

SIMON CLEAR & ASSOCIATES PLANNING AND DEVELOPMENT CONSULTANTS

Planning Department, South Dublin County Council, County Hall, Tallaght, Dublin 24

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.



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 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
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18.132.PD2003	Site Layout Plan Sheet 3 of 5	A1	1:500
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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
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18.132.PD3001	House Type A – Floor Plans	A3	1:100
18.132.PD3002	House Type A – Elevations & Section	A3	1:100

10 122 002002	Lieure Tree A1 Elere Plane	4.2	1.100
18.132.PD3003	House Type A1 – Floor Plans	A3 A3	1:100
18.132.PD3004	House Type A1 – Elevations & Section	A3	1:100
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18.132.PD3018	House Type D – Elevations & Section (Detached)	A3	1:100
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10110211 00000	Contiguous Liertations Them Hono		As shown
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		tom	As shown
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L		tom	As shown

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 Project No.	Edmondstown SHD 20SD02
Date	10.03.22

DATE OF ISSUE

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Overall Landscape Plan	200	A0	500		р						Γ
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Edmondstown South Landscape Plan 1	202	A0	200		р						F
Edmondstown South Landscape Plan 2	203	A1	200		р						F
andscape Sections 1	240	A1	100		р						F
andscape Sections 2	241	A1	100		p						F
Boundary Details 1	250	A1	25		р						F
Boundary Details 2	251	A1	25		p						F
Boundary Details 3	252	A1	25		p						F
Boundary Details 4	253	A1	25		p						F
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Site Topographical Survey Sheet 1 Of 3	A0	1:500	10	EDM CSC- GF	XX- DR- C- 0001	P										T	1	P1 P	1						
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Site Topographical Survey Sheet 3 Of 3	A0	1:500	10	EDM CSC- GF	XX- DR- C- 0003	P										T	F	P1 P	21						
Exisfing Site Services	A0	1:500	1 Г	EDM CSC- GF	XX- DR- C- 0004											Т		P1 P	21	\Box					
Watermain Diversion Layout	AO	1:500	1 Г	EDM CSC- GF	XX- DR- C- 0005	P											F	P1 P	21	1	\square				
Watermain Layout	AO	1:500	1 Г	EDM CSC- GF	XX- DR- C- 0006	P						P1			P2		F	P3 P	P3	1	\square				
Proposed Drainage Layout Sheet 1 Of 2	AO	1:500	1 Г	EDM CSC- GF	XX- DR- C- 0007	P						P1			P2			°3 P	3	-	\square				
Proposed Drainage Layout Sheet 2 Of 2	AO	1;500	1 Г	EDM CSC- GF	XX- DR- C- 0008	P			Ť	1		P1			P2		F	°3 F	3	1	\square				
SuDs Layout	AO	1:500	1 Г	EDM CSC- GF	XX- DR- C- 0007	P												P1 P	21	1	\square				
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Proposed Road Longsections Sheet 2 Of 2	AO	1:500	1 Г	EDM CSC- GF	XX- DR- C- 0014	P			Ť	1							F	P1 P	21	1					
Typical Drainage Details Sheet 1 Of 2	A1	N/A	1 Г	EDM CSC- GF	XX- DR- C- 0015	P												P1 P	1	1	\square				
Typical Drainage Details Sheet 2 Of 2	A1	N/A	1 Г	EDM CSC- GF	XX- DR- C- 0016	P											F	P1 P	1	1	\square				
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Existing And Proposed Bridge Sections	A1	1:50	1 Г	EDM CSC- GF	XX- DR- C- 0020	P							Ť	1		Ť	F	P1 P	21	1	\square				
Road Markings And Traffic Signs	A0	1:500	1 [EDM CSC- GF	XX- DR- C- 0021	P												n P	21		\square				
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Swept Path Analysis Fire Tender & Double Decker Bus	A0	1:500	1 Г	EDM CSC- GF	XX- DR- C- 0023	P							1	1		Ť	F	P1 P	1	1	\square				
Swept Path Analysis Refuse Vehicle	A0			XX- DR- C- 0024	P												P1 P	21		\square					
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Road Details	A1	N/A	1 Г	EDM CSC- GF	XX- DR- C- 0026	P							\neg	1		Ť		P1 P	1	1	\square				
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Basement Layouts	A1	1:250	1 1		C\$C-					0028	P	11		\rightarrow	\rightarrow	-	\rightarrow	_	\rightarrow	_					P1	P1	-	\rightarrow	_	
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Foul Longitudinal Sections Sheet 1 Of 2	A0	1:500	1 1-		C\$C-						P	11		\rightarrow	\rightarrow	_	\rightarrow	_	P1	_		P2			P3	P3			_	
Foul Longitudinal Sections Sheet 2 Of 2	A0	1:500	6 E		CSC-					_	P			4	\rightarrow	_	\rightarrow		P1	_		P2			P3	P3				
Surface Water Longitudinal Sections Sheet 1 Of 3 Catchment A	A1	1:500	1 1		CSC-						P	11		4						_					P1	P1				
Surface Water Longitudinal Sections Sheet 2 Of 3 Catchment B	A1	1:500	1	EDM	C\$C-	GF	xx-	DR-	с-	0034	P				\rightarrow		\rightarrow			_					P3	P3				
Surface Water Longitudinal Sections Sheet 3 Of 3 Catchment B	A1	1:500	1 6	EDM	CSC-	GF	xx-	DR-	C-	0035	P	11								_					P1	P1				
Cross Sections Through Sewers At Basement Blocks A-B-C	A1	1:250	1 L	EDM	CSC-	GF	xx-	DR-	C-	0036	P	11							P1	_		P2			P3	P3				
Overland Flood Route Exceedance Flows	A1	1:750	ΙL	EDM	CSC-	GF	xx-	DR-	C-	0037	P	11													P1	P1				
Wayleave Areas Over foul, Storm and Water Services	A0	1:500	ΙL	EDM	CSC-	GF	xx-	DR-	C-	0038	P	11													P1	P1				
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Engineering Services Report			L	EDM	CSC-	22-	xx-	RP-	c-	0101	P] [P1				P2	P3		P4	P5		P6	P7	P7	P7				
Site-Specific Flood Risk Assessment			10	EDM	CSC-	22-	xx-	RP-	c-	0102	P] [P1		P2				P3		P4			P5	P5				
Outline Construction Management Plan			10	EDM	csc-	22-	xx-	RP-	c-	0103	P	11			P1							P2			P3	P3				
Outline Construction and Demolition Waste Management Plan			ΙC	EDM	csc-	22-	xx-	RP-	c-	0104	P	1 [P1			P2	P2				
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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 enclosures include 6 hard copies of the foregoing reports and forms, and 1 soft copy (CD), as copy information submitted to South Dublin County Council, as the relevant Planning Authority.

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,

Sman Clear

Simon Clear