

Waterways Ireland
Floor 2 Block C
Ash Towngate
Navan Road
Dublin 15
D15 Y3EK

26 August 2022

Strategic Housing Development - Planning Application
Lands at Blackglen Road,
Sandyford, Dublin 18

Dear Madam/Sir,

On behalf of the applicant, **Zolbury Ltd. Unit 9, Ardcavan Business Park, Ardcavan, Wexford, Ireland Y35 XT53**, please find enclosed a planning application (in digital format) for 360 residential units, childcare facility, residential amenity space and public park on lands **Lands at Blackglen Road, Sandyford, Dublin 18**. The site is bounded by Blackglen Road to the north, Woodside Road to the South, and existing dwellings and associated lands to the east and west.

This correspondence is issued pursuant to Article 285(5)(b) 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, which requires that a copy of the planning application is issued to prescribed bodies. The proposed development is described in the public notices as follows:

The development shall consist of a new residential scheme comprising 360 no. residential units, associated resident amenity facilities and a childcare facility in the form of 9 no. new apartment buildings (A1 – C3) as follows:

- Block A1 (4 storeys) comprising 18 no. apartments (3 no. 1 bed units and 15 no. 2 bed units); a crèche facility of approx. 401 sq. m with associated outdoor play space of approx. 20 sq. m; and resident amenity facilities of approx. 30 sq. m.
- Block A2 (3-4 storeys) comprising 24 no. apartments (2 no. 1 bed units and 22 no. 2 bed units) and resident amenity facilities of approx. 390m².
- Blocks B1 and B2 (2-6 storeys) comprising 69 no. apartments (30 no. 1 bed units, 34 no. 2 bed units, 5 no. 3 bed units).
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- Blocks C1, C2 and C3 (3-6 storeys) comprising 187 no. apartments (58 no. 1 bed units, 126 no. 2 bed units and 3 no. 3 bed units); and resident amenity facilities of approx. 187.5 sq. m.

Each residential unit is afforded with associated private open space in the form of a terrace / balcony.

Total Open space (approx. 22,033 sq. m) is proposed in the form of public open space (approx. 17,025 sq. m), and residential communal open space (approx. 5,008 sq. m).

Podium level / basement level areas are proposed adjacent to / below Blocks A2, B1, B2, B3, B4, C1, C2 and C3 (approx. 12,733 sq. m GFA). A total of 419 no. car parking spaces (319 no. at podium/basement level and 100 no. at surface level); to include 80 no. electric power points and 26 no. accessible parking spaces); and 970 no. bicycle spaces (740 no. long term and 230 no. short term), and 19 no. Motorcycle spaces are proposed. 10 no. car spaces for creche use are proposed at surface level.

Vehicular/pedestrian and cyclist access to the development will be provided via Blackglen Road to tie in with the Blackglen Road Improvement Scheme. A second access is also proposed via Woodside Road but this access will be for emergency vehicles and pedestrian and cyclist access only.

The proposal also provides for Bin Storage areas and 4 No. ESBN substations to supply the development. 3 no. sub-stations shall be integrated within the building structures of Blocks B and Blocks C. In addition, one Sub-station shall be classed as a unit sub-station mounted externally on a dedicated plinth.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire Rathdown County Development Plan 2022-2028.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration or considerations 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.

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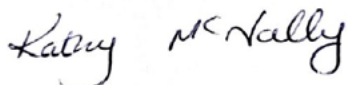
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Yours sincerely,



Kathy McNally
BSc Spatial Planning, MIPI
kathy@brockmcclure.ie



Ph: +353 1 559 9859



Mr. Michael McCormack,
Land Use Planning,
Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
Do8 DK10.

By email to: landuseplanning@tii.ie

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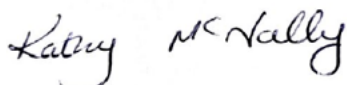
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National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2
D02 WT20

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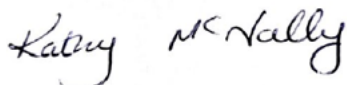
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Irish Water,
Colvill House,
24/26 Tablot Street,
Dublin 1,
D01 NP86.

By email to: alirobinson@water.ie

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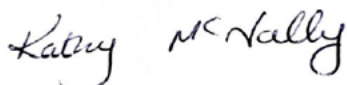
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Inland Fisheries Ireland
2044, Lake Drive,
City West,
Dublin 24

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Podium level / basement level areas are proposed adjacent to / below Blocks A2, B1, B2, B3, B4, C1, C2 and C3 (approx. 12,733 sq. m GFA). A total of 419 no. car parking spaces (319 no. at podium/basement level and 100 no. at surface level); to include 80 no. electric power points and 26 no. accessible parking spaces; and 970 no. bicycle spaces (740 no. long term and 230 no. short term), and 19 no. Motorcycle spaces are proposed. 10 no. car spaces for creche use are proposed at surface level.

Vehicular/pedestrian and cyclist access to the development will be provided via Blackglen Road to tie in with the Blackglen Road Improvement Scheme. A second access is also proposed via Woodside Road but this access will be for emergency vehicles and pedestrian and cyclist access only.

The proposal also provides for Bin Storage areas and 4 No. ESBN substations to supply the development. 3 no. sub-stations shall be integrated within the building structures of Blocks B and Blocks C. In addition, one Sub-station shall be classed as a unit sub-station mounted externally on a dedicated plinth.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire Rathdown County Development Plan 2022-2028.

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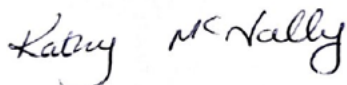
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Yours sincerely,



Kathy McNally
BSc Spatial Planning, MIPI
kathy@brockmcclure.ie



Ph: +353 1 559 9859



Ms. Emma Jane Nulty,
Dún Laoghaire Rathdown County Childcare Committee,
Unit 16,
Deansgrange Business Park,
Blackrock,
Co. Dublin.

By email to: emmajane@dlrchildcare.ie

26 August 2022

Strategic Housing Development - Planning Application
Lands at Blackglen Road,
Sandyford, Dublin 18

Dear Madam/Sir,

On behalf of the applicant, **Zolbury Ltd. Unit 9, Ardavan Business Park, Ardavan, Wexford, Ireland Y35 XT53**, please find enclosed a planning application (in digital format) for 360 residential units, childcare facility, residential amenity space and public park on lands **Lands at Blackglen Road, Sandyford, Dublin 18**. The site is bounded by Blackglen Road to the north, Woodside Road to the South, and existing dwellings and associated lands to the east and west.

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The development shall consist of a new residential scheme comprising 360 no. residential units, associated resident amenity facilities and a childcare facility in the form of 9 no. new apartment buildings (A1 – C3) as follows:

- Block A1 (4 storeys) comprising 18 no. apartments (3 no. 1 bed units and 15 no. 2 bed units); a crèche facility of approx. 401 sq. m with associated outdoor play space of approx. 20 sq. m; and resident amenity facilities of approx. 30 sq. m.
- Block A2 (3-4 storeys) comprising 24 no. apartments (2 no. 1 bed units and 22 no. 2 bed units) and resident amenity facilities of approx. 390m².
- Blocks B1 and B2 (2-6 storeys) comprising 69 no. apartments (30 no. 1 bed units, 34 no. 2 bed units, 5 no. 3 bed units).
- Blocks B3 and B4 (2-6 storeys) comprising 62 no. apartments (30 no. 1 bed units, 27 no. 2 bed units and 5 no. 3 bed units).
- Blocks C1, C2 and C3 (3-6 storeys) comprising 187 no. apartments (58 no. 1 bed units, 126 no. 2 bed units and 3 no. 3 bed units); and resident amenity facilities of approx. 187.5 sq. m.

Each residential unit is afforded with associated private open space in the form of a terrace / balcony.

Total Open space (approx. 22,033 sq. m) is proposed in the form of public open space (approx. 17,025 sq. m), and residential communal open space (approx. 5,008 sq. m).

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The proposal also provides for Bin Storage areas and 4 No. ESBN substations to supply the development. 3 no. sub-stations shall be integrated within the building structures of Blocks B and Blocks C. In addition, one Sub-station shall be classed as a unit sub-station mounted externally on a dedicated plinth.

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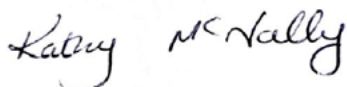
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BSc Spatial Planning, MIPI
kathy@brockmclure.ie



Ph: +353 1 559 9859



Department of Culture, Heritage and the Gaeltacht
23 Kildare Street
Dublin 2
D02 TD30

26 August 2022

Strategic Housing Development - Planning Application
Lands at Blackglen Road,
Sandyford, Dublin 18

Dear Madam/Sir,

On behalf of the applicant, **Zolbury Ltd. Unit 9, Ardavan Business Park, Ardavan, Wexford, Ireland Y35 XT53**, please find enclosed a planning application (in digital format) for 360 residential units, childcare facility, residential amenity space and public park on lands **Lands at Blackglen Road, Sandyford, Dublin 18**. The site is bounded by Blackglen Road to the north, Woodside Road to the South, and existing dwellings and associated lands to the east and west.

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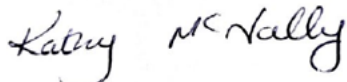
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Mr. Ian Lumley,
An Taisce,
The National Trust for Ireland,
Tailors' Hall,
Back Lane,
Dublin 8,
Do8 X2A3.

By email to: planning@antaisce.org

26 August 2022

Strategic Housing Development - Planning Application
Lands at Blackglen Road,
Sandyford, Dublin 18

Dear Madam/Sir,

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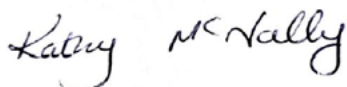
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The Heritage Council
Planning Department,
Áras na hOidhreachta,
Church Lane,
Kilkenny,
R95 X264

26 August 2022

Strategic Housing Development - Planning Application
Lands at Blackglen Road,
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The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration or considerations 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 Dún Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.bgrshd.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.

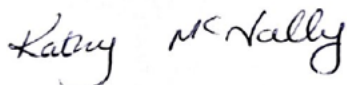
An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to 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's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,



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