

Senior Executive Officer
Dún Laoghaire-Rathdown County Council (DLRCC)
Planning Department
County Hall
Marine Road
Dun Laoghaire
Co. Dublin

8th 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 6th 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*.

TOWN PLANNING CONSULTANTS



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. 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 6 no. hard copies of the SHD Planning Application, as well as 1 no. digital copy, as required. A copy of the application may also be inspected online at the following website set up by the applicant: www.clonkeenshd.com

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Yours faithfully,



John Gannon
Director
Tom Phillips + Associates