

Planning Department,
Fingal County Council,
County Hall,
Main Street, Swords,
Fingal,
Co. Dublin

11th March 2020

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION MADE TO AN BORD PLEANÁLA IN RESPECT OF ALTERATIONS TO A PERMITTED RESIDENTIAL DEVELOPMENT, REG. REF.: F17A/0615, AT THE SITE THAT FORMERLY FORMED PART OF SANTA SABINA DOMINICAN COLLEGE AND CONVENT COMPLEX, GREENFIELD ROAD, SUTTON, DUBLIN 13

On behalf of the applicant, Parsis Ltd, The Herbert Building, The Park, Carrickmines, Dublin 18, please find enclosed a planning application for development at the site that formerly formed part of Santa Sabina Dominican College and Convent Complex, Greenfield Road, Sutton, Dublin 13. St. Dominic's Convent Santa Sabina, located to the east of the application site, is a protected structure (RPS No. 0794).

A dedicated project website has been established, on which the application details are uploaded, and this website can be viewed at: www.seafieldshd.ie

Application Copies

The enclosed 6 no. hard copies and 3 no. soft copies are provided as per Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017 which states;

'An applicant shall submit to the planning authority or each authority in whose area the proposed strategic housing development would be situated 6 printed copies of his or her application for permission for a proposed strategic housing development, together with one copy of the application in a machine-readable form on a digital device'.

Development Details

The proposed development is described in the public notices as set out below.

The development comprises alterations to the development permitted under Reg. Ref.: F17A/0615 (currently under construction) consisting of the following:

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Senior Associate Directors: Stephanie Byrne BA MRUP MIPI Blaine Cregan B Eng BSc MSc

Associate Directors: Luke Wymer BA MRUP Dip. Planning & Environmental Law Dip PM MIPI Meadhbh Nolan BA MRUP MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- Provision of 2 additional storeys to Block A-B1 and alterations / redesign to the 3 permitted storeys below to provide a five storey building containing 42 no. apartments (consisting of 9 no. 1 beds, 29 no. 2 beds and 4 no. 3 beds), and including associated alterations to the courtyard communal amenity space.
- Provision of 2 additional storeys to Block C1 and alterations to the 3 permitted storeys below to provide a five storey building containing 28 no. apartments (consisting of 28 no. 2 beds).
- Replacement of Block D, comprising 10 no. two and three storey semi-detached houses, with 3 no. three storey apartment buildings (Block D1, D2 and D3) containing 32 no. apartments (consisting of 6 no. 1 beds, 21 no. 2 beds and 5 no. 3 beds), and including provision of communal amenity space to the north.
- The alterations to Block A-B1 and C1 include associated alterations to the basement under these blocks primarily relating to the omission of a core and associated alterations to plant, waste storage, car and cycle parking provision.
- The proposed alterations include the provision of balconies / terraces to the external elevations of Block A-B1, C1, D1, D2, and D3.
- An ESB substation and switchroom building and bin collection point are proposed in place of three permitted car parking spaces adjoining the western boundary of the site.
- The proposal includes alterations to the permitted car and cycle parking at basement and ground level, resulting in the provision of a total of 168 no. car parking and 270 no. bicycle spaces.
- The proposed alterations include all associated ancillary site development works.

The proposed alterations to the permitted development relate to 102 no. residential units, including the provision of 47 no. additional residential units and alterations / redesign of 55 no. permitted residential units, which results in an increase in the total number of residential units on the site from 96 to 143.

The proposed alterations to the permitted development are located entirely on lands zoned RS- Residential. No alterations are proposed to Block B2-B3 (24 no. units) and C2 (17 no. units), which contain a total of 41 no. permitted apartments and a creche. The permitted access road to the adjacent school has been implemented and other site development works associated with the permitted residential development, which are not the subject of the proposed alterations, have commenced on the application site as provided for under Reg. Ref.: F17A/0615.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023.

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.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and accompanies this application.

Enclosures

- 6 no. copies of the Strategic Housing Development Application Form including attachments (letter of consent and Irish Water letters);
- 3 no. Digital Copies – CD;
- 6 no. copies of the Site Notice;
- 6 no. copies of a Newspaper Notice, published in the Daily Mail;
- 6 no. copies of a Cover Letter prepared by John Spain Associates;
- 6 no. copies of a Statement of Response to the Board’s Opinion prepared by John Spain Associates;
- 6 no. copies of a Statement of Consistency and Planning Report prepared by John Spain Associates;
- 6 no. copies of a Statement of Material Contravention (Building Height Guidelines Consistency Statement) prepared by John Spain Associates;
- 6 no. copies of an EIA Screening Statement prepared by John Spain Associates;
- 6 no. copies of Architectural Drawings, Design Statement and Technical Document / HQA prepared by OMP Architects;
- 6 no. copies of Part V Pack prepared by OMP Architects, JSA and the applicant, and including FCC Part V Validation Letter;
- 6 no. copies of a Visual Impact Assessment Report and Photomontages prepared by Brady Shipman Martin;
- 6 no. copies of a Daylight and Sunlight Assessment prepared by Digital Dimensions;
- 6 no. copies of a Wind and Microclimate Assessment report prepared by ARUP;
- 6 no. copies of an Architectural Heritage Impact Assessment prepared by Cathal Crimmins;
- 6 no. copies of a Building Lifecycle Report prepared by OMP Architects;
- 6 no. copies of Engineering Drawings, Drawing Schedule and Engineering Services Report prepared by DBFL Consulting Engineers;
- 6 no. copies of a Site Specific Flood Risk Assessment prepared by DBFL Consulting Engineers;
- 6 no. copies of a Construction & Environmental Management Plan and Construction & Demolition Waste Management Plan prepared by DBFL Consulting Engineers;
- 6 no. copies of a Traffic and Transportation Assessment and accompanying drawings prepared by AECOM;
- 6 no. copies of Landscape Drawings, Register and Landscape Design Statement prepared by Brady Shipman Martin Landscape Architects;
- 6 no. copies of an Arboricultural Assessment Report and Drawing prepared by Arborist Associates;
- 6 no. copies of an Operational Waste Management Plan prepared by Byrne Environmental Consulting Ltd.;
- 6 no. copies of an Appropriate Assessment Screening and Natura Impact Assessment Report prepared by Biosphere Environmental Services;
- 6 no. copies of a Hydrological and Hydrogeological Qualitative Risk Assessment Report prepared by AWN Consulting;
- 6 no. copies of an Ecology Report prepared by Biosphere Environmental Services;
- 6 no. copies of a Public Lighting Report and Drawings prepared by PMP Consulting Engineers; and
- 6 no. copies of an Energy Statement and EV Parking Proposal prepared by PMP Consulting Engineers.

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and specifically the Planning and Development (Strategic Housing Development) Regulations 2018 and application guidance documents issued by An Bord Pleanála.

In preparing this planning application, including all drawings and reports, we had regard to the issues raised during pre-application meetings with Fingal County Council and the tripartite meeting with the Board and the requirements of relevant Section 28 Guidelines and the Fingal County Development Plan.

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

Yours sincerely,



John Spain Associates

The Minister for Culture, Heritage and the Gaeltacht
C/O The Manager,
Development Applications Unit,
Department of Culture, Heritage and the Gaeltacht
Newtown Road,
Wexford,
Co. Wexford.

11th March 2020

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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 (as amended), a copy of the application is enclosed for your information. A copy of the application in electronic form on CD is also provided.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.seafielddshd.ie

Proposed Development

The proposed development is described in the public notices as set out below.

The development comprises alterations to the development permitted under Reg. Ref.: F17A/0615 (currently under construction) consisting of the following:

- Provision of 2 additional storeys to Block A-B1 and alterations / redesign to the 3 permitted storeys below to provide a five storey building containing 42 no.

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Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi
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- apartments (consisting of 9 no. 1 beds, 29 no. 2 beds and 4 no. 3 beds), and including associated alterations to the courtyard communal amenity space.
- Provision of 2 additional storeys to Block C1 and alterations to the 3 permitted storeys below to provide a five storey building containing 28 no. apartments (consisting of 28 no. 2 beds).
 - Replacement of Block D, comprising 10 no. two and three storey semi-detached houses, with 3 no. three storey apartment buildings (Block D1, D2 and D3) containing 32 no. apartments (consisting of 6 no. 1 beds, 21 no. 2 beds and 5 no. 3 beds), and including provision of communal amenity space to the north.
 - The alterations to Block A-B1 and C1 include associated alterations to the basement under these blocks primarily relating to the omission of a core and associated alterations to plant, waste storage, car and cycle parking provision.
 - The proposed alterations include the provision of balconies / terraces to the external elevations of Block A-B1, C1, D1, D2, and D3.
 - An ESB substation and switchroom building and bin collection point are proposed in place of three permitted car parking spaces adjoining the western boundary of the site.
 - The proposal includes alterations to the permitted car and cycle parking at basement and ground level, resulting in the provision of a total of 168 no. car parking and 270 no. bicycle spaces.
 - The proposed alterations include all associated ancillary site development works.

The proposed alterations to the permitted development relate to 102 no. residential units, including the provision of 47 no. additional residential units and alterations / redesign of 55 no. permitted residential units, which results in an increase in the total number of residential units on the site from 96 to 143.

The proposed alterations to the permitted development are located entirely on lands zoned RS- Residential. No alterations are proposed to Block B2-B3 (24 no. units) and C2 (17 no. units), which contain a total of 41 no. permitted apartments and a creche. The permitted access road to the adjacent school has been implemented and other site development works associated with the permitted residential development, which are not the subject of the proposed alterations, have commenced on the application site as provided for under Reg. Ref.: F17A/0615.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023.

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.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and accompanies this application.

The application together with the Natura Impact Statement 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 Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.seafieldshd.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, 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.

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

Yours sincerely,



John Spain Associates

Irish Water
C/O Niko Taktikos
Development Management Planning
Connections and Developer Services
Colvill House,
24-26 Talbot Street,
Dublin 1

11th March 2020

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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 (as amended), a copy of the application is enclosed for your information. In accordance with previous correspondence, an electronic copy only is provided.

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- Provision of 2 additional storeys to Block C1 and alterations to the 3 permitted storeys below to provide a five storey building containing 28 no. apartments (consisting of 28 no. 2 beds).
 - Replacement of Block D, comprising 10 no. two and three storey semi-detached houses, with 3 no. three storey apartment buildings (Block D1, D2 and D3) containing 32 no. apartments (consisting of 6 no. 1 beds, 21 no. 2 beds and 5 no. 3 beds), and including provision of communal amenity space to the north.
 - The alterations to Block A-B1 and C1 include associated alterations to the basement under these blocks primarily relating to the omission of a core and associated alterations to plant, waste storage, car and cycle parking provision.
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The proposed alterations to the permitted development relate to 102 no. residential units, including the provision of 47 no. additional residential units and alterations / redesign of 55 no. permitted residential units, which results in an increase in the total number of residential units on the site from 96 to 143.

The proposed alterations to the permitted development are located entirely on lands zoned RS- Residential. No alterations are proposed to Block B2-B3 (24 no. units) and C2 (17 no. units), which contain a total of 41 no. permitted apartments and a creche. The permitted access road to the adjacent school has been implemented and other site development works associated with the permitted residential development, which are not the subject of the proposed alterations, have commenced on the application site as provided for under Reg. Ref.: F17A/0615.

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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.

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

Yours sincerely,



John Spain Associates

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

11th March 2020

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Yours sincerely,



John Spain Associates

An Taisce
Tailors' Hall,
Back Lane,
Dublin 8

11th March 2020

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION MADE TO AN BORD PLEANÁLA IN RESPECT OF ALTERATIONS TO A PERMITTED RESIDENTIAL DEVELOPMENT, REG. REF.: F17A/0615, AT THE SITE THAT FORMERLY FORMED PART OF SANTA SABINA DOMINICAN COLLEGE AND CONVENT COMPLEX, GREENFIELD ROAD, SUTTON, DUBLIN 13

On behalf of the applicant, Parsis Ltd, The Herbert Building, The Park, Carrickmines, Dublin 18, please find enclosed a planning application for development at the site that formerly formed part of Santa Sabina Dominican College and Convent Complex, Greenfield Road, Sutton, Dublin 13. St. Dominic's Convent Santa Sabina, located to the east of the application site, is a protected structure (RPS No. 0794).

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 (as amended), a copy of the application is enclosed for your information. In accordance with previous correspondence, an electronic copy only is provided.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.seafielddhd.ie

Proposed Development

The proposed development is described in the public notices as set out below.

The development comprises alterations to the development permitted under Reg. Ref.: F17A/0615 (currently under construction) consisting of the following:

- Provision of 2 additional storeys to Block A-B1 and alterations / redesign to the 3 permitted storeys below to provide a five storey building containing 42 no. apartments (consisting of 9 no. 1 beds, 29 no. 2 beds and 4 no. 3 beds), and including associated alterations to the courtyard communal amenity space.

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- Provision of 2 additional storeys to Block C1 and alterations to the 3 permitted storeys below to provide a five storey building containing 28 no. apartments (consisting of 28 no. 2 beds).
- Replacement of Block D, comprising 10 no. two and three storey semi-detached houses, with 3 no. three storey apartment buildings (Block D1, D2 and D3) containing 32 no. apartments (consisting of 6 no. 1 beds, 21 no. 2 beds and 5 no. 3 beds), and including provision of communal amenity space to the north.
- The alterations to Block A-B1 and C1 include associated alterations to the basement under these blocks primarily relating to the omission of a core and associated alterations to plant, waste storage, car and cycle parking provision.
- The proposed alterations include the provision of balconies / terraces to the external elevations of Block A-B1, C1, D1, D2, and D3.
- An ESB substation and switchroom building and bin collection point are proposed in place of three permitted car parking spaces adjoining the western boundary of the site.
- The proposal includes alterations to the permitted car and cycle parking at basement and ground level, resulting in the provision of a total of 168 no. car parking and 270 no. bicycle spaces.
- The proposed alterations include all associated ancillary site development works.

The proposed alterations to the permitted development relate to 102 no. residential units, including the provision of 47 no. additional residential units and alterations / redesign of 55 no. permitted residential units, which results in an increase in the total number of residential units on the site from 96 to 143.

The proposed alterations to the permitted development are located entirely on lands zoned RS- Residential. No alterations are proposed to Block B2-B3 (24 no. units) and C2 (17 no. units), which contain a total of 41 no. permitted apartments and a creche. The permitted access road to the adjacent school has been implemented and other site development works associated with the permitted residential development, which are not the subject of the proposed alterations, have commenced on the application site as provided for under Reg. Ref.: F17A/0615.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023.

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.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and accompanies this application.

The application together with the Natura Impact Statement 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 Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.seafieldshd.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, 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.

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

Yours sincerely,



John Spain Associates