

Strategic Housing Unit,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

Wednesday, 8<sup>th</sup> September 2021  
[By Courier]

Dear Sir/Madam,

**RE: PROPOSED RESIDENTIAL DEVELOPMENT AT LANDS ADJOINING CLONKEEN COLLEGE,  
CLONKEEN ROAD, BLACKROCK, CO. DUBLIN**

**(PRE- APPLICATION CONSULTATION REFERENCE: ABP-309039-20)**

## 1.0 INTRODUCTION

On behalf of the applicant Clonkeen Investments DAC, Third Floor, Donnybrook House, 36-42 Donnybrook Road, Dublin 4, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a *Notice of Pre-Application Consultation Opinion* issued by An Bord Pleanála, dated 6<sup>th</sup> April, 2021.

Under Article 285(5) (a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with Section 8(1) (b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## 2.0 SUMMARY OF DEVELOPMENT

The development description is noted as follows in the statutory notices;

*"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.*

TOWN PLANNING CONSULTANTS



*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."*

Further information on the proposed development is outlined in detail in the accompanying documentation.



### **3.0 SUBMISSION PROCEDURE**


Please find enclosed 2 no. hard copies of the SHD Planning Application, as well as 3 no. digital copies. In addition, please find enclosed 1 no. copy of the Shapefile, as required under the SHD Planning Application Form. The planning application has also been forwarded to Dún Laoghaire-Rathdown County Council, as well as the required Prescribed Bodies, accordingly.

The SHD Planning Application Fee of **€51,411.60** is enclosed with the documentation.

A copy of the application may also be inspected online at the following website set up by the applicant: [www.clonkeenshd.com](http://www.clonkeenshd.com)

Should you have any queries in relation to this application please do not hesitate to contact me.

Yours faithfully,



---

**John Gannon**  
**Director**  
**Tom Phillips + Associates**