

Cora Cunningham
Executive Officer,
Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

16th March 2022

Dear Sir / Madam,

RE: Planning application for a strategic housing development at this site at Carlisle, Kimmage, Dublin 12.

Please find enclosed an Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The proposed development is described in the public notices as follows:

1 Terenure Land Limited intend to apply to An Bord Pleanála for permission for a Strategic Housing Development at a site at "Carlisle", Kimmage Road West, Terenure, Dublin 12. The site is accessed from Kimmage Road West. It is located to the north and east of Ben Dunne Gym, south of Captain's Road, west of Brookfield Green and east of Park Crescent.

The development will consist of the construction of 5 no. blocks (with blocks 4 and 5 linked throughout), ranging in height up to 6 storeys.

This will provide 208 no. residential units (104 no. 1 beds and 104 no. 2 beds). All residential units have associated private balconies/terraces to the north/south/east/west elevations.

Provision of 100 no. car parking, 484 no. cycle parking and 6 no. motorcycle spaces located at undercroft and surface level. Vehicular/pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route.

All associated site development works, public open spaces, podium and ground level communal open space, landscaping, boundary treatments, plant and waste management areas, and services provision (including ESB substations) will be provided. Upgrades to the Irish Water network along Kimmage Road West are also accommodated.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Council 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, as amended, 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.

The application 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 Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.carlislehd.ie.

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 or online at www.pleanala.ie 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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

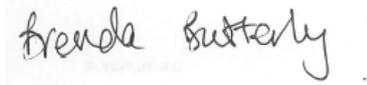
In line with this Act we have submitted 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to Dublin City Council as the local Planning Authority for this area. In addition to this, and as requested in the Pre-application Opinion, one digital copy has also been sent to each of the following prescribed bodies:

- Irish Water
- Dublin City Council Childcare Committee

These prescribed bodies have requested a digital copy of the application and no hard copy be sent to them, as set out in the attached letters.

If you have any enquiries, please don't hesitate to contact this office.

Yours Faithfully,



Brenda Butterly (Agent)

McGill Planning
22 Wicklow Street
Dublin 2

Digital Copy Requests

Email from Irish Water's CDS Developer Liaison Team on 29th September 2020 requesting a USB copy of SHD applications

From: CDStraining <CDStraining@water.ie>
Sent: Tuesday 29 September 2020 10:00
To: CDStraining <CDStraining@water.ie>
Subject: SHD Planning documentation.

Hello

Due to the ongoing Covid-19 pandemic, Irish Water is seeking the assistance of the development community to help minimise our requirement to attend the office. In this regard, it is preferable for Irish Water to receive the SHD Planning Documentation in USB format rather than paper format with a cover letter. The USB should be sent to the same address as the paper format: CDS Planning, Irish Water, Colwill House, 24-26 Talbot Street, Dublin 2

We also urge the development community to continue to submit their designs to CDSdesignqa@water.ie ahead of any full SHD application to An Bord Pleanála for assessment. Upon review of an acceptable design Irish Water will provide the developer with a Statement of Design Acceptance.

Many thanks

CDS Developer Liaison Team

Email from Aisling Masterson in Dublin City Council Childcare Committee requesting a CD copy of SHD applications.

From: Aisling Masterson <aisling.masterson@dccc.ie>
Sent: Tuesday 13 April 2021 14:04
To: Saoirse Kavanagh
Subject: RE: Belmayne Residential Development

Hi Saoirse,

A soft copy on a CD would be preferred as we have limited storage for hard copies.

Many thanks,
Kind regards,
Aisling

Aisling Masterson

Information and Communication Officer
Dublin City Childcare Committee Limited by Guarantee
Ocean House, Arran Quay, Dublin 7
Phone: (01) 8897122 Web: www.childcareonline.ie
Working days: Mon – Thurs



An Roinn Leanaí, Comhionannais,
Míchumais, Lámháirtíochta agus Oige
Department of Children, Equality,
Disability, Integration and Youth



Forbairt Céilíocht
Luathbhlianta Náisiúnta
National Early Years
Quality Development

