

Housing Department
Dun Laoghaire Rathdown Co Co
2 Marine Rd,
Dún Laoghaire,
Dublin, A96 K6C9

26th June 2024
Our Ref: 790/5.1/Covering Letter

RE: Dún Laoghaire-Rathdown County Council: residential development for 109 units on circa 3.58 hectares of land an Lehaunstown, Cherrywood Co. Dublin.

Dear Sir/Madam,

On behalf of Dún Laoghaire-Rathdown County Council we hereby submit documentation in support of the exemption of proposed residential development at Lehaunstown, Cherrywood under Section 179(A) of the Planning and Development Act 2000, as amended.

The proposed residential development is within the Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Planning Scheme 2014 (as amended). The application relates to lands within 'Development Area 1 – Lehaunstown' of the SDZ Planning Scheme (as amended) and includes part of the Res 2 plot identified in this application known as 'Plot L8'. The proposed development consists 109 residential units with a total gross floor area (GFA) of 12,679 sqm over 6 blocks in a mixture of apartments, duplexes and houses on a development site of approx. 1.565 hectares comprising of the following:

Block A1 (2,174 sqm) 23 no. apartments, ancillary accommodation and associated balconies in a 4 storey over basement block (comprising 6 no. 1 bed, 17 no. 2 bed);

Block A2 (2,157 sqm) 23 no. apartments, ancillary accommodation and associated balconies in a 4 storey over basement block (comprising 5 no. 1 bed, 18 no. 2 bed);

Block B (1,767 sqm) 19 no. apartments, ancillary accommodation and associated balconies in a 4 storey block (comprising 4 no. 1 bed, 11 no. 2 bed, 3 no. 3 bed);

Block C (2,017 sqm) 22 no. apartments, ancillary accommodation and associated balconies in a part 2 storey, part 3 storey block (comprising 6 no. 1 bed, 13 no. 2 bed, 4 no. 3 bed);

Block D (1,576 sqm) 14 no. units, ancillary accommodation and associated balconies and in a 3 storey block (comprising 7 no. 1 bed, 7 no. 3 bed duplex);

Block E (999 sqm) 8 no. units (comprising of 8 no 3 bed houses) ancillary accommodation in a 2 storey block;
1 no. single storey ESB substations (24 sqm) & 1 no. single storey ESB substation & covered bicycle storage area (92 sqm).

3 blocks (Block A1, A2, B) are located above basement/below podium area (1,873 sqm) which will accommodate car parking (60 spaces), Motorbike parking (3 spaces) and service areas.

Permission is also sought for all hard and soft landscaping and includes all associated site and development works.

An Appropriate Assessment (AA) Screening Report and has determined a that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development. An Environmental Impact Assessment Screening Report confirmed that the preparation of an EIAR is not a mandatory requirement.

In support of the development proposal, please find attached 4 no. copies of all plans, drawings, reports and particulars and 1 no. electronic copy in searchable format. The documentation enclosed is detailed in the Planning Documentation Schedule and Drawing Schedule attached.

Should you require any further clarification in respect of the above, please do not hesitate to contact 01 678 9822.

Yours sincerely,

John Parker,

Director

RESIDENTIAL DEVELOPMENT AT LEHAUNSTOWN, CHERRYWOOD. - DOCUMENTS

4 no. hard copies and 1 no. electronic copies of the following are included with this submission:

- Planning Cover Letter incl. Schedule of Documents
- Architectural Design Statement prepared by ABK Architects
- Architect's Drawings, prepared by ABK Architects (see schedule of drawings attached with each bundle)
- Schedule of Accommodation, prepared by ABK Architects
- Housing Quality Assessment, prepared by ABK Architects
- Shadow Analysis Report, prepared by ABK Architects
- Landscape Drawings, prepared by Murphy Sheanon Landscape Architects (see schedule of drawings attached with each bundle)
- Landscape Design Statement, prepared by Murphy Sheanon Landscape Architects
- Arboricultural Assessment Report prepared by Arborist Associates Limited
- Engineering Drawings (including Roads and Drainage), prepared by Punch Consulting Engineers (see schedule of drawings attached with each bundle)
- Flood Risk Assessment, prepared by DLR Co. Co.
- Hydrological Site Assessment by JBA Consulting Ltd
- Engineering Drawings, prepared by Punch Consulting Engineers (see schedule of drawings attached with each bundle)
- Engineering Planning Report, prepared by Punch Consulting Engineers
- Mobility Management Plan, prepared by Punch Consulting Engineers
- Traffic and Transportation Assessment, prepared by Punch Consulting Engineers
- Outline Construction Management Plan, prepared by Punch Consulting Engineers
- SuDs Maintenance Plan, prepared by Punch Consulting Engineers
- Road Safety Audit, prepared by Bruton Consulting Engineers
- Stormwater Audit Report, prepared by Downes Associates
- Engineering Drawings (including External Lighting Layouts), prepared by Homan O'Brien Consulting Engineers
- Site Lighting Report, prepared by Homan O'Brien Consulting Engineers
- Energy Report, prepared by Homan O'Brien Consulting Engineers
- Appropriate Assessment (AA) Screening Report, prepared by Fehily Timoney
- Environmental Impact Assessment Screening Report, prepared by Fehily Timoney
- Wind Analysis Report, prepared by IN2 Consulting Engineers
- Noise Impact Assessment, prepared by Awn Consulting