

The Secretary
An Bord Pleanala
64 Marlborough St
Dublin 1

21st March 2022

Re: - Strategic Housing Development for Lands at Kilmashogue House and Coill Avon House, Whitechurch Road, Rathfarnham, Dublin 16

Dear Secretary,

On behalf of BCDK Holdings Limited and Coill Avon Limited we wish to apply for planning permission for a residential development with a creche and neighbourhood centre on lands at Kilmashogue House and Coill Avon House, Whitechurch Road, Rathfarnham, Dublin 16.

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.'

The applicant team has endeavoured to meet all of the requirements stipulated in the legislation.



3 TERENURE ROAD WEST, TERENURE, DUBLIN 6W D6W YY79, IRELAND.

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Fax: 00-353-1-492 7617
E-mail: admin@clearconsult.ie
Web: www.clearconsult.ie
Vat No. 9803199H

The application is supported by the following plans and particulars:-

Application Form;

Copy of Newspaper Notice;

Copy of Site Notice;

Letters of Consent x 2 (DLRCC and SDCC);

Letters to Prescribed Bodies;

Application Fee – Cheque enclosed (€29,353.60)

Schedule of Reports

Title	Prepared by:
Planning Report and Statement of Consistency	Doyle Kent Planning Partnership Ltd
Statement of Consistency - DLRCDP	Simon Clear & Assocaites
Material Contravention Statement	Simon Clear & Associates
Social Infrastructure Audit	Simon Clear & Associates
Response to ABP Opinion	Simon Clear & Associates
Response to Local Authority Opinions	Simon Clear & Associates
EIA Screening Report	Simon Clear & Associates
Part V Booklet including letter from SDCC	JFOC Architects & Applicant
Architectural Design Statement	JFOC Architects
Spatial Framework Study	JFOC Architects
Statement on Housing Mix	JFOC Architects
Statement on Universal Design	JFOC Architects
Building Lifecycle Report	JFOC Architects
Booklet of 3D Visualisations	JFOC Architects
Quality Housing Assessment	JFOC Architects
Schedule of Accommodation	JFOC Architects
Landscape Design Statement	AIT Urbanism and Landscape
Landscape Visual Impact Assessment (LVIA)	AIT Urbanism and Landscape
Engineering Planning Report	CS Consulting Engineers
Site Specific Flood Risk Assessment	CS Consulting Engineers
Outline Construction Management Plan	CS Consulting Engineers
Outline Construction & Demolition Waste	CS Consulting Engineers

Management Plan	
Irish Water Confirmation of Feasibility	Irish Water
Irish Water Statement of Design Acceptance	Irish Water
Transportation Assessment Report incl.	NRB Consulting Engineers
Preliminary Travel Plan, DMURS Statement	
on Consistency, Independent Stage 1	
Road Safety Audit & Bus Service/Capacity	
Assessment	
Arboricultural Assessment	CMK Horticulture & Arboriculture
Arboricultural Assessment	Arborist Associates
Daylight, Sunlight and Overshadowing Report	BPC Engineers
Archaeological Impact Assessment	Archaeological Consultancy Services
	Unit
Public Lighting Report	Redmond Analytical Management
	Services
Energy Statement	Dynamic Design Consultants
Telecommunications Letter	Independent Site Management (ISM)
AA Screening Statement	Openfield Ecology
Ecological Impact Assessment	Openfield Ecology
Acoustic Design Statement	AWN Consulting
Microclimate Assessment	AWN Consulting
Operational Waste Management Plan	AWN Consulting
Bat Survey	Faith Wilson (also includes 2 no.
	reports prepared by Brian Keeley)
Photomontage Views	Dunes Visuals

JFOC Architects

Drawing No.	Title	Size	Scale
18.132.PD1001	Site Location Map	A1	1:2500
	·	A3	NTS
18.132.PD1002	Site Location Map	A1	1:1000
		A3	NTS
18.132.PD1003	Site Location Map	A1+	1:1000
		A3	NTS
18.132.PD2001	Site Layout Plan Sheet 1 of 5 (key)	A1	NTS
		A3	
18.132.PD2002	Site Layout Plan Sheet 2 of 5	A1+	1:500
		A3	NTS
18.132.PD2003	Site Layout Plan Sheet 3 of 5	A1	1:500
		A3	NTS
18.132.PD2004	Site Layout Plan Sheet 4 of 5	A1	1:500
		A3	NTS
18.132.PD2005	Site Layout Plan Sheet 5 of 5	A1	1:500
		A3	NTS
18.132.PD2006	Site Layout - Access to adjacent dwelling detail - Existing	A3	1:200
18.132.PD2007	Site Layout - Access to adjacent dwelling detail - Proposed	A3	1:200
18.132.PD2008	Site Layout - Access to adjacent dwelling detail - Proposed	A3	1:200
	Elevation		As shown
18.132.PD3001	House Type A – Floor Plans	A3	1:100
18.132.PD3002	House Type A – Elevations & Section	A3	1:100

10 122 PD2002	Harris Trans Ad. Elean Plans	A 2	1.100
18.132.PD3003	House Type A1 – Floor Plans	A3	1:100
18.132.PD3004	House Type A1 – Elevations & Section	A3	1:100
18.132.PD3005	House Type B – Floor Plans	A3	1:100
18.132.PD3006	House Type B – Elevations & Section	A3	1:100
18.132.PD3007	House Type B1 – Floor Plans	A3	1:100
18.132.PD3008	House Type B1 – Elevations & Section	A3	1:100
18.132.PD3009	House Type C – Floor Plans	A3	1:100
18.132.PD3010	House Type C – Front and Rear Elevations	A3	1:100
18.132.PD3011	House Type C – Side Elevations and Sections	A3	1:100
18.132.PD3012	House Type C1 – Floor Plans	A3	1:100
18.132.PD3013	House Type C1 – Front and Rear Elevations	A3	1:100
18.132.PD3014	House Type C1 – Side Elevations and Sections	A3	1:100
18.132.PD3015	House Type D – Floor Plans	A3	1:100
18.132.PD3016	House Type D – Elevations & Section	A3	1:100
18.132.PD3017	House Type D – Alternative Floor Plans	A3	1:100
18.132.PD3018	House Type D – Elevations & Section (Detached)	A3	1:100
18.132.PD3019	House Type E – Floor Plans	A3	1:100
18.132.PD3020	House Type E – Elevations & Section	A3	1:100
18.132.PD3021	House Type E1 – Floor Plans	A3	1:100
18.132.PD3022	House Type E1 – Elevations & Section	A3	1:100
18.132.PD3023	House Type E2 – Floor Plans	A3	1:100
18.132.PD3024	House Type E2 – Elevations & Section	A3	1:100
18.132.PD3025	House Type F – Floor Plans	A3	1:100
18.132.PD3026	House Type F – Elevations & Section	A3	1:100
18.132.PD3027	House Type G – Floor Plans	A3	1:100
18.132.PD3028	House Type G – Elevations & Section	A3	1:100
18.132.PD3029	House Type H – Floor Plans	A3	1:100
18.132.PD3030	House Type H – Elevations & Section	A3	1:100
18.132.PD3031	House Type J – Floor Plans	A3	1:100
18.132.PD3032	House Type J – Elevations & Section	A3	1:100
18.132.PD3033	House Type L – Ground Floor Plan	A3	1:100
18.132.PD3034	House Type L – First Floor Plan	A3	1:100
18.132.PD3035	House Type L – Front and Rear Elevations	A3	1:100
18.132.PD3036	House Type L – Side Elevations	A3	1:100
18.132.PD3037	House Type L – Section	A3	1:100
18.132.PD3038	House Type M – Floor Plans	A3	1:100
18.132.PD3039	House Type M – Floor Hans House Type M – Elevations & Section	A3	1:100
18.132.PD3040	House Type N – Floor Plans	A3	1:100
18.132.PD3040	House Type N – Front and Side Elevations	A3	1:100
18.132.PD3041	House Type N – Rear Elevation and Section	A3	1:100
18.132.PD3042	House Type N1 – Floor Plans	A3	1:100
18.132.PD3043	House Type N1 – Front and Side Elevations	A3	1:100
18.132.PD3044	House Type N1 – Profit and Side Elevations House Type N1 – Rear Elevation and Section	A3	1:100
		A3	1:100
18.132.PD3046 18.132.PD3047	House Type P - Floor Plans	A3	1:100
	House Type P – Elevations & Section Front Elevations of Mixed Unit Terrace	A3	1:100
18.132.PD3048		7.3	1.100
10 122 PD2040	House Types A, A1 and J, F & H	Δ3	1.100
18.132.PD3049	Front Elevations of Mixed Unit Terrace	A3	1:100
	House Types B, A1 and H, F & G		

18.132.PD3050	Front Elevations of Semi-Detached Units	A3	1:100
	House Types E2and D, G and K & pair of Bs		
18.132.PD3101	Neighbourhood Centre & Apartments	A3	1:200
	Basement Plan	A1	1:100
18.132.PD3102	Neighbourhood Centre & Apartments - Block A & B	A3	1:200
	Ground Floor, First Floor & Second Floor Plans	A1	1:100
18.132.PD3103	Neighbourhood Centre & Apartments - Block A & B	A3	1:200
	Third Floor, Fourth Floor & Roof Plans	A1	1:100
18.132.PD3104	Neighbourhood Centre & Apartments	A3	1:200
	Block C - Plans	A1	1:100
18.132.PD3105	Neighbourhood Centre & Apartments - Block A & B	A3	1:200
	Front & Rear Elevations	A1	1:100
18.132.PD3106	Neighbourhood Centre & Apartments - Block A & B	A3	1:200
	Side Elevations	A1	1:100
18.132.PD3107	Neighbourhood Centre & Apartments - Block A & B	A3	1:200
	Sections	A1	1:100
18.132.PD3108	Neighbourhood Centre & Apartments - Block C	A3	1:200
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18.132.PD3109	Neighbourhood Centre & Apartments - Block C	A3	1:200
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18.132.PD3110	Neighbourhood Centre - Unit Type A1a	A3	1:100
	Lower & Upper Floor Plans		
18.132.PD3111	Neighbourhood Centre - Unit Type A1b	A3	1:100
	Lower & Upper Floor Plans		
18.132.PD3112	Neighbourhood Centre - Unit Type A2	A3	1:100
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18.132.PD3113	Neighbourhood Centre - Unit Type A3	A3	1:100
	Lower & Upper Floor Plans		
18.132.PD3114	Neighbourhood Centre - Unit Type A4a	A3	1:100
	Floor Plans		
18.132.PD3115	Neighbourhood Centre - Unit Type A4b	A3	1:100
	Floor Plans		
18.132.PD3116	Neighbourhood Centre - Unit Type A4c	A3	1:100
	Floor Plans		
18.132.PD3117	Neighbourhood Centre - Unit Type A4d	A3	1:100
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18.132.PD3118	Neighbourhood Centre - Unit Type A5	A3	1:100
	Floor Plan		
18.132.PD3119	Neighbourhood Centre - Unit Type A6	A3	1:100
	Floor Plan		
18.132.PD3120	Neighbourhood Centre - Unit Type A7	A3	1:100
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18.132.PD3121	Neighbourhood Centre - Unit Type A8	A3	1:100
	Lower & Upper Floor Plans		
18.132.PD3122	Neighbourhood Centre - Unit Type A9	A3	1:100
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18.132.PD3123	Neighbourhood Centre - Unit Type A10	A3	1:100
	Lower & Upper Floor Plans		
18.132.PD3124	Neighbourhood Centre - Unit Type A11	A3	1:100
	Lower & Upper Floor Plans		

10 120 PD2105	NICH LIGHT HIST HIS	4.3	1.100
18.132.PD3125	Neighbourhood Centre - Unit Type A12	A3	1:100
	Lower & Upper Floor Plans		
18.132.PD3201	Duplex Type S - Plans	A3	1:200
10.100.000.000		A1	1:100
18.132.PD3202	Duplex Type S – Elevations and Sections	A3	1:200
10 120 PD2201	D. J. T. T. Bl.	A1	1:100
18.132.PD3301	Duplex Type T - Plans	A3	1:200
10 122 PD2202	Durlay Type T. Hait No. 44 to 56 Flourtiers	A1 A3	1:100
18.132.PD3302	Duplex Type T – Unit No. 44 to 56 Elevations		
18.132.PD3303	Duplex Type T – Unit No. 44 to 56 Sections	A1 A3	1:100
10.132.PD3303	Duplex Type 1 – Offic No. 44 to 56 Sections	A1	1:100
18.132.PD3304	Duplex Type T – Plans - Units No. 57 to 69	A3	1:200
10.132.103304	Duplex Type 1 - Flans - Offits No. 37 to 69	A1	1:100
18.132.PD3305	Duplex Type T – Unit No. 57 to 69 Elevations	A3	1:200
10.132.1 03303	Duplex Type 1 - Offic (vo. 57 to 05 Elevations	A1	1:100
18.132.PD3306	Duplex Type T – Unit No. 57 to 69 Sections	A2	1:100
10.132.1 23300	Duplex Type T Offic (6: 5) to 65 Sections	A3	NTS
18.132.PD3307	Duplex Type T – Plans - Units No. 70 to 82	A3	1:200
10110211 20001		A1	1:100
18.132.PD3308	Duplex Type T – Unit No. 70 to 82 Elevations	A3	1:200
	,,,	A1	1:100
18.132.PD3309	Duplex Type T – Unit No. 70 to 82 Sections	A2	1:100
	7,1	A3	NTS
18.132.PD3401	Apartment Block E	A3	1:200
	Basement Floor Plan	A1	1:100
18.132.PD3402	Apartment Block E	A3	1:200
	Ground Floor, First Floor & Second Floor Plans	A1	1:100
18.132.PD3403	Apartment Block E	A3	1:200
10.132 23.103	Third Floor & Roof Plans	A1	1:100
18.132.PD3404	Apartment Block E	A3	1:200
10.132.1 03.101	Elevations	A1	1:100
18.132.PD3405	Apartment Block E - Sections	A3	1:200
10.132.103403	Apartment block E - Sections	A1	1:100
18.132.PD3406	Apartment Block E - Unit Type E1	A3	1:100
10.132.1 03400	Lower & Upper Floor Plans	/13	1.100
18.132.PD3407	Apartment Block E - Unit Type E2	A3	1:100
10.132.503407	Lower & Upper Floor Plans	7.3	1.100
10 122 PD2400		A3	1:100
18.132.PD3408	Apartment Block E - Unit Type E3	Λ3	1:100
10.100 PP0.100	Lower & Upper Floor Plans		
18.132.PD3409	Apartment Block E - Unit Type E4	A3	1:100
	Lower & Upper Floor Plans		
18.132.PD3410	Apartment Block E - Unit Type E5	A3	1:100
	Lower & Upper Floor Plans		
18.132.PD3411	Apartment Block E - Unit Type E6	A3	1:100
	Floor Plan		
18.132.PD3412	Apartment Block E - Unit Type E7	A3	1:100
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18.132.PD3501	Existing Dwelling For Demolition on	A3	1:200
	Northern Site - Plans, Elevations & Section		
18.132.PD3502	Existing Dwelling For Demolition on	A3	1:200
13113211 23302	Southern Site - Plans, Elevations & Section	7.5	00
	Journal of Street Francis Control of Section		

10 122 PD2502	Friday Dullian Franchism	4.2	1.100
18.132.PD3503	Existing Building For Renovation on	A3	1:100
10 120 PD2504	Southern Site - Plans, Elevations & Section	42	1:100
18.132.PD3504	Existing Building For Renovation on	A3	1:100
	Southern Site - Plans, Elevations & Section		
18.132.PD3505	Proposed works to existing stone buildings	A3	1:100
10.132.FD3303	Southern Site - Plans, Elevations & Section A-A	7.3	1.100
18.132.PD3506	Existing Building For Renovation on	A3	1:100
10.132.1 03300	Southern Site - Plans, Elevations & Section A-A	7.5	1.100
18.132.PD3601	Bin Store Serving Apartment Block T	A3	1:50
10.132.103001	Plan, Elevations & Section	7.5	1.50
18.132.PD3602	Bike Store Type A Serving Apartment Block T	A3	1:50
10.132.FD3602	Plan, Elevations & Section	7.3	1.50
18.132.PD3603	Bike Store Type B Serving Apartment Block E	A3	1:50
10.132.1 03003	Plan, Elevations & Section	/ 13	1.50
18.132.PD3604	Individual Secure Twin Bike Store	A3	1:25
10.132.1 03004	Serving apartment & duplex blocks where shown	,	1.23
	Plans, Elevations & Section		
18.132.PD4001	Site Layout With Basement Plans Shown	A3	1:1000
10.132.12.1001	Southern Site	A1	1:500
18.132.PD4002	Site Layout With Basement Plans Shown	A3	1:1000
10.132.1 5 1002	Northern Site	A1	1:500
18.132.PD4003	Site Layout With Ground Floor Plans Shown	A3	1:1000
1011321121000	Southern Site	A1	1:500
18.132.PD4004	Site Layout With Ground Floor Plans Shown	A3	1:1000
10110211 2 1001	Northern Site	A1	1:500
18.132.PD4005	Site Layout With First Floor Plans Shown	A3	1:1000
	Southern Site	A1	1:500
18.132.PD4006	Site Layout With First Floor Plans Shown	A3	1:1000
	Northern Site	A1	1:500
18.132.PD4007	Site Layout With Second Floor Plans Shown	A3	1:1000
	Southern Site	A1	1:500
18.132.PD4008	Site Layout With Second Floor Plans Shown	A3	1:1000
	Northern Site	A1	1:500
18.132.PD4009	Site Layout With Third Floor Plans Shown	A3	1:1000
	Southern Site	A1	1:500
18.132.PD4010	Site Layout With Third Floor Plans Shown	A3	1:1000
	Northern Site	A1	1:500
18.132.PD4011	Site Layout With Fourth Floor Plans Shown	A3	1:1000
	Southern Site	A1	1:500
18.132.PD4012	Site Layout - Public Open Space Shown	A2	1:1000
10 100 PD 1010		A3	NTS
18.132.PD4013	Site Layout- Communal Open Space Shown	A2	1:1000
18.132.PD4014	Site Lavout Private Open Space Shown	A3 A2	NTS 1:1000
10.132.FD4014	Site Layout - Private Open Space Shown Including Balconies	A3	NTS
10 122 PD4015	Site Layout - Green / planting space shown	A2	1:1000
18.132.PD4015	Not included in any POS calculation	A3	NTS
19 122 PD4016	Site Layout - Parking Allocation at Basement Level	A2	1:1000
18.132.PD4016	Sheet 1 of 2	A3	NTS
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18.132.PD4017	Site Layout - Parking Allocation at Ground Level	A2	1:1000
10.132.104017	Sheet 2 of 2	A3	NTS
18.132.PD4018	Site Layout - Phasing Layout	A1	1:2000
16.132.FD4016		A3	NTS
10 100 PD 1010	Sheet 1 of 2	. 10	
18.132.PD4019	Site Layout - Phasing Layout	A2	1:1000
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18.132.PD4020	Site Layout - Taking In Charge	A2	1:1000
		A3	NTS
18.132.PD4021	Site Layout - Nett Site Area	A2	1:1000
		A3	NTS
18.132.PD4022	Site Layout - Permeability & Connectivity	A2	1:1000
		A3	NTS
18.132.PD4023	Site Layout - Street Hierarchy	A2	1:1000
		A3	NTS
18.132.PD4024	Site Layout - Waste Collection Points	A2	1:1000
		A3	NTS
18.132.PD4025	Site Layout - Building Heights	A1	1:500
		A3	
			NTS
18.132.PD5001	Contiguous Elevations – View No. 1	Cus	1:200 &
		tom	As
			shown
18.132.PD5002	Contiguous Elevations – View No. 2	Cus	1:200 &
		tom	As shown
18.132.PD5003	Contiguous Elevations – View No. 3	A1	1:200 &
			As shown
18.132.PD5004	Contiguous Elevations – View No. 4	A1	1:200 &
10 100 00 000			As shown
18.132.PD5005	Contiguous Elevations – View No. 5	A1	1:200 &
10 122 PD5006	Continuous Elections Missa No. 6	Corr	As shown 1:200 &
18.132.PD5006	Contiguous Elevations – View No. 6	Cus	As shown
10 122 PD5007	Continuous Floretiess - View No. 7	Cus	1:200 &
18.132.PD5007	Contiguous Elevations – View No. 7	tom	As shown
10 122 PD5000	Continuous Floretiess - City Continuo A A		1:200 &
18.132.PD5008	Contiguous Elevations – Site Section A-A	Cus	As shown
		tom	As snown

AIT Urbanism & Landscape



Floor 3, Newmarket House, Newmarket Square, Dublin 8

t: + 353 (0) 86 3263466 e: margaret@ait-place.ie

Document Issue Sheet 01

Stage: SHD Planning Stage 3

Client BCDK Holdings Ltd. & Coill Avon Ltd.

Project Edmondstown SHD

 Project No.
 20SD02

 Date
 10.03.22

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Overall Landscape Plan	200	A0	500		р						
Edmondstown North Landscape Plan	201	A0	250		р						Γ
Edmondstown South Landscape Plan 1	202	A0	200		р						Г
Edmondstown South Landscape Plan 2	203	A1	200		р						
Landscape Sections 1	240	A1	100		р						Г
Landscape Sections 2	241	A1	100		р						Г
Boundary Details 1	250	A1	25		р						Г
Boundary Details 2	251	A1	25		р						Г
Boundary Details 3	252	A1	25		р						Γ
Boundary Details 4	253	A1	25		р						Γ
Landscape Report	203	A3			р						Г
Landscape & Visual Impact Assessment Report	203	A4			р						Г

Circulation

Simon Clear & Associates - PS, SC

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d: draft i: information p: planning fi: further information t: tender c: construction e: email cd:disc dgt:digital

CS Consulting Engineers

CS Consulting Group

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Site Topographical Survey Sheet 3 Of 3	A0 1:5	500	EDM CSC- GF	XX- DR- C- 0003	P	\perp		ш	_		_	Ш	_	ш	_	ш	P1	P1	ш			_
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RAMS Public Lighting

Redmond Analytical Management Services

Drawing No.	Drawing Title
21092-1	Public Lighting Layout
21092-2	Public Lighting Layout
21092-3	Public Lighting Layout
21092-4	Public Lighting Layout
21092-5	Public Lighting Layout
21092-6	Public Lighting Layout
21092-7	Public Lighting Layout
21092-8	Public Lighting Layout
21092-9	Public Lighting Layout
21092-10	Public Lighting Layout
21092-11	Electrical Schematic
21092-12	Isolux Lines
21092-13	Isolux Lines
21092-14	Isolux Lines
Lighting Design Report	

CMK Horticulture & Arboriculture

CMK Horticulture and Arboriculture Limited

Drawing Number	Drawing Title
101	Tree Survey & Constraints
102	Arboricultural Impact
103	Tree Protection
Arboricultural Assessment & Impact Report	

Arborist Associates

Arborist Associates

Drawing Number	Drawing Title
WCR001	Tree Constraints Plan
WCR002	Arboricultural Impact Assessment Plan
WCR003	Tree Protection Plan
Arboricultural Assessment Report	•

The enclosure includes 2 hard copies of the foregoing reports, other than fees and forms, and 3 soft copies (USBs). Copy information has been submitted to both South Dublin County Council and Dun Laoghaire Rathdown County Council, as the relevant Planning Authorities.

Request

I trust the enclosed information is adequate for your purposes. Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,

Simon Clear

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