

Planning Department,  
Fingal County Council,  
Civic Offices,  
Grove Road,  
Blanchardstown,  
Dublin 15.

2<sup>nd</sup> December 2019

Dear Sir / Madam,

**RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT APPLICATION FOR 211 NO. RESIDENTIAL UNITS AND ALL ASSOCIATED DEVELOPMENT AT WINDMILL, PORTERSTOWN, CLONSILLA, DUBLIN 15**

On behalf of the applicant, Kimpton Vale Ltd, please find enclosed 6 no. hard copies and 3 no. soft copies (on CD rom) of a planning application submitted to An Bord Pleanála in respect of a proposed Strategic Housing Development on a site at Windmill, Porterstown, Clonsilla, Dublin 15. The Planning Authority's pre-application reference for this project is SHDW-011-19.

The application site is located to the immediate south and west of the Windmill Park, Terrace, Court and Square residential development, to the east of Diswellstown Road, west of Station Court and north of the Royal Canal.

This application falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 as it is a proposed development 'of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses'.

### **Proposed Development**

The proposed development relates to the provision of 211 no. apartments in four no. blocks (Block J, K, L and M), comprising of 10 no. studio units, 68 no. 1 bed units and 133 no. 2 bed units, above an existing basement.

Block J is a six storey block, including a penthouse level, containing 46 no. apartments. Block K is a six storey block, including a penthouse level, containing 46 no. apartments. Block L and M is an interlinked L-Shaped part six and part eight storey block, including a penthouse level, containing 119 no. apartments. A communal residents amenity space is proposed at ground floor level of Block L-M.

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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.  
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

The development proposes the phased completion of the public open space area to the south and south east of the proposed apartments, which will serve both the proposed and existing residential units at Windmill. The development includes landscaped communal courtyards, ancillary car and cycle parking and lift access to the basement below. Vehicular access will be via the existing access roads serving the Windmill development, an emergency access is proposed to St. Mochta's estate to the north and pedestrian / cycle connections are proposed to Diswellstown Road to the north west and Sheepmoor Lane to south east. The internal layout of the existing basement, which is located below the proposed and existing apartments at Windmill, is to be designed to accommodate the car, cycle parking and bin storage areas for the development.

The development includes all associated site and infrastructural works, including foul and surface water drainage, landscaping, boundary walls and fences, roads, cyclepaths and footpaths (including a section of the Royal Canal Greenway on the southern part of the site and tie-in with adjacent footpaths / roads) all on a site area of approximately 3.73 hectares.

The proposed development will supersede the development permitted under Reg. Ref.: FW15A/0145.

The application contains a statement setting out how the proposal is consistent with the objectives of the Fingal County Development Plan 2017 – 2023.

## **Enclosures**

The following documentation accompanies this planning application in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, as amended:

- Application Form and attachments for a Section 4 SHD Planning Application (including Irish Water Correspondence and Letter of Consent);
- Newspaper Notice;
- Site Notice;
- 3 no. soft copies of the full SHD application documentation;
- This Cover Letter prepared by John Spain Associates (JSA);
- Statement of Response to the Board's Opinion, including an appended Legal Opinion, prepared by JSA and others;
- Planning Report and Statement of Consistency prepared by JSA;
- EIA Screening Report prepared by JSA and consultants;
- Social Infrastructure Audit, including schools and childcare assessment, prepared by JSA;
- Architectural Drawings, Schedule of Drawings, Housing Quality Assessment, Design Statement and Building Lifecycle Report prepared by MCORM Architects;
- Part V proposals including a Part V drawings prepared by MCORM, a Part V Cover Letter prepared by JSA, an Estimate of Costs prepared by the applicant and a Letter from the FCC Housing Department;
- Engineering Drawings & Schedule and Engineering Assessment Report prepared by 2HQ Consulting Engineers;
- Transport Statement and a Mobility Management Plan prepared by 2HQ Consulting Engineers;
- Flood Risk Assessment prepared by 2HQ Consulting Engineers;
- Construction Management Plan, including Construction Waste, prepared by 2HQ Consulting Engineers;
- Road Safety Quality Audit prepared by PMCE;

- Landscape Drawings, Schedule, Landscape Design Rationale Report and Written Response to Pre-Application Opinion prepared by RMDA Landscape Architects;
- Arboricultural Impact Assessment Report prepared by Arbor-Care Ltd;
- Ecological Impact Assessment, Cultural Heritage Impact Assessment and Appropriate Assessment Screening Report prepared by Moore Group;
- Owner's Management Company Report prepared by Smith Property Management;
- Sustainability / Energy Statement prepared by Bernard Smith Consulting Engineers;
- Daylight and Sunlight Assessment prepared by Digital Dimensions;
- Architectural Visualisations brochure prepared by Digital Dimensions;
- Public Lighting Report and Plan prepared by Sabre;
- Ground Investigation Report prepared by GII;
- Operational Waste Management Plan prepared by AD Sustainability; and
- Noise Impact Assessment prepared by Byrne Environmental.

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017, as amended, and application guidance documents issued by An Bord Pleanála.

In preparing this planning application, including all drawings and reports, we had regard to the issues raised during pre-application meetings with Fingal County Council, the tri-partite meeting with An Bord Pleanála and the requirements of relevant Section 28 Guidelines and the Fingal County Development Plan 2017-2023.

If you require any additional information please do not hesitate to contact us.

Yours faithfully,



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**John Spain Associates**

NTA - National Transport Authority  
Dún Scéine  
Harcourt Lane  
Dublin 2  
D02 WT20  
FAO: David Clements

2<sup>nd</sup> December 2019

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Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), an electronic copy of the application is enclosed.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.windmillshd.ie](http://www.windmillshd.ie).

### **Proposed Development**

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The proposed development will supersede the development permitted under Reg. Ref.: FW15A/0145.

The application contains a statement setting out how the proposal is consistent with the objectives of the Fingal County Development Plan 2017 – 2023. 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 Fingal County Council. The application may also be inspected online at the following website set up by the applicant: [www.windmillshd.ie](http://www.windmillshd.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, 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,
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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

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If you have any queries please do not hesitate to contact us.

Yours sincerely,



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**John Spain Associates**

Development Management  
Connection and Developer Services  
Irish Water  
Colvill House  
24-26 Talbot Street  
Dublin 1  
D01 NP86  
C/O Niko Taktikos

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Yours sincerely,



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**John Spain Associates**

TII - Transport Infrastructure Ireland  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8,  
D08 DK10,  
Ireland

2<sup>nd</sup> December 2019

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**John Spain Associates**

Waterways Ireland,  
Eastern Regional Office,  
Floor 2,  
Block C  
Ashtowngate,  
Navan Road,  
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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's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

If you have any queries please do not hesitate to contact us.

Yours sincerely,



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**John Spain Associates**