



The Secretary,
An Bord Pleanála,
No. 64 Marlborough Street,
Dublin 1

21st January 2022

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of a proposed development at Dolcain House, Monastery Road, Clondalkin, Dublin 22 (D22 F8F5)

Dear Sir / Madam,

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have been instructed by our clients Randelswood Holdings Ltd., to submit a planning application to An Bord Pleanála for a Strategic Housing Development at Dolcain House, Monastery Road, Clondalkin, Dublin 22.

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

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

(i) Demolition of existing single storey shed (15.7sq.m), esb sub-station (29.5sq.m) and oil tank (12.1sq.m) located in the north-eastern section of the subject site; (ii) Change of use of the existing Blocks A, B and C at Dolcain House from office use to residential use which range in height from 4-5 storeys over basement, together with modifications to the existing blocks; (iii) alterations to the existing Blocks A, B and C will include the removal of the existing fourth floor level and replacement with a new fourth floor level at Block A only, the provision of an additional floor level to all blocks with 2 no. setback floors proposed to the atrium to now provide for a height of 4-5-6 storeys to Blocks A, B and C and upgrading of the existing external fabric of the building as well as internal modifications to layouts to accommodate the proposed residential apartments; (iv) alterations to Block A to include a 5 storey extension to northern elevation; (v) alterations to Block B include the demolition of the existing single storey element on the eastern façade (73.2sq.m) which comprises a kitchen area, office and storage space, the demolition of the existing three-storey connection between Blocks B and C (23sq.m) and the relocation of the existing telecommunications mast equipment at roof level; (vi) construction of a new 6-storey Block D to the east of Block B to accommodate 29 no. apartment units. The proposed alterations and modifications to the existing Blocks A, B and C and the proposed Block D will accommodate a total of 130 no. apartment units (comprising 61 no. one-bedroom apartments, 59 no. two-bedroom apartments and 10 no. three-bedroom apartments, as follows:-

- *Block A (including atrium) will comprise 50 no. apartments (consisting of 22 no. one-bedroom apartments, 22 no. two-bedroom apartments and 6 no. three-bedroom apartments) and will range in height from 4-5 to 6 storeys over basement level;*
- *Block B will comprise 22 no. apartments (consisting of 9 no. one-bedroom apartments, 9 no. two-bedroom apartments and 4 no. three-bedroom apartments) and will be 5 storeys in height;*
- *Block C will comprise 29 no. apartments (consisting of 13 no. one-bedroom apartments, and 16 no. two-bedroom apartments) and will be 6 storeys in height; and,*

- *Block D will comprise 29 no. apartments (consisting of 17 no. one-bedroom apartments, and 12 no. two-bedroom apartments and will be 6 storeys in height.*

The proposed development will be served by communal residential amenities/facilities at surface and basement level, including communal open space and outdoor areas at surface level; 310 no. bicycle parking spaces (254 no. at basement level and 56 no. at surface level); 78 no. car-parking spaces (62 no. at basement level and 16 no. surface level) including 5 no. car-club spaces and 3 no. accessible parking spaces and; 4 no. motorcycle parking spaces at basement level. The basement level also comprises a proposed bin storage area and plant room. The proposed development also includes landscaping, a pedestrian and cyclist access onto the adjacent Monastery Road to the north; and internal pedestrian and shared surfaces. (vii) Vehicular access to the development is proposed through the existing access/entrance to Dolcain House to the east. The application is accompanied by 2 no. site layout options, Option A and B. Option A includes a new public pedestrian footpath along the southern side of Monastery Road which extends east to the north-eastern application site boundary to facilitate a connection to future footpath. Option B provides for the omission of this footpath. (viii) Associated site and infrastructural works are also proposed which include; foul and surface water drainage; plant areas; ESB substation; and all associated site development works necessary to facilitate the proposed development.

Pursuant to the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017 and the Planning and Development (Housing) and Residential Tenancies Act 2016, 2 no. hard copies and 3 no. digital copies of the planning application are enclosed for your information.

The application may also be inspected online at the following website set up by the applicant: www.doclainhouseshd.ie

We enclose herewith the planning application fee of €16,900 and copies of the following documentation in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017:

1. Strategic Housing Development Planning Application Form;
2. Planning Application Fee (cheque enclosed for the sum of €16,900);
3. Copy of Newspaper Notice;
4. Copy of Site Notice;
5. Copy of letter to South Dublin County Council;
6. Copy of letters to Prescribed Bodies;
7. Part V Validation Letter from South Dublin County Council (with associated indicative costings and plans also enclosed);
8. Statement of Consistency & Planning Report prepared by Hughes Planning & Development Consultants;
9. Statement of Response to An Bord Pleanála Pre-Application Consultation Opinion prepared by Hughes Planning & Development Consultants;
10. Material Contravention Statement prepared by Hughes Planning & Development Consultants;
11. Architectural drawings and documentation prepared by HA Design Studio;
12. Architectural/Urban Design Statement prepared by HA Design Studio;
13. Building Lifecycle Report prepared by HA Design Studio;
14. Engineering drawings and documentation prepared by Lohan and Donnelly Consulting Engineers;
15. Flood Risk Assessment prepared by Lohan and Donnelly Consulting Engineers;
16. Engineering Services Report (Including Irish Water COF) prepared by Lohan and Donnelly Consulting Engineers;

17. Outline Construction Waste Management Plan prepared by Lohan and Donnelly Consulting Engineers;
18. Outline Construction and Demolition Waste Management Plan prepared by Lohan and Donnelly Consulting Engineers;
19. DMURS Compliance Statement prepared by Lohan and Donnelly Consulting Engineers;
20. Transportation Assessment Report including Mobility Management Plan prepared by Martin Rogers Consulting Ltd;
21. Mobility Management Plan prepared by Martin Rogers Consulting Ltd;
22. Pedestrian Desire Line Report prepared by Martin Rogers Consulting Ltd;
23. Movement Safety Audit prepared by Bruton Consulting Engineers;
24. Landscape Architectural drawings and documentation prepared by Jane McCorkell Landscape Architect;
25. Arboricultural Report and drawings prepared by Charles McCorkell Arboricultural Consultancy;
26. Sunlight, Daylight & Shadow Analysis Report prepared by Digital Dimensions;
27. CGIS and Photomontages prepared by Digital Dimensions;
28. Screening Report for Appropriate Assessment prepared by Altemar Ltd;
29. Ecological Impact Assessment (including Bat Survey Report) prepared by Altemar Ltd
30. Acoustic Survey Report prepared by Dolton Acoustics;
31. Air Quality Assessment prepared by AWN;
32. Operational Waste Management Plan prepared by AWN;
33. EIA Screening Report prepared by AWN;
34. Regulation 299B Statement prepared by AWN;
35. Public Lighting Report and Drawings prepared by Fallon Design;
36. Energy Statement prepared by Fallon Design; and,
37. Archaeological Impact Assessment prepared by Archer Heritage Planning.

Please note that the necessary copies of this application have also been issued to the Planning Authority (South Dublin County Council) and the relevant prescribed bodies as required by An Bord Pleanála's Pre-Application Consultation Opinion, Ref. ABP-310416-21.

We trust that the enclosed plans and particulars pertaining to this Strategic Housing Development application are in order and look forward to hearing from An Bord Pleanála in relation to this application in due course.

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

Yours sincerely,



Anne McElligott MIPI
Director
For and on behalf of HPDC Ltd