

Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

3rd September 2021
[By Hand]

Dear Sir / Madam

RE: PROPOSED RESIDENTIAL SCHEME AT FRANKFORT CASTLE, OLD FRANKFORT, DUNDRUM, DUBLIN 14 - STRATEGIC HOUSING DEVELOPMENT, PLANNING APPLICATION
(Pre-Application Ref. ABP-306159-19)

Please accept this copy of a Strategic Housing Development planning application prepared by *Tom Phillips + Associates* on behalf of Pembroke Partnership Limited¹ in respect of a strategic, zoned site at Frankfort Castle, Old Frankfort, Dundrum, Dublin 14.

This application is made in accordance with the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016* ('the 2016 Act') and the *Planning and Development (Strategic Housing Development) Regulations 2017* ("the 2017 Regulations").

The proposal is located on a c.0.9ha site and will consist of 115 no. residential units comprising 45 no. one bed units and 70 no. two bed units. The proposed units will be accommodated in the partially retained Frankfort Castle building and in 3 no. blocks with a maximum height of 5 storeys.

Additional works proposed include the provision of a childcare facility (80sqm), car and cycle parking at surface and basement level, hard and soft landscaping, surface water drainage infrastructure and attenuation tank, and all associated site development and infrastructure works.

A full schedule of all contents of this submission is appended to this Cover Letter.

We confirm that some 8 no. hard copies have been prepared in total. Some 2 no. copies have been prepared for submission to An Bord Pleanála, 6 no. copies for Dun Laoghaire Rathdown County Council. In addition, 3 no. digital copies (CD) have been prepared for submission to An Bord Pleanála (including an ESRI boundary shapefile) and 1 no. digital copy for Dun Laoghaire Rathdown County Council.

In accordance with their preferences, 1 no. digital copy has been prepared for each of the 5 no. respective statutory consultees (Inland Fisheries Ireland, Irish Water, National Transport Authority,

¹ 6A Queensway, Gibraltar, GX11 1AA. (Office in Ireland at Serpentine Business Centre, Suite 8, Serpentine Avenue, Dublin 4.)



Transport Infrastructure Ireland, Dun Laoghaire Rathdown County Childcare Committee) as required under the 2016 Act.

Please do not hesitate to contact the undersigned on any issue arising.

Sincerely,

A handwritten signature in black ink that reads "Stephen Barrett". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen Barrett
Director
Tom Phillips + Associates



INPUTS TO THIS PLANNING APPLICATION

1. Site Notice

A copy of the Site Notice erected on site, signed and dated 3rd September 2021.

2. Newspaper Notice

A copy of the Newspaper Notice, published in the Irish Daily Star on 1st September 2021.

3. SHD Planning Application Form incl. Appendices

A duly completed 'Strategic Housing Development - Section 5 Application Form', signed and dated, 3rd September 2021 including:

- **Appendix A:** Letters of Consent from DLRCC and Mr. Paddy Kilmartin
- **Appendix B:** Development Description
- **Appendix C:** Copy of Letters to Prescribed Bodies (A letter stating that submissions or observations may be made in writing to An Bord Pleanála, has been sent to the relevant prescribed bodies. These letters are accompanied by a digital copy of the planning application).
- **Appendix D:** Copy of Correspondence with Irish Water (Pre-Connection Enquiry Letter and Confirmation of Design Acceptance).
- **Appendix E:** Part V Details (Including Letter from DLRCC)
- **Appendix F:** Confirmation of EFT Payment to An Bord Pleanála in the amount of €15,526 in accordance with the provisions of Part 2 (Section 5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended).

4. Statement of Consistency

A *Statement of Consistency*, prepared by Tom Phillips + Associates.

5. Response to An Bord Pleanála Opinion

A *Response to An Bord Pleanála Opinion* prepared by Tom Phillips + Associates.

6. Material Contravention Statement

A Material Contravention Statement as prepared by Tom Phillips + Associates.

7. Planning Cover Letter

A Planning Cover Letter (this document) addressed to ABP/DLRCC, prepared by Tom Phillips + Associates.



8. Architectural Design Statement (Including Schedule of Areas)

An *Architectural Design Statement*, prepared by OMP Architects.

9. Technical Report

A *Technical Report (Including Housing Quality Assessment)*, prepared by OMP Architects.

10. Architectural Statement of Response

A '*Statement of Response*', prepared by OMP Architects.

11. Flood Risk Assessment

A *Flood Risk Assessment*, prepared by CS Consulting Group.

12. Engineering Services Report

An *Engineering Services Report*, prepared by CS Consulting Group.

13. Outline Construction & Environmental Construction Management Plan

An *Outline Construction & Environmental Construction Management Plan*, prepared by CS Consulting Group .

14. Traffic and Transport Assessment

A *Traffic and Transport Assessment (Including Road Safety Audit and Mobility Management Plan)*, prepared by CS Consulting Group.

15. Design Manual for Urban Roads and Streets (DMURS) Statement

A DMURS Statement, prepared by CS Consulting Group.

16. Outline Method Statement for Demolition of Existing Buildings

An Outline Method Statement for Demolition of Existing Buildings, prepared by CS Consulting.

17. Construction and Demolition Waste Management Plan

A *Construction and Demolition Waste Management Plan*, prepared by CS Consulting.

18. Operational Waste Management Plan

An *Operational Waste Management Plan*, prepared by AWN Consultants.



19. Landscape Architect's Report

A Landscape Design Rationale, prepared by Dermot Foley Landscape Architects.

20. Photomontage Booklet

A booklet of *Photomontages*, prepared by Red Line Studios.

21. Childcare Capacity Audit

A Childcare Capacity Audit, prepared by Tom Phillips + Associates.

22. Archaeological Assessment

An Archaeological Assessment, prepared by IAC Consultants.

23. Screening Report for Appropriate Assessment

A Screening for Appropriate Assessment, prepared by Openfield Ecology.

24. Ecological Impact Assessment Report

An Ecological Impact Assessment Report, prepared by Openfield Ecology.

25. Environmental Impact Assessment Screening

An Environmental Impact Assessment Screening prepared by Tom Phillips + Associates.

26. Bat Assessment Report

A Bat Assessment Report, prepared by Brian Keeley.

27. Conservation Report and Heritage Impact Assessment

A Conservation Report and Heritage Impact Assessment, prepared by MESH Architecture.

28. Energy Statement

An Energy Statement, prepared by ARUP Engineering.



29. Outline Management and Building Lifecycle Report

An Outline Management and Building Lifecycle Report, prepared by Tom Phillips + Associates in association with the wider project team.

30. Tree Survey Report

A *Tree Survey Report*, prepared by JM McConville.

31. Daylight and Sunlight Assessment Report

A *Daylight and Sunlight Assessment Report*, prepared by Metec.

32. Architectural Drawing Pack

An *Architectural Drawing Pack* (with attached *Drawing Register*), prepared by OMP Architects.

33. Engineering Drawing Pack

An *Engineering Drawing Pack* (with attached *Drawing Issue Sheet*), prepared by CS Consulting Group Engineers.

34. Landscaping Drawing Pack

A *Landscaping Drawing Pack* (Including *Arboricultural Details*), prepared by Dermot Foley Landscape Architects.