

The Secretary
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

5th March 2021

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of proposed development at Old Schoolhouse Site (former Clonsilla School, Protected Structure RPS No. 700), Porterstown Road, Kellystown, Clonsilla, Dublin 15.

Dear Sir / Madam,

On behalf of the applicant, Osh Ventures Ltd, Hughes Planning and Development Consultants wish to submit this planning application for a Strategic Housing Development at Old Schoolhouse Site (former Clonsilla School, Protected Structure RPS No. 700), Porterstown Road, Kellystown, Clonsilla, Dublin 15.

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:

"We, Osh Ventures Ltd., intend to apply to An Bord Pleanála for permission for a strategic housing development at Old Schoolhouse Site (former Clonsilla School, Protected Structure RPS No. 700), Porterstown Road, Kellystown, Clonsilla, Dublin 15.

The Strategic Housing Development, which will be accessed from Porterstown Road, will consist of the following:

(i) The construction of a residential development of 198 no. Build to Rent apartment units (120 no. one beds, 59 no. two beds and 19 no. three beds) in 8 no. blocks (ranging in height from four/five to seven storeys in height) as follows:

o Block A containing a total of 22 no. apartments (16 no. 1 bed units, 5 no. 2 bed units and 1 no. three bed units) measuring 4 to 5 storeys in height with all apartments provided with private balconies/terraces.

o Block B containing a total of 21 no. apartments (11 no. 1 bed units, 6 no. 2 bed units and 4 no. three bed units) measuring 5 storeys in height with all apartments provided with private balconies/terraces.

o Block C containing a total of 27 no. apartments (15 no. 1 bed units, 8 no. 2 bed units and 4 no. three bed units) measuring 6 storeys in height with all apartments provided with private balconies/terraces.

o Block D containing a total of 31 no. apartments (15 no. 1 bed units, 10 no. 2 bed units and 6 no. three bed units) measuring 7 storeys in height with all apartments provided with private balconies/terraces.

o Block E containing a total of 37 no. apartments comprising (27 no. 1 bed units and 10 no. 2 bed units) measuring 7 storeys in height with all apartments provided with private balconies/terraces.

o Block F containing a total of 31 no. apartments comprising (23 no. 1 bed units and 8 no. 2 bed units) being 6 storeys in height with all apartments provided with private balconies/terraces.

o Block G containing a total of 11 no. apartments comprising (3 no. 1 bed units and 8 no. 2 bed units) measuring 5 to 6 storeys in height with all apartments provided with private balconies/terraces.

o Block H containing a total of 18 no. apartments comprising (10 no. 1 bed units, 4 no. 2 bed units and 4 no. three bed units) measuring 4 to 5 storeys in height with all apartments provided with private balconies/terraces and

(ii) internal/external refurbishment and alterations to the existing Protected Structure (Former Clonsilla School - RPS No. 700) to allow for its change of use and conversion to provide a management office with ancillary community use for residents and

(iii) the construction of 1 no. childcare facility located within the ground and first floor levels of Block G.

A total of 100 no. car parking spaces are proposed including 96 no. spaces serving the proposed apartments, (32 no. standard spaces at undercroft level at Blocks B to H, 58 no. standard spaces at surface level at Blocks A, C, D, E, F and G and 6 no. disabled spaces at undercroft level at Blocks B, D and F), 3 no. spaces for the staff of the proposed childcare facility at undercroft level at Block G and 1 car-share space at surface level at the Old Schoolhouse.

A total of 392 no. bicycle parking spaces are proposed, including 312 no. spaces at undercroft levels and 80 no. spaces at surface level.

Planning permission is also sought for landscaping and infrastructural works, foul and surface water drainage, bin storage, ESB substation, open space areas including playground, boundary treatments, internal roads and footpaths (including a Greenway Cycle Path), upgrade to existing access from Porterstown Road and all associated site works to facilitate the 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.clonsillashd.ie

We enclose herewith the planning application fee of €28,771.20 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:

Planning

Application Form
Site Notice
Machine Readable Press Notice
Newspaper Notice
Draft Legal Agreement
Statement of Consistency & Planning Report
Material Contravention Statement
Statement of Response to Pre-Planning Consultation
Fingal County Council Cover Letter
An Bord Pleanála Cover Letter
Prescribed Bodies Cover Letters
Part V Letter from Fingal County Council
Letter of Consent from Fingal County Council
Aldi Letter of Support

Architecture

Design Statement
Housing Quality Assessment
Waste Calculation
Architectural Issue Sheet
002000 Site Location
002001 Site Plan GF Level

002002 Site Plan Roof Plan
002003 Existing Site Plan
002004 Phasing
002005 Site Plan Part V
002006 Take in Charge Plan
002007 Site Plan – Possible Future Connections – GF Level
002008 Site Plan Parking
002101 Block A (Building Type 1) – GA Floor Plans, Part 1
002102 Block A (Building Type 1) – GA Floor Plans, Part 2
002111 Block A (Building Type 1) – GA Elevations, Sections
002201 Block B (Building Type 2) – GA Floor Plans Part 1
002202 Block B (Building Type 2) – GA Floor Plans Part 2
002211 Block B (Building Type 2) – GA Elevations & Sections
002302 Block C (Building Type 3) – GA Floor Plans Part 1
002302 Block C (Building Type 3) – GA Floor Plans Part 2
002311 Block C (Building Type 3) – GA Elevations
002321 Block C (Building Type 3) – GA Sections
002401 Block D (Building Type 4) – GA Floor Plans Part 1
002402 Block D (Building Type 4) – GA Floor Plans Part 2
002411 Block D (Building Type 4) – GA Elevations
002421 Block D (Building Type 4) – GA Sections
002501 Block E (Building Type 5) – GA Plans Part 1
002502 Block E (Building Type 5) – GA Plans Part 2
002511 Block E (Building Type 5) – GA Elevations
002521 Block E (Building Type 5) – GA Sections
002601 Block F (Building Type 6) – GA Plans, Part 1
002602 Block F (Building Type 6) – GA Plans, Part 2
002611 Block F (Building Type 6) – GA Elevations
002621 Block F (Building Type 6) – GA Sections
002701 Block G (Building Type 7) - GA Floor Plans, Part 1
002702 Block G (Building Type 7) - GA Floor Plans, Part 2
002711 Block G (Building Type 7) - GA Elevations
002721 Block G (Building Type 7) - GA Sections
002801 Block H (Building Type 8) – GA Plans, Part 1
002802 Block H (Building Type 8) – GA Plans, Part 2
002811 Block H (Building Type 8) – GA Elevations, Sections
000901 Old School House – Existing Plans, Elevations
001901 Old School House – Demolition Plans, Elevations
002901 Old School House – Proposed Plans, Elevations
006001 ESB MV Substation
006002 Bike Storage Compounds
006003 Bike Storage Compounds Ground Floor
002011 Contiguous North & West Site Elevations
002012 Contiguous South & East Site Elevations
002020 Apartment Types Sheet 1
002021 Apartment Types Sheet 2
002022 Apartment Types Sheet 3

Photomontage

View Verification

Ecological

Appropriate Assessment Screening

Ecological Impact Assessment

Management

Building Life Cycle Report
Property Management Strategy Report

Energy

Energy Statement

Archaeology

Archaeology Impact Assessment

Transport

Road Safety Audit Report
Residential Travel Plan
Traffic & Transport Assessment
Go Car Letter
SK1001c Visibility Splay Drawing
SK1002a Swept Path Analysis Refuse Vehicle
Sk1003a Future Site Access Alteration
SK1004 Indicative Crossing Location

Engineering

Engineering Service Report (including Flood Risk Assessment & Irish Water Letters)
Outline Construction & Waste Management Plan
19160-01a Existing Site Layout
19160-02d Proposed Site Layout
19160-03c Proposed Storm Water Layout
19160-04b Drainage and Construction Details
19160-05b Proposed Surface and Foul Water Longitudinal Sections
19160-06c Proposed Foul Water Longitudinal Sections
19160-08c Proposed Wastewater and Stormwater Layout
19160-09c Proposed Watermain Layout
19160-10a Typical Drainage Details Sheet 1
19160-11a Typical Drainage Details Sheet 2
19160-12 Typical Watermain Chamber Arrangements Details Sheet 1
19160-13a typical Watermain Chambers Details-Sheet 2
19160-14 Swept Path Analysis
19160-15C Proposed Road Marking and Sign Layout

Arboriculture

Issue Sheet
Tree Survey Plan
Tree Removals Plan
Tree Protection Plan
Arboricultural Report

Lighting

Outdoor Lighting Report
Public Lighting Layout ISOLUX
Public Lighting Layout

Topography

Survey 1 of 3
Survey 2 of 3
Survey 3 of 3

Landscape

Drawing Schedule

Masterplan Drawing
Detailed Landscape Plan
Pedestrian Vehicular Route
Grassland Plan
Site and Local Area Open Space Plan
Soft Landscape Specification
Landscape Report
Landscape & Visual Impact Assessment

Heritage

Architectural Heritage Impact Report

Acoustic

Acoustic Design Statement

Please note that the necessary copies of this application have also been issued to the Planning Authority (Fingal County Council) and the relevant prescribed bodies as required by An Bord Pleanála's Pre-Application Consultation Opinion, Ref. ABP-307464-20.

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,


Terry Kelly