



23rd March 2022

Development Management Planning,
Irish Water,
Colvill House,
24-26 Talbot Street.
Dublin 1.

Re:

Application for Strategic Housing Development

Site Location: Townland of Regles, Minister's Road, Lusk, Co. Dublin

Applicant: Dwyer Nolan Developments Ltd.

An Bord Pleanála Ref: ABP-310654-21

Dear Sir / Madam,

1.0. Introduction

- 1.1.** On behalf of our clients, Dwyer Nolan Developments Ltd. we wish to advise that an application for Strategic Housing Development (SHD) on a site located to the north of Minister's Road, in the townland of Regles, Lusk, County Dublin, has been submitted to An Bord Pleanála.
- 1.2.** We have been directed by An Bord Pleanála, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, to furnish Irish Water with a copy of the application.
- 1.3.** We understand that, following prior correspondence with Irish Water and given the circumstances surrounding the ongoing Covid-19 pandemic and working restrictions related to same, Irish Water are happy to receive a soft copy of the application only. As such a soft copy of the application (on USB stick) is enclosed with this cover letter.



- 1.4. We would also like to make you aware that a dedicated website for the application has been set up by the applicant which contains links to all the documentation, drawings, technical reports, and details, submitted as part of the application. This website can be viewed online at www.luskregles.ie.

2.0. Proposed Development

- 2.1. The proposed development is described in full below, as per the public notices:

Dwyer Nolan Developments Ltd. intends to apply to An Bord Pleanála for permission for a strategic housing development on a site located north of Minister's Road, in the townland of Regles, Lusk, County Dublin.

The development will consist of 312 no. dwellings, comprised of 205 no. 3 & 4 bed, 2 & 3 storey, detached, semi-detached & terraced houses, 40 no. 2 & 3 bed apartment / duplex units in 3 no. 3 storey blocks (comprised of Duplex Types A1, A2, B1 & B2), and 67 no. 1, 2 & 3 bed apartments in 2 no. blocks (comprised of Block C, being 3 storeys, and Block E, being 2-5 storeys over basement level). The development also includes a 1-2 storey crèche (c. 484.6m²) with associated outdoor space to the rear.

Access to the development will be via 2 no. vehicular access points from Minister's Road, along with the provision of a roadside footpath and cycle path along the front of the site at Minister's Road.

The proposed development also provides for: (i) all associated site development works above and below ground, (ii) public open spaces (c. 0.99 ha / 9,999m²), (iii) communal open spaces (c. 1,849m²), (iv) hard & soft landscaping & boundary treatments, (v) basement & surface car parking (Total: 583 no. car parking spaces, including EV parking), (vi) basement & surface bicycle parking (Total: 498 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) public lighting, and (ix) 2 no. ESB sub-stations, all on an overall application site area of 8.3 ha.

The application contains a statement setting out how the proposal is consistent with the objectives of the Fingal Development Plan 2017-2023, and also 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 Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.luskregles.ie.

3.0. Inspection and Submissions

- 3.1. 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 Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.luskregles.ie.



- 3.2. 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, D01 V902, 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.
- 3.3. 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.
- 3.4. 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.
- 3.5. 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.
- 3.6. A full list of enclosures is detailed in the appendix of this cover letter on the pages over. We trust all the above is in order; however, if you require any further clarification, please do not hesitate to contact us.

Yours faithfully,

Alan Fenton
Planning Consultant
Armstrong Fenton Associates
Planning & Development Consultants

**Appendix:**

The following is a full schedule of the documentation, drawings, technical reports, and details enclosed as part of the application i.e. 1 no. soft copy of each.

Prepared by Armstrong Fenton Associates, Planning & Development Consultants

Drawing / Document No.	Title	Scale
N/A	SHD Planning Application Form	A4 Document
N/A	Copy of the Newspaper Notice as published in The Irish Daily Star on Wednesday 23 rd March 2022	A3 Document
N/A	Copy of the Site Notice dated for Wednesday 23 rd March 2022	A3 Document
N/A	Copy of Cover Letter to An Bord Pleanála	A4 Letter
N/A	Copy of Cover Letter to Fingal County Council	A4 Letter
N/A	Copy of Cover Letter to Irish Water	A4 Letter
N/A	Copy of Cover Letter to Minister for Arts, Heritage Regional, Rural and Gaeltacht Affairs	A4 Letter
N/A	Copy of Cover Letter to Heritage Council	A4 Letter
N/A	Copy of Cover Letter to An Taisce – the National Trust for Ireland	A4 Letter
N/A	Copy of Cover Letter to Fingal County Childcare Committee	A4 Letter
N/A	Copy of Cover Letter to Transport Infrastructure Ireland	A4 Letter
N/A	Copy of Cover Letter to National Transport Authority	A4 Letter
N/A	Copy of Correspondence with Irish Water	A4 Document
N/A	Copy of Correspondence with Minister for Arts, Heritage Regional, Rural and Gaeltacht Affairs	A4 Document
N/A	Copy of Correspondence with Heritage Council	A4 Document
N/A	Copy of Correspondence with An Taisce – the National Trust for Ireland	A4 Document
N/A	Copy of Correspondence with Fingal County Childcare Committee	A4 Document
N/A	Copy of Correspondence with Transport Infrastructure Ireland	A4 Document
N/A	Copy of Correspondence with National Transport Authority	A4 Document
N/A	Planning Statement	A4 Report
N/A	Statement of Consistency	A4 Report
N/A	Material Contravention Statement	A4 Report
N/A	Statement of Response to An Bord Pleanála's Notification of Pre-Application Consultation Opinion	A4 Report
N/A	Housing Quality Assessment	A3 Document
N/A	Building Life Cycle Report	A4 Report
N/A	Universal Design Statement	A4 Report
N/A	Social Infrastructure Assessment	A4 Report

**Prepared by Armstrong Fenton Associates / Michael Walsh Associates / The Applicant**

Drawing / Document No.	Title	Scale
N/A	Part V Proposals	A4 Document

Prepared by The Applicant (Dwyer Nolan Developments Ltd.)

Drawing / Document No.	Title	Scale
N/A	Outline Construction Management Plan	A4 Document

Prepared by Davey + Smith Architects

Drawing / Document No.	Title	Scale
N/A	Drawing Register	A4 Sheet
N/A	Architectural Design Statement	A3 Document
2007-P-00	Site Location Map	1:2500@A3
2007-P-01	Existing Site Plan / Topographic Survey	1:500@A0
2007-P-02	Overall Proposed Site Layout	1:500@A0
2007-P-03	Proposed Partial Site Layout 1/2	1:500@A0
2007-P-04	Proposed Partial Site Layout 2/2	1:500@A0
2007-P-05	Proposed Unit Mix	1:1000@A1
2007-P-06	Proposed Taking in Charge Map	1:500@A0
2007-P-07	Proposed Open Space Map	1:500@A0
2007-P-08	Proposed Phasing	1:1000@A1
2007-P-09	Zoning	1:1000@A1
2007-P-10	Proposed Part V	1:1000@A1
2007-P-11	Connectivity Diagram	1:2000@A3
2007-P-12	Site Context Map – Pedestrian & Cycle Links	1:2500@A1
DSA 2007-SS-01	Proposed Site Sections (Sheet 1)	1:200@A0
DSA 2007-SS-02	Proposed Site Sections (Sheet 2)	1:200@A0
HT01a	House Type A Mid - Plans, Section, Elevations	1:100@A1
HT01b	House Type A3 Mid - Plans, Section, Elevations	1:100@A1
HT02	House Type A1 End - Plans, Section, Elevations	1:100@A1
HT03	House Type A2 End - Plans, Section, Elevations	1:100@A1
HT04	House Type B Detached - Plans, Section, Elevations	1:100@A1
HT05	House Type B1 Semi-Detached - Plans, Section, Elevations	1:100@A1
HT06	House Type C Mid Terraced - Plans, Section, Elevations	1:100@A1
HT07	House Type C1 End Terrace - Plans, Section, Elevations	1:100@A1
HT08	House Type E1 Detached - Plans, Section, Elevations	1:100@A1



HT09	House Type E2 Semi-Detached - Plans, Section, Elevations	1:100@A1
HT10	House Type E3 Mid Terraced - Plans, Section, Elevations	1:100@A1
HT11	House Type F1 Semi-Detached - Plans, Section, Elevations	1:100@A1
HT12	House Type F2 Detached - Plans, Section, Elevations	1:100@A1
HT13	House Type G1 End Terrace - Plans, Section, Elevations	1:100@A1
HT14	House Type G2 Mid Terrace - Plans, Section, Elevations	1:100@A1
HT15	House Type H Semi-Detached - Plans, Section, Elevations	1:100@A1
HT16	Duplex Type A1 - Plans, Section, Elevations	1:100@A1
HT17	Duplex Type A2 - Plans, Section, Elevations	1:100@A1
HT18	Duplex Type B1 - Plans, Section, Elevations	1:100@A1
HT19	Duplex Type B2 - Plans, Section, Elevations	1:100@A1
PA01	Apartment Block C – Proposed Ground Floor Plan	1:100@A1
PA02	Apartment Block C – Proposed First Floor Plan	1:100@A1
PA03	Apartment Block C – Proposed Second Floor Plan	1:100@A1
PA04	Apartment Block C – Proposed Elevations & Section	1:100@A1
PA04A	Apartment Block C – Proposed Elevations & Section	1:100@A1
PA05	Block E – Proposed Basement Floor Plan	1:100@A1
PA06	Block E – Proposed Ground Floor Plan	1:100@A1
PA07	Block E – Proposed First Floor Plan	1:100@A1
PA08	Block E – Proposed Second Floor Plan	1:100@A1
PA09	Block E – Proposed Third Floor Plan	1:100@A1
PA10	Block E – Proposed Fourth Floor Plan	1:100@A1
PA11	Block E – Proposed Roof Floor Plan	1:100@A1
PA12	Block E – South & East Elevations	1:100@A1
PA13	Block E – North & West Elevations	1:100@A1
PA14	Block E – Sections	1:100@A1
PA15	Block E – Sections	1:100@A1
2007-OT-01	Creche - Proposed Ground & First Floor Plans	1:100@A1
2007-OT-02	Creche - Proposed Elevations & Section	1:100@A1
2007-OT-03	Proposed Bin Store Layout & Details	1:50@A1
2007-OT-04	Proposed Bike Store	1:50@A1

* ITM file included on soft copy enclosed with application for use by An Bord Pleanála

Prepared by DBFL Consulting Engineers

Drawing / Document No.	Title	Scale
N/A	Drawing Register	A4 Sheet
170006-DBFL-XX-XX-RP-C-0001	Site Specific Flood Risk Assessment	A4 Report
170006-DBFL-XX-XX-RP-C-0002	Engineering Services Report	A4 Report
170006-DBFL-TR-XX-RP-C-8003	Mobility Management Plan	A4 Report
170006-DBFL-TR-XX-RP-C-8004	DMURS Compliance Statement	A4 Report
170006-DBFL-TR-XX-RP-C-8005	Traffic & Transport Assessment	A4 Report



170006-DBFL-Z0-00-DR-S-1000	Block E Basement Layout	As Noted@A1
170006-5001-Z0-00-DR-S-3000	Block E Basement Sections	As Noted@A1
170006-DBFL-RD-SP-DR-C-1001	Road Layout	1:500@A0
170006-DBFL-SW-SP-DR-C-1001	Surface Water Layout	1:500@A0
170006-DBFL-FW-SP-DR-C-1001	Proposed Foul Water Layout	1:500@A0
170006-DBFL-WM-SP-DR-C-1001	Proposed Watermain Layout	1:500@A0
170006-DBFL-SW-SP-DR-C-3001	Surface Water Longsections – Sheet 1 of 2	As Shown@A0
170006-DBFL-SW-SP-DR-C-3002	Surface Water Longsections – Sheet 2 of 2	As Shown@A0
170006-DBFL-FW-SP-DR-C-3021	Foul Water Longsections – Sheet 1 of 2	As Shown@A0
170006-DBFL-FW-SP-DR-C-3022	Foul Water Longsections – Sheet 2 of 2	As Shown@A1
170006-DBFL-Z0-SP-DR-C-5001	Standard Surface Water Manhole Details	As Shown@A1
170006-DBFL-Z0-SP-DR-C-5002	Standard Details Sheet 1 of 7	As Shown@A1
170006-DBFL-Z0-SP-DR-C-5003	Standard Details Sheet 2 of 7	As Shown@A1
170006-DBFL-Z0-SP-DR-C-5004	Standard Details Sheet 3 of 7	As Shown@A1
170006-DBFL-Z0-SP-DR-C-5005	Standard Details Sheet 4 of 7	As Shown@A1
170006-DBFL-Z0-SP-DR-C-5006	Standard Details Sheet 5 of 7	As Shown@A1
170006-DBFL-Z0-SP-DR-C-5007	Standard Details Sheet 6 of 7	As Shown@A1
170006-DBFL-Z0-SP-DR-C-5008	Standard Details Sheet 7 of 7	As Shown@A1

Prepared by Ronan MacDiarmada + Associates Landscape Architects

Drawing / Document No.	Title	Scale
N/A	Landscape Rationale	A3 Document
1578 - 01	Landscape Masterplan	1:500@A0
1578 - 02	Boundary Plan	1:500@A0
1578 - 03	Landscape Details	As Shown@A1
1578 - 04	Landscape & Engineer Plan	1:500@A0
1578 - 05	Townland Boundary Treatment	As Shown@A0
1578 - 06	Landscape Sections	As Shown@A0
1578 - 07	Landscape Sections	As Shown@A1



1578 - 08	Landscape & Arborist Plan	1:500@A0
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Prepared by Arborist Associates

Drawing / Document No.	Title	Scale
N/A	Arboricultural Assessment	A4 Report
RLD001 Overall	Tree Constraints Plan	1:1000@A0
RLD001 Part 1	Tree Constraints Plan	1:500@A0
RLD001 Part 2	Tree Constraints Plan	1:500@A0
RLD002 Overall	Tree Protection Plan	1:1000@A0
RLD002 Part 1	Tree Protection Plan	1:500@A0
RLD002 Part 2	Tree Protection Plan	1:500@A0

Prepared by Sabre Electrical Services Ltd.

Drawing / Document No.	Title	Scale
SES 09199	Outdoor Lighting Report	A4 Report
SES 09199	Public Lighting ISOLUX Layout	1:1000@A1

Prepared by Enviroguide Consulting

Drawing / Document No.	Title	Scale
N/A	Appropriate Assessment Screening Report	A4 Report
N/A	Environmental Impact Assessment Screening Report	A4 Report
N/A	Ecological Impact Assessment Report	
N/A	Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended	A4 Report

Prepared by Archaeology Plan Heritage Solutions, Archaeologists

Drawing / Document No.	Title	Scale
N/A	Archaeological Assessment	A4 Report

Prepared by 3D Design Bureau

Drawing / Document No.	Title	Scale
N/A	Verified Views and CGI	A3 Document

**Prepared by Ayrton Group Consultancy Ltd.**

Drawing / Document No.	Title	Scale
N/A	Construction and Demolition Waste Management Plan	A4 Document

Prepared by Aecom

Drawing / Document No.	Title	Scale
N/A	Landscape & Visual Impact Assessment	A4 Document

Prepared by Chris Shackleton Consulting

Drawing / Document No.	Title	Scale
N/A	Sunlight, Daylight & Shadow Assessment	A3 Document

