Document Register and Drawing Issue sheet and Associated Landscape Masterplan Drawings at various scales, prepared by Doyle O' Troithigh Landscape Architects;
44. Associated Landscape Masterplan Drawings at various scales, prepared by Doyle O' Troithigh Architects;
45. Housing Mix Report - DRES
46. Asbestos Demolition Survey Report, prepared by OHSS;
47. Tree Survey Report, prepared by Independent Tree Surveys and associated tree constraints and tree protection plan overview drawings at various scales;
48. Archaeological Assessment, prepared by IAC Archaeology;
49. CGI Views, prepared by DUNES Visuals;
50. Visual Impact Assessment (Verified Views Pack), prepared by DUNES Visuals;
51. Ecological Impact Statement, prepared by Altemar Ecology;
52. Article 299B Statement, prepared by Altemar Ecology.