

Irish Water

20 July 2022

Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

**Re: Case Reference: ABP-312231-21
Proposed Strategic Housing Development comprising 118 residential units, crèche and associated site works on lands (1.97 ha) at Stepside, Co. Dublin.**

Dear Sir / Madam,

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

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion (ABP-312231-21).

The Statutory Notices included with this application should be referenced for a description of the proposed development.

This application for permission for a SHD meets the requirements outlined in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

A Schedule of Application Documentation is appended to this letter. It provides an overview of the suite of reports and drawings submitted with this application. A schedule of drawings is included at the front of each drawing pack.

A letter of consent from Viscount Securities Unlimited Company to facilitate access to the development site is appended to this letter.

A dedicated website, including all supporting documentation, has been set up by the applicant and can be accessed at <https://stepasideshd.ie/>.

Confirmation of Feasibility and a Statement of Design Acceptance issued by Irish Water are appended to the Infrastructure Design Report prepared by DBFL Consulting Engineers.

This application is accompanied by a Part V Proposal (McGarrell Reilly Homes and CCK Architects) which provides full details on proposed social and affordable units and costings.

Section 8(1)(b) requires sending a copy of the application in print and electronic forms to prescribed bodies. Thus, enclosed please find 1 no. hard copy and 1 no. electronic copy of the complete application documentation.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

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

Please do not hesitate to contact the undersigned if you require any further information.

Yours sincerely,



Martina Keenan Rivero

McCutcheon Halley Chartered Planning Consultants.

Appendix 1

List of documents and drawings submitted as part of SHD application

Document	Prepared by	
Application Form	MH Planning	
Copy of Site Notice		
Newspaper Notice (Irish Daily Star)		
Letter of Consent	Viscount Securities	
Planning Statement	MH Planning	
Statement of Consistency with National and Regional Policy and S.28 Guidelines		
Statement of Consistency with Local Planning Policy		
EIA Screening Report		
EIA Screening 299B(1)(b)(ii)(II)(C) Statement		
Social Infrastructure Audit		
Unit Mix Justification Report		
Material Contravention Statement		
Response to ABP Opinion		
Response to DLRCC Opinion		
Childcare Assessment Report		
Architectural Design Report		Conroy Crowe Kelly Architects
Housing Quality Assessment		
Part V Proposal		
Building Lifecycle Report		
Landscape Report	Brown, Richardson + Rowe Landscape Architects + Planners	
Outline Landscape Specifications		
Landscape & Visual Impact Assessment	Mitchell + Associates	
Verified Photomontages & CGIs	Digital Dimensions	

Document	Prepared by
Infrastructure Design Report	DBFL Consulting Engineers
Traffic & Transport Assessment and Framework Mobility Management Plan	
Quality Audit	
DMURS Compliance Statement	
Construction & Environmental Management Plan	
Site Specific Flood Risk Assessment	
Energy & Sustainability Report	OCSC Consulting Engineers
Telecommunications Impact Assessment	Independent Site Management
Outdoor Lighting Report	Sabre Electrical Services Ltd.
Daylight, Sunlight & Overshadowing Analysis Report	Passive Dynamics
Ecological Impact Assessment (incl. Bat Fauna Impact Assessment)	Altemar Marine & Environmental Consultancy
AA Screening Report	
Resource & Waste Management Plan	AWN Consulting
Operational Waste Management Plan	
Arboricultural Assessment	CMK Hort + Arb Ltd.
Wind Microclimate Modelling Report	B-Fluid Ltd.
Archaeological Impact Assessment	Archer Heritage Planning Ltd.
Drawings	Prepared by
Architectural Drawings	Conroy Crowe Kelly Architects
Engineering Drawings	DBFL Consulting Engineers
Landscape Drawings	Brown, Richardson + Rowe Landscape Architects + Planners
Lighting Drawings	Sabre Electrical Services Ltd.
Arboricultural Drawings	CMK Hort + Arb Ltd.



Viscount Securities Unlimited Company

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28th June 2022

Planning Department,
Dun Laoghaire Rathdown County Council
2 Marine Rd,
Dún Laoghaire,
A96 K6C9,
Dublin

RE: Stepside Park, Phase 3

Dear Sir/Madam,

We, Viscount Securities Unlimited who are owners of lands adjoining the application boundary, hereby give our consent to McGarrell Reilly Homes to make a planning application on their own lands at Stepside Park which includes a road and infrastructure connection to our lands/road at Clay Farm.

This consent is for the planning application only and formal agreements will have to be put in place between the parties before any construction works commence on foot thereof.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Sean O'Neill", written over a horizontal line.

Sean O'Neill
Director