



**SIMON CLEAR & ASSOCIATES  
PLANNING AND DEVELOPMENT  
CONSULTANTS**

Irish Water,  
Colvill House,  
24-26 Talbot Street,  
Dublin 1

21<sup>st</sup> March 2022

Dear Sir / Madam,

**RE: Strategic Housing Development Application made to An Bord Pleanála in respect of a Residential Development with Creche and Neighbourhood Centre on lands at Kilmashogue House and Coill Avon House, Whitechurch Road, Rathfarnham, Dublin 16.**

BCDK Holdings Limited and Coill Avon Limited, intend to apply to An Bord Pleanála for planning permission for a proposed development on lands at Kilmashogue House and Coill Avon House, Whitechurch Road, Rathfarnham, Dublin 16.

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, a soft copy of the application is enclosed for your information.

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



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

*We, BCDK Holdings Limited and Coill Avon Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development on interlinked lands at Kilmashogue House (Eircode D16 C2P2) and Coill Avon House, Whitechurch Road, Rathfarnham, Dublin 16. The site extends to 6.77ha and includes the derelict Kilmashogue House (southern lands) and Coill Avon House (northern lands) and the adjacent Whitechurch Road and College Road, roads in the administrative areas of South Dublin County Council and Dun Laoghaire Rathdown County Council.*

*The development will consist of:-*

- *Demolition of Kilmashogue House and outbuildings and demolition of Coill Avon House and outbuildings;*
- *The refurbishment and re-use of 2 no. stone outbuildings for community use, to be incorporated into an area of public open space on the southern lands;*
- *The construction of a mixed-use development comprising neighbourhood centre and 178 no. residential units comprising 72 no. houses, 38 no. apartments and 68 no. duplex apartments;*
- *The 72 no. houses will comprise 2, 2.5 and 3-storey detached, semi-detached and terraced units to include:-*
  - *6 no. 2-bed houses;*
  - *45 no. 3-bed houses;*
  - *21 no. 4-bed houses;*
- *The 38 no. apartments and 68 no. duplex apartments are located across 7 no. buildings ranging in height from 3 to 5-storey consisting of 1 no. Block A/B, 1 no. Block C, 1 no. Block E, 1 no. Block S and 3 no. Blocks T as follows: -*
  - ***Block A/B:** 5-storey over basement and podium accommodating 10 no. 1-bed apartments, 16 no. 2-bed duplex apartments and 1 no. 3-bed duplex apartment with associated balconies/terraces;*
  - ***Block C:** 5-storey over basement accommodating 4 no. 1-bed apartments and 8 no. 2-bed duplex apartments with associated balconies/terraces;*
  - ***Block E:** 4-storey over basement accommodating 8 no. 1-bed apartments and 16 no. 2-bed duplex apartments with associated balconies/terraces;*
  - ***Block S:** 3-storey accommodating 2 no. 2-bed duplex apartments and 1 no. 3-bed apartment and 1 No. 3-bed duplex apartments with associated balconies/terraces;*
  - ***Block T:** 3no. 3-storey buildings accommodating 6 no. 1-bed apartments, 18 no. 2-bed duplex apartments, 9 no. 3-bed apartments and 6 no. 3-bed duplex apartments, all with associated balconies/terraces;*
- *Block A/B and Block C are arranged around a landscaped podium. The neighbourhood centre is located below this podium and accommodates a 2-level creche (313m<sup>2</sup>) at lower ground and ground floor level, and 3 no. retail/non-retail service/cafe units (470m<sup>2</sup>) at ground level;*

- *The basement below Block A/B and Block C accommodates 50 no. car parking spaces, bicycle parking, bin stores, plant and staff service area (80m<sup>2</sup>);*
- *The basement below Block E accommodates 35 no. car parking spaces, bicycle parking, bin store and plant;*
- *A section of link street with footpath and cycle path (approx. 438 linear metres) extending from the junction of Whitechurch Road and College Road on an alignment parallel to the M50, to provide access to the southern development lands and incorporating a bus turning circle;*
- *A new signalised crossroads junction to connect the proposed link street with Whitechurch Road and College Road;*
- *Upgrade works to College Road including a new two-way cycle track and relocated footpath from the Whitechurch Road junction to provide connectivity to the Slang River pedestrian/cycle Greenway;*
- *Upgrades to the existing vehicular access and bridge at the entrance to Coill Avon House on Whitechurch Road;*
- *Foul sewer drainage works along Whitechurch Road from the southern lands to the existing junction at Glinbury housing estate;*
- *All landscaping, surface car parking, boundary treatments, infrastructure works, ESB substation, signage and associated site works and services.*

*The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Development Plan 2016-2022 and the Dun Laoghaire Rathdown County Development Plan 2016-2022.*

*The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration 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 South Dublin County Council and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: [www.edmondstownshd.com](http://www.edmondstownshd.com).*

*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](http://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).*

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

Yours sincerely,

Simon Clear