

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

29th October 2021

Dear Sir/Madam,

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT FOR KNOCKRABO PHASE 2 AT A SITE OF C.1.78 HECTARES AT KNOCKRABO, MOUNT ANVILLE ROAD, GOATSTOWN, DUBLIN 14

(PRE- APPLICATION CONSULTATION REFERENCE: ABP-309990-21)

1.0 INTRODUCTION

On behalf of the applicant Knockrabo Investments DAC, 18 Fitzwilliam Street Upper, Saint Peter's, Dublin, D02 XA30, 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 3rd September 2021.

2.0 SUMMARY OF DEVELOPMENT

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

"Knockrabo Investments DAC intend to apply to An Bord Pleanála for permission for a Strategic Housing Development with a total application site area of c. 1.78 ha, on a site located at Knockrabo, Mount Anville Road, Goatstown, Dublin 14.

The proposed development relates to Phase 2 of the development on the 'Knockrabo' lands. Phase 1 of 'Knockrabo' was granted under Dún Laoghaire-Rathdown County Council (DLRCC) Reg. Ref. D13A/0689/An Bord Pleanála (ABP) Ref. PL06D.243799 and DLRCC Reg. Ref. D16A/0821 (Phase 1) and DLRCC Reg. Ref. D16A/0960 (Phase 1A) and comprises a total of 125 no. units. The proposed development will consist of the amendment of the permitted 'Phase 2' residential development of 93 no. units, childcare facility and community/leisure uses (DLRCC Reg. Ref. D17A/1124) on a site of 2.75ha. The proposed development will provide for the reconfiguration and redesign of the approved residential development. The Knockrabo Way entrance road (constructed and unconstructed), the renovation of Cedar Mount House

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including childcare facility and community/leisure uses, the Coach House, Gate Lodge (West), the Gate House and all associated landscaping permitted under D17A/1124 which are outside the boundary of the current application are proposed to remain as previously granted.

The site is bounded to the south-east by Mount Anville Road; to the south by 'Mount Anville Lodge' and by the rear boundaries of 'Thendara' (a Protected Structure – RPS Ref. 812), 'The Garth' (a Protected Structure – RPS Ref. 819), 'Chimes', 'Hollywood House' (a Protected Structure – RPS Ref. 829); to the south-west by existing allotments; to the north by the reservation corridor for the Dublin Eastern By-Pass (DEBP); and to the east by the site of residential development 'Knockrabo'. There are 3 no. Protected Structures located in the overall 'Knockrabo' landholding, but which are outside the application boundary. These include 'Cedar Mount' (a Protected Structure - RPS Ref. 783), 'Knockrabo Gate Lodge (West)' (a Protected Structure - RPS Ref. 796), including Entrance Gates and Piers, and 'Knockrabo Gate Lodge (East)' (a Protected Structure – RPS 740) including Entrance Gates and Piers. For clarity no works are proposed to any Protected Structures as part of this proposed development.

The development, with a total gross internal area of c. 23,097.2 sqm, will consist of the construction of 227 no. residential units in 4 no. apartment blocks ranging in height from Part 2 – Part 8 storeys including semi-basement podium. The development will provide 76 no. 1 bed units, 145 no. 2 bed units and 6 no. 3 bed units as follows:

- **Block E** (c. 1015.3 sqm GIA) is a 5-storey including semi-basement podium apartment block comprising of 8 no. units (1 no. one bed unit and 7 no. 2 bed units).
- **Block F** (c. 8042.2 sqm GIA) is a Part 2 to Part 8 storeys including semi-basement podium apartment block comprising 84 no. units (53 no. 1 bed units and 31 no. 2 bed units).
- **Block G** (c. 8626.5 sqm GIA) is a Part 6 including semi-basement podium to Part 8 storey including semi-basement podium apartment block comprising of 82 no. units (37 no. 1 bed units, 40 no. 2 bed units and 5 no. 3 bed units).
- **Block H** (c. 5413.7 sqm GIA) is a Part 6 to Part 7 storey apartment block including semi-basement podium comprising 53 no. units (7 no. 1 bed units, 45 no. 2 bed units and 1 no. 3 bed unit).

Residential Tenant Amenities comprising c. 537.2 sqm are provided at Level 00 of Block G and H to serve all residential units within this application. Balconies/Wintergardens are provided on all elevations at all levels for the 4 no. apartment blocks, with (Private) Terraces provided at top floor levels and a communal Roof Terrace of c. 198 sqm to be provided on Block F. The development will also provide 178 no. car parking spaces, which comprises 125 no. residential podium parking spaces, 35 no. on-street parking spaces, 16 no. visitor/drop off parking and 2 no. car sharing on-street parking spaces are provided; Provision of 389 no. private residential bicycle parking spaces and 130 no. visitor bicycle parking spaces; Provision of 12 no. motorcycle parking spaces.

All other ancillary site development works to facilitate construction, site services, piped infrastructure, 2 no. sub-stations, plant, public lighting, bin stores, bike stores, boundary treatments, provision of public, communal and private open space areas comprising hard and soft landscaping, site services all other associated site excavation, infrastructural and site development works above and below ground. The development will be served by the permitted access road 'Knockrabo Way' (DLRCC Reg. Ref. D13A/0689; ABP Ref. PL.06D.243799, DLRCC Reg. Ref. D16A/0821 and DLRCC Reg. Ref. D16A/0960). The application does not impact on the future access to the Reservation for the Dublin Eastern Bypass.'



3.0 SCHEDULE OF ALL DOCUMENTS ENCLOSED WITH THIS APPLICATION

We confirm that some 8 No. hard copies of this SHD application have been prepared in total. Two hard copies and three soft copies have been prepared for submission to An Bord Pleanála and six hard copies and three soft copies are being submitted to Dún Laoghaire-Rathdown County Council.

PLANNING

- This Cover Letter, prepared by Tom Phillips and Associates, dated 29th October 2021.
- A duly completed Application Form, signed and dated 29th October 2021.
- The statutory fee of €29,510 was paid by EFT on 28/10/21 (Payment Ref No. 164645191)
- A copy of the Newspaper Notice from the Irish Daily Star dated 29th October 2021
- A copy of the Site Notice erected on 29th October 2021.
- A Statement of Consistency and Planning Report, prepared by Tom Phillips and Associates, dated October 2021, which includes;
 - A Part V Cover Letter, prepared by Knockrabo Investments DAC.
 - A Part V Validation Letter from DLR Housing Department.
- A Material Contravention Statement, prepared by Tom Phillips and Associates, dated October 2021.
- An EIA Screening Statement Report, prepared by Tom Phillips + Associates, dated October 2021.
- A Statement of Response to An Bord Pleanála Opinion, prepared by Tom Phillips + Associates dated October 2021.
- A Childcare Capacity Audit, prepared by Tom Phillips + Associates, dated October 2021.
- A copy of Cover letter to Dun Laoghaire Rathdown County Council dated October 2021.

ARCHITECTURE

- An Architectural Design Statement, prepared by O'Mahony Pike (OMP).
- A Schedule of Accommodation, prepared by OMP.
- A Housing Quality Assessment, prepared by OMP.
- Architectural Drawing Pack (Please refer to Drawing Issue Sheet for full list of drawings), prepared by OMP.

ENGINEERING

- An Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers, dated October 2021 which contains;
 - Confirmation of Feasibility Letter and Confirmation of Design Acceptance by Irish Water.
- A Flood Risk Assessment, prepared by Waterman Moylan Consulting Engineers.
- A Traffic and Transport Assessment, prepared by Waterman Moylan Consulting Engineers.
- A Travel Plan, dated April 2021, prepared by Water Moylan Consulting Engineers Limited.
- A Construction Management Plan, prepared by Waterman Moylan Consulting Engineers
- An Outdoor Lighting Report prepared by Sabre. The report is accompanied by a Public Lighting Layout drawing. (Please Refer to Drawing Issue Sheet).
- A Planning Stage Structural Report prepared by Waterman Moylan Consulting Engineers, dated October 2021
- An Energy Statement, prepared by Waterman Moylan Consulting Engineers Limited, which is accompanied by an EV Car Charging Plan (Please Refer to Drawing Issue Sheet).



- A Hydrological and Hydrogeological Qualitative Risk Assessment, prepared by AWN Consulting dated 18th October 2021.
- Engineering Drawing Pack, prepared by Waterman Moylan Consulting Engineers. A schedule of drawings is attached to each set.

LANDSCAPING

- A Design Rationale – Landscape Architecture Report, prepared by Dermot Foley Landscape Architects.
- An Arboriculture Assessment, prepared by Arborist Associates Ltd. This Report is accompanied by 2 No. drawings (Please refer to Drawing Issue Sheet).
- A Landscape and Visual Impact Assessment Report, prepared by DFLA.
- Landscape Drawing Pack (with attached Drawing Issue Sheet), prepared by Dermot Foley Landscape Architects

OTHER SUPPORTING DOCUMENTS

- Photomontage and CGIs, prepared by prepared by Modelworks, dated October 2021.
- A Management Strategy and Lifecycle Report, prepared by Cushman and Wakefield, dated October 2021.
- A Daylight, Sunlight and Overshadowing Report, prepared by prepared by Integrated Environmental Solutions.
- An Ecological Impact Assessment Report, prepared by Altemar, dated 26th October 2021.
- An Appropriate Assessment Screening, prepared by prepared by Altemar, dated 29th October 2021.
- A Statement in accordance with Article 299B, prepared by Altemar dated 29th October 2021
- A Noise and Vibration Assessment of Development Site, prepared by AWN Consulting dated 13th October 2021.
- A Conservation Report and Design Proposals, prepared by Howley Hayes Architects, dated October 2021.
- An Operational Waste Management Plan, prepared by AWN Consulting, dated 14th October 2021.
- A Construction and Demolition Waste Management Plan prepared by AWN dated 15th October 2021.
- An Archaeological Assessment, prepared by IAC, dated October 2021.

3.0 SUBMISSION PROCEDURE

Please find enclosed 2 no. hard copies of the SHD Planning Application, as well as 3 no. digital copies which includes the site boundary Shapefile. 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 **€29,510** is enclosed with the documentation. It was paid by EFT – payment Reference No. 164645191.

A copy of the application may also be inspected online at the following website set up by the applicant: www.knockraboshd.com



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

Yours Sincerely

A handwritten signature in cursive script that reads "Laura Finn".

Laura Finn
Associate
Tom Phillips + Associates