



13th April 2022

Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902.

Re:

Application for Strategic Housing Development

**Site Location: At the Grounds of the Former De La Salle National School,
Ballyfermot Road, Ballyfermot, Dublin 10.**

Applicant: Dwyer Nolan Developments Ltd.

An Bord Pleanála Pre-Application Consultation Ref: ABP-307087-20

Dear Sir / Madam,

1.0. Introduction

- 1.1. On behalf of our clients, Dwyer Nolan Developments Ltd. (the Applicant) please find enclosed an application for Strategic Housing Development (SHD) located at the grounds of the former De La Salle National School, Ballyfermot Road, Ballyfermot, Dublin 10. The SHD application is being made under the Planning and Development (Housing) and Residential Tenancies Act 2016, and pursuant to the Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 1st December 2020 (Case Reference ABP-307087-20).
- 1.2. In accordance with Section 4(1) of the Planning and Development (Housing) and Residential Tenancies Act (as amended)(the “2016 Act”), the Applicant intends to apply for planning permission in respect of a proposed SHD at the grounds of the former De La Salle National School, Ballyfermot Road, Ballyfermot, Dublin 10.

Section 17(1) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 (the “Act of 2021”) repealed Section 4(1) of the 2016 Act; however, the proposed SHD application is being made pursuant to the transitional arrangements of Section 17(2) of the Act of 2021 i.e., Section 17(2)(a) & 17(2)(b) as follows:



“(2) Notwithstanding the repeal of section 4(1) of the Act of 2016, a prospective applicant who on the date on which subsection (1) comes into operation has been issued with a notice under section 6(7)(b) of the Act of 2016 in relation to a proposed strategic housing development may, subject to complying with Part 2 of the Act of 2016, proceed to apply for permission in relation to such development in accordance with that subsection provided that-

(a) the prospective applicant notifies the Board of the prospective applicant’s intention to proceed with the application as soon as practicable after the date on which subsection (1) comes into operation, and

(b) the application is made within the period of 16 weeks beginning on the date on which subsection (1) comes into operation.”

- 1.3. On 1st February 2022, on behalf of the Applicant, we notified An Bord Pleanála of our intention to submit the subject SHD planning application. A copy of this letter is attached in Appendix B of this Cover Letter - please refer to same.
- 1.4. The submitted SHD application consists of 2 no. printed copies together with 3 no. soft copies in machine readable format (on USB sticks) as required under Article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017. A full list of enclosures accompanying the subject application is set out in the Appendix A of this Cover Letter - please refer to same.
- 1.5. A dedicated website for the subject 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.delasalleshd.ie.
- 1.6. We would also like to make you aware that, due to the nature of some works included for as part of the proposed development, a letter of consent, dated 8th December 2021, has been received from Dublin City Council for the purposes of making the subject application. A copy of this letter is enclosed with the application, and also in Appendix C of this Cover Letter - please refer to same.

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 of c. 8.3 hectares located at the grounds of the former De La Salle National School, Ballyfermot Road, Ballyfermot, Dublin 10. The application site is bounded to the south by Ballyfermot Road (R833), to the east by The Steeples residential estate, to the north by the wooded margin of the Chapelizod Bypass (R148), and to the west by Lynch’s Lane and other adjoining institutional lands.

The application site contains a Protected Structure i.e., the De La Salle National School Central Classroom Block, including 2 no. staircase towers, 2 no. flanking single storey loggia and principal paired entrance gate piers only (RPS Ref No. 8784).

The development will consist of the following:



- (1) Demolition of: (i) the east and west wings of the former national school (c. 1,250m² & c. 1,244m² respectively); (ii) existing buildings / shelters on site (c. 1,818m²); (iii) the rear return of the Protected Structure (c. 121m²) & 2 no. flanking single storey loggia (c. 100m²); and (iv) the Mount La Salle “Monastery” building (c. 1,700m²).
- (2) Renovation and change of use of the 2 storey Protected Structure, forming part of proposed Block A, from previous educational use to (a) proposed childcare use on the ground & first floor (c. 1,005m²), with associated outdoor play space to the rear (c. 256m²), and (b) community use (c. 92m²) on the ground floor. The development also seeks permission for the relocation of the principal paired entrance gate piers on Ballyfermot Road inwards (northwards) to the site.
- (3) Construction of 927 no. apartments & duplex / triplex units comprised of 325 no. one bed, 538 no. two bed, & 64 no. three bed dwellings, 1 no. commercial unit and 1 no. retail / café unit in 8 no. blocks (Blocks A-H) ranging in height from 2 to 13 storeys. The breakdown of individual blocks is as follows:
 - Block A consists of: (i) the 2 storey Protected Structure, and (ii) a 2 to 5 storey building located to the rear of the Protected Structure consisting of 69 no. apartments, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 26 no. one bed, 41 no. two bed, & 2 no. three bed dwellings. At ground floor level 2 no. communal amenity rooms (c. 65m² & c. 65m² respectively) are provided, along with bin stores, and bicycle storage areas (Total: 128 no. internal bicycle spaces). Communal open space (c. 857m²) is provided in the centre of Block A. Block A also includes internal stair core access to shared basement level with Block H.
 - Block B is a 2 to 8 storey building consisting of 128 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 55 no. one bed, 67 no. two bed, & 6 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 71m²) is provided, along with bin stores, bicycle storage areas (Total: 235 no. internal bicycle spaces), 1 no. commercial unit (c.107m²), and undercroft parking for 58 no. car parking spaces. Podium level communal open space (c. 827m²) is provided at first floor level with additional communal open space (c.137m²) in the form of a roof garden provided on the fifth floor.
 - Block C is a 2 to 7 storey building, over part basement level, consisting of 101 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 28 no. one bed, 61 no. two bed, & 12 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c.147m²) is provided, with an associated outdoor terrace. Block C caters for a part basement level (c. 3,049m²) comprised of 93 no. car parking spaces, bin stores, bicycle storage areas (Total: 220 no. bicycle spaces) and plant room. Communal open space (c. 583m²) is provided in the centre of Block C.
 - Block D is a 4 to 7 storey building consisting of 189 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 68 no. one bed, 106 no. two bed, & 15 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 156m²) is provided, along with bin stores, bicycle storage areas (Total: 469 no. internal bicycle spaces), ESB /



plant rooms, and undercroft parking for 103 no. car parking spaces. Podium level communal open space (c. 1,867m²) is provided at first floor level.

- Block E consists of 2 no. 2-3 storey buildings catering for 22 no. apartments & duplex / triplex units comprised of: (i) 1 no. 2-3 storey building comprised of 8 no. two bed & 2 no. three bed dwellings, and (ii) 1 no. 2-3 storey building comprised of 10 no. two bed & 2 no. three bed dwellings. Private open space for Block E is provided in the form of rear gardens for lower ground floor / ground floor units and balconies on the first floor.
 - Block F is a 2 to 10 storey building, over basement level, consisting of 121 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 57 no. one bed, 61 no. two bed, & 3 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 76m²) is provided. Block F caters for a basement level (c. 1,838m²) comprised of 68 no. car parking spaces, bin stores, and bicycle storage areas (Total: 190 no. bicycle spaces). Communal open space (c. 530m²) is provided to the rear (north) of Block F with additional communal open space in the form of roof gardens provided on the sixth and eighth floors (c. 250m² & c. 265m² respectively).
 - Block G is a 2 to 10 storey building consisting of 154 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 39 no. one bed, 99 no. two bed, & 16 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 82m²) is provided, along with bin stores, bicycle storage areas (Total: 320 no. internal bicycle spaces), plant rooms, and undercroft parking for 69 no. car parking spaces. Podium level communal open space (c. 1,597m²) is provided at first floor level with additional communal open space in the form of roof gardens provided on the fifth floor (c. 210m² & c. 90m² respectively) and eighth floor (c. 170m²).
 - Block H is a 3 to 13 storey building, over basement / part undercroft level, consisting of 143 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 52 no. one bed, 85 no. two bed, & 6 no. three bed dwellings. At ground floor level 2 no. communal amenity rooms (c. 170m² & c. 89m² respectively) are provided, with associated outdoor terrace spaces, along with bin stores, bicycle storage areas (Total: 400 no. bicycle spaces), plant room, ESB substation, and 1 no. retail / café unit (c.71m²). Block H caters for a basement level (c. 4,696m²) comprised of 134 no. car parking spaces which provides for internal stair core access to Block A. Podium level communal open space (c. 457m²) is provided at first floor level with additional communal open space in the form of roof gardens provided on the second floor (c. 262m² & c. 237m² respectively).
- (4) The development provides for open spaces in the form of: (i) multi-use playing pitches (1.16 hectares) located in the north-west of the development with access off Lynch's Lane, and (ii) public open space (0.91 hectares) located between Blocks B, C, D, G & H, which combined caters for 2.07 hectares of open spaces representing 25% of the site area. In addition, 2 no. public plaza areas are also catered for: (a) to the south of Block A, fronting onto Ballyfermot Road (c. 0.14 hectares), & (b) between Blocks A & H (c. 0.06 hectares), along with a running / fitness trail along the northern / western boundary of the development (c. 0.14 hectares).



- (5) The development includes an area of 0.5 hectares reserved for a future school site in the south-west of the development, at the junction of Ballyfermot Road and Lynch's Lane.
- (6) Vehicular access to the proposed development is from 2 no. access points as follows: (i) from Lynch's Lane to the west, and (ii) from Ballyfermot Road to the south. The development also includes for a pedestrianised street, accessed from Ballyfermot Road, located between Blocks A & B.
- (7) The proposed development also provides for (i) all associated site development works, above and below ground, (ii) hard & soft landscaping, boundary treatments & green roofs, (iii) public lighting, (iv) signage, (v) plant (M&E) & utility services, (vii) undercroft, basement & surface car parking, including EV, disabled & car share spaces (Total: 687 no. car parking spaces), (viii) motorcycle parking (Total: 26 no. motorcycle parking spaces), (xi) undercroft, basement & surface bicycle parking, including for external bicycle stores, cargo bike spaces & visitor spaces (Total: 2,249 no. bicycle parking spaces), and (x) bin storage areas.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022, 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.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the development proposal and accompany the application. The application, together with the Environmental Impact Assessment Report and 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 Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.delasalleshd.ie.

3.0. Application Fee

- 3.1. Attached to this Cover Letter is a cheque made payable to An Bord Pleanála for the maximum statutory SHD planning application fee of €80,000.00 (Eighty Thousand Euro Only). This is the maximum fee payable and is based upon the following calculation:

Category	Basic Fee	Calculation / Details	Fee
HA1A	€130 per unit	927 no. dwellings x €130	€120,510.00
HA1B	€7.20 per sq.m	107 sq.m (commercial unit) x €7.20 71 sq.m (retail / café unit) x €7.20 92 sq.m (community use unit) x €7.20 1,005 sq.m (childcare facility) x €7.20	€ 770.40 € 511.20 € 662.40 € 7,236.00
HA2	€10,000	EIAR Submission	€ 10,000.00
HA3	€10,000	NIS Submission	€ 10,000.00
Total Fee Calculation			€149,690.00

Table 1: Application Fee Calculation



As stated above, the calculated fee for the subject SHD application exceeds the maximum fee payable of €80,000.00 (Eighty Thousand Euro Only) and, as such, the appropriate fee for the application is €80,000.00 (Eighty Thousand Euro Only).

4.0. Other Relevant Details

- 4.1.** An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development and accompanies the application. To this end, we enclose with the application confirmation from the Department of Housing, Local Government and Heritage of the EIA Portal Notification (Portal ID 2022065) in respect of the proposed application, dated 6th April 2022.
- 4.2.** As detailed in the public notices for the proposed SHD application, a Natura Impact Statement (NIS) has also been prepared in respect of the proposed development and accompanies the application.

5.0. Planning Authority & Prescribed Bodies Notification

- 5.1.** In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017, 6 no. printed copies and 1 no. soft copy of the application has been sent to the relevant Local Authority (Dublin City Council). A copy of the cover letter sent to Dublin City Council is enclosed with the application.
- 5.2.** As requested by An Bord Pleanála in their Notice of Pre-Application Consultation Opinion issued on 1st December 2020 under Case Reference ABP-307087-20, a copy of the application has also been sent to the following prescribed bodies:
1. Irish Water
 2. Department of Culture Heritage and the Gaeltacht
 3. An Taisce
 4. Heritage Council
 5. Fáilte Ireland
 6. An Chomhairle Ealaíonn
 7. Irish Aviation Authority
 8. Dublin City Childcare Committee

Given the circumstances surrounding the ongoing Covid-19 pandemic and working restrictions related to same, all the above prescribed bodies were contacted directly to establish if they require a printed copy of the application as well as a soft copy. All the above prescribed bodies indicated that they wish to receive a soft copy of the application only.

In the interests of transparency, we enclose as part of the subject application written confirmation from each prescribed body stating that they wish to receive a soft copy of the application only. We also enclose as part of the subject application copies of the cover letters sent to each prescribed body which gives details of the proposed development and the process for making a submission on the application to An Bord Pleanála.

- 5.3.** We would also like to make you aware that the proposed development includes for an area reserved for a school site, as discussed, and agreed with the Department of Education & Skills, and as requested by the Department of Education & Skills, a soft copy of the application has been sent to the Department of Education & Skills for their information. A letter from the Department of Education & Skills, dated 2nd September 2021, is enclosed with



the application. We enclose as part of the subject application a copy of the cover letter sent to the Department of Education & Skills.

5.4. Furthermore, prior to the submission of the subject application discussions were held with the National Transport Authority regarding the proposed development. As such, a soft copy of the application has also been sent to the National Transport Authority for their information. We enclose as part of the subject application a copy of the cover letter sent to the National Transport Authority.

6.0. Conclusion

6.1. We trust that the documentation submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Planning and Development (Strategic Housing Development) Regulations 2017, and SHD application guidance documents issued by An Bord Pleanála.

6.2. In preparing the subject application for permission, including all documentation, drawings, technical reports, and details, regard was had to the issues raised during pre-application meetings with Dublin City Council and the tripartite pre-application consultation meeting with An Bord Pleanála and the requirements of relevant Section 28 Ministerial Guidelines and the Dublin City Development Plan 2016-2022.

6.3. We look forward to hearing from An Bord Pleanála in due course; however, if you require any further information in the meantime, please do not hesitate to contact us using the details supplied on the enclosed SHD planning application form.

6.4. Please refer to the Appendix A on the pages over a full list of all documentation, drawings, technical reports, and details, enclosed as part of the subject application.

Yours faithfully,

Alan Fenton
Planning Consultant
Delphi Design
Architecture + Planning



Appendix A - Enclosures:

The following is a full schedule of all documentation, drawings, technical reports, and details enclosed as part of the subject application i.e., 2 no. printed copies of each & 3 no. soft copies of each.

Prepared by Delph Design Planning

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 13 th April 2022.	A3 Document
N/A	Copy of Site Notice signed and dated for Monday 11 th April 2022.	A3 Document
N/A	Copy of Cover Letter to An Bord Pleanála	A4 Letter
N/A	Copy of Cover Letter to Dublin City Council	A4 Letter
N/A	Copy of Cover Letter to Irish Water	A4 Letter
N/A	Copy of Cover Letter to The Department of Culture Heritage and the Gaeltacht	A4 Letter
N/A	Copy of Cover Letter to An Taisce	A4 Letter
N/A	Copy of Cover Letter to Heritage Council	A4 Letter
N/A	Copy of Cover Letter to Fáilte Ireland	A4 Letter
N/A	Copy of Cover Letter to An Chomhairle Ealaíonn	A4 Letter
N/A	Copy of Cover Letter to Irish Aviation Authority	A4 Letter
N/A	Copy of Cover Letter to Dublin City Childcare Committee	A4 Letter
N/A	Copy of Cover Letter to Department of Education and Skills	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 The Department of Culture Heritage and the Gaeltacht	A4 Document
N/A	Copy of Correspondence with An Taisce	A4 Document
N/A	Copy of Correspondence with Heritage Council	A4 Document
N/A	Copy of Correspondence with Fáilte Ireland	A4 Document
N/A	Copy of Correspondence with An Chomhairle Ealaíonn	A4 Document
N/A	Copy of Correspondence with Irish Aviation Authority	A4 Document
N/A	Copy of Correspondence with Dublin City Childcare Committee	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 Notice of Pre-Application Consultation Opinion	A4 Report
N/A	Social Infrastructure Assessment	A4 Report
N/A	Childcare & School Demand Assessment	A4 Report
N/A	Building Life Cycle Report	A4 Report
N/A	Property Management Strategy Report	A4 Report
N/A	Outline Construction Management Plan	A4 Report



N/A	Universal Design Statement	A4 Report
N/A	Housing Quality Assessment	A3 Document
N/A	Environmental Impact Assessment Report (EIAR) Volume I - Non Technical Summary	A4 Report
N/A	Environmental Impact Assessment Report (EIAR) Volume II	A4 Report
N/A	EIA Portal Confirmation Notice (ID 2022065)	A4 Document

Prepared by Delph Design Architecture + Planning / The Applicant (Dwyer Nolan Developments Ltd.)

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

Prepared by Dublin City Council:

Drawing / Document No.	Title	Scale
N/A	Letter of Consent (Dated 8 th December 2021)	A4 Letter

Prepared by The Department of Education & Skills:

Drawing / Document No.	Title	Scale
N/A	Letter from Department of Education & Skills (Dated 2 nd September 2021)	A4 Letter

Prepared by Delphi Design Architecture:

Drawing / Document No.	Title	Scale
N/A	Masterplan	A3 Document
N/A	Architectural Design Statement	A3 Document
N/A	Residential Amenity Report	A3 Document
D1808-01	OS Map – Site Location Map	1:1000@A2
D1808-02	Existing Site Survey	1:500@A1
D1808-03	Existing Site Survey – Demolition	1:500@A1
D1808-04	Demolition Drawings – Existing School Building	1:200@A0
D1808-05	Demolition Drawings – Ancillary Buildings and The Monastery	1:200@A0
D1808-06	Masterplan	1:1000@A1
D1808-07	Proposed Site Plan	1:500@A1



D1808-08	Proposed Site Plan – Basement Level	1:500@A1
D1808-09	Proposed Site Plan – Ground Floor Level	1:500@A1
D1808-10	Proposed Site Plan – First Floor Level	1:500@A1
D1808-11	Public Open Space	1:1:500@A3
D1808-12	Taking in Charge	1:1:500@A3
D1808-13	Phasing	1:1:500@A3
D1808-14	Part V	1:1:500@A3
D1808-15	North Elevation	1:200 / 1:500@A0
D1808-16	South Elevation	1:200 / 1:500@A0
D1808-17	East Elevation	1:200 / 1:500@A0
D1808-18	West Elevation	1:200 / 1:500@A0
D1808-19	Site Section A-A	1:200 / 1:500@A0
D1808-20	Site Section B-B	1:200 / 1:500@A0
D1808-21	Site Section C-C	1:200 / 1:500@A0
D1808-22	Site Section D-D	1:200 / 1:500@A0
D1808-23	Site Section E-E	1:200 / 1:500@A0
D1808-24	Site Section F-F	1:200 / 1:500@A0
D1808-25	Site Section G-G	1:200 / 1:500@A0
D1808-26	Site Section H-H	1:200 / 1:500@A0
D1808-27	Street Sections	1:100@A1
D1808-28	Street Sections	1:100@A1
D1808-29	Street Sections	1:100@A1
D1808-30	Street Sections	1:100@A1
D1808-31	Street Sections	1:100@A1
D1808-32	Existing Structure - Site Layout Existing and Proposed	1:1000 / 1:500@A1
D1808-33	Existing Structure - Existing Ground Floor Plan	1:100@A1
D1808-34	Existing Structure - Existing First Floor Plan and Typical Section	1:100@A1
D1808-35	Existing Structure - Existing Roof Plan	1:100@A1
D1808-36	Existing Structure - Existing Elevations	1:100@A1
D1808-37	Existing Structure - Demolition Drawings - Ground Floor Plan	1:100@A1
D1808-38	Existing Structure - Demolition Drawings - First Floor Plan and Typical Section	1:100@A1
D1808-39	Existing Structure - Demolition Drawings - Roof Plan	1:100@A1
D1808-40	Existing Structure - Demolition Drawings - Elevations	1:100@A1
D1808-41	Existing Structure - Proposed Floor Plans	1:100@A1
D1808-42	Existing Structure - Proposed Roof Plan	1:100@A1
D1808-43	Existing Structure - Proposed Elevations	1:100@A1
D1808-44	Existing Structure - Stairs - Existing state and proposed works	As Shown@A1
D1808-45	Existing Structure - Hallway - Existing state and proposed works	As Shown@A1
D1808-A-01	Block A - Basement and Ground Floor Plan	1:200@A1
D1808-A-02	Block A - First and Second Floor Plan	1:200@A1
D1808-A-03	Block A - Third and Fourth Floor Plan	1:200@A1
D1808-A-04	Block A - Roof Plan and Sections	1:200@A1
D1808-A-05	Block A – Sections and Elevations	1:200@A1



D1808-B-01	Block B - Ground Floor Plan	1:200@A1
D1808-B-02	Block B - First and Second Floor Plan	1:200@A1
D1808-B-03	Block B - Third and Fourth Floor Plan	1:200@A1
D1808-B-04	Block B - Fifth and Sixth Floor Plan	1:200@A1
D1808-B-05	Block B - Seventh Floor Plan and Roof Plan	1:200@A1
D1808-B-06	Block B - Elevations	1:200@A1
D1808-B-07	Block B - Sections	1:200@A1
D1808-B-08	Block B - Sections	1:200@A1
D1808-C-01	Block C - Basement Plan	1:200@A1
D1808-C-02	Block C - Ground and First Floor Plan	1:200@A1
D1808-C-03	Block C - Second and Third Floor Plan	1:200@A1
D1808-C-04	Block C - Fourth and Fifth Floor Plan	1:200@A1
D1808-C-05	Block C - Sixth Floor and Roof Plan	1:200@A1
D1808-C-06	Block C - Sections/Inner Elevations	1:200@A1
D1808-C-07	Block C - Elevations	1:200@A1
D1808-D-01	Block D - Ground Floor Plan	1:200@A1
D1808-D-02	Block D - First Floor Plan	1:200@A1
D1808-D-03	Block D - Second Floor Plan	1:200@A1
D1808-D-04	Block D - Third Floor Plan	1:200@A1
D1808-D-05	Block D - Fourth Floor Plan	1:200@A1
D1808-D-06	Block D - Fifth Floor Plan	1:200@A1
D1808-D-07	Block D - Sixth Floor Plan	1:200@A1
D1808-D-08	Block D - Roof Plan	1:200@A1
D1808-D-09	Block D - Sections 1, 2, 3 and 4	1:200@A1
D1808-D-10	Block D - Sections 5, 6, 7 and 8	1:200@A1
D1808-D-11	Block D - Sections 9, 10 and East Elevation	1:200@A1
D1808-D-12	Block D - North, West and South Elevations	1:200@A1
D1808-E-01	Block E - Plans	1:200@A1
D1808-E-02	Block E - Sections and Elevations	1:200@A1
D1808-F-01	Block F - Basement and Ground Floor Plan	1:200@A1
D1808-F-02	Block F - First and Second Floor Plan	1:200@A1
D1808-F-03	Block F - Third and Fourth Floor Plan	1:200@A1
D1808-F-04	Block F - Fifth and Sixth Floor Plan	1:200@A1
D1808-F-05	Block F - Seventh and Eighth Floor Plan	1:200@A1
D1808-F-06	Block F - Ninth Floor and Roof Plan	1:200@A1
D1808-F-07	Block F - Sections	1:200@A1
D1808-F-08	Block F - Elevations	1:200@A1
D1808-G-01	Block G - Ground Floor Plan	1:200@A1
D1808-G-02	Block G - First Floor Plan	1:200@A1
D1808-G-03	Block G - Second Floor Plan	1:200@A1
D1808-G-04	Block G - Third Floor Plan	1:200@A1
D1808-G-05	Block G - Fourth Floor Plan	1:200@A1
D1808-G-06	Block G - Fifth Floor Plan	1:200@A1
D1808-G-07	Block G - Sixth Floor Plan	1:200@A1



D1808-G-08	Block G - Seventh Floor Plan	1:200@A1
D1808-G-09	Block G - Eighth Floor Plan	1:200@A1
D1808-G-10	Block G - Ninth Floor Plan	1:200@A1
D1808-G-11	Block G - Roof Plan	1:200@A1
D1808-G-12	Block G - East and West Elevation	1:200@A1
D1808-G-13	Block G - South and North Elevation	1:200@A1
D1808-G-14	Block G - Sections/Inner Elevations	1:200@A1
D1808-G-15	Block G - Sections/Inner Elevations	1:200@A1
D1808-G-16	Block G - Sections/Inner Elevations	1:200@A1
D1808-H-01	Block H - Basement Plan	1:200@A1
D1808-H-02	Block H - Ground Floor Plan	1:200@A1
D1808-H-03	Block H - First and Second Floor Plans	1:200@A1
D1808-H-04	Block H - Third and Fourth Floor Plans	1:200@A1
D1808-H-05	Block H - Fifth and Sixth Floor Plans	1:200@A1
D1808-H-06	Block H - Seventh and Eighth Floor Plans	1:200@A1
D1808-H-07	Block H - Ninth and Tenth Floor Plans	1:200@A1
D1808-H-08	Block H - Eleventh and Twelfth Floor Plans	1:200@A1
D1808-H-09	Block H - Roof Plan and Section	1:200@A1
D1808-H-10	Block H - Sections/Inner Elevations	1:200@A1
D1808-H-11	Block H - Sections/Inner Elevations	1:200@A1
D1808-H-12	Block H - Elevations	1:200@A1
D1808-H-13	Block H - Elevations	1:200@A1
D1808-TD-01	Typical Foundation Details	1:20@A3

Note: ITM file is also included on soft copy enclosed with application for use by An Bord Pleanála.

Prepared by DBFL Consulting Engineers:

Drawing / Document No.	Title	Scale
180189-DBFL-TR-XX-RP-C-0001-P3_2	Traffic & Transport Assessment Report	A4 Report
180189-DBFL-TR-XX-RP-C-0002-P02	Mobility Management Plan	A4 Report
180189-DBFL-TR-XX-RP-C-0003-P01	DMURS Compliance Statement	A4 Report
180189-DBFL-TR-XX-RP-C-0005-P01	Stage 1/2 Road Safety Audit	A4 Report
180189-DBFL-XX-XX-RP-C-0001-P02	Engineering Services Report	A4 Report
180189-DBFL-XX-XX-RP-C-0002-P02	Site Specific Flood Risk Assessment	A4 Report
180189-DBFL-XX-XX-RP-C-0003-P02	Preliminary Construction and Environmental Management Plan (PCEMP)	A4 Report
180189-DBFL-FW-SP-DR-C-1000-P02	Foul Water Layout	1:500@A1



180189-DBFL-FW-SP-DR-C-7010-P01	Foul Water Longsections	As Shown@:A1
180189-DBFL-RD-SP-DR-C-1000-P02	Road Layout Plan	1:500@A1
180189-DBFL-RD-SP-DR-C-1001-P02	Autotracking Exercise – Fire Tender	1:500@A1
180189-DBFL-RD-SP-DR-C-1002-P02	Autotracking Exercise – Bin Lorry	1:500@A1
180189-DBFL-RD-SP-DR-C-1003-P02	Schematic DMURS Roads Layout	1:500@A1
180189-DBFL-RD-SP-DR-C-1004-P01	Auto Tracking Exercise - Large Vehicles - Basements and Undercroft	1:500@A1
180189-DBFL-SW-SP-DR-C-1000-P02	Surface Water Layout	1:500@A1
180189-DBFL-SW-SP-DR-C-1070-P01	Surface Water Catchment Characteristics	1:500@A1
180189-DBFL-SW-SP-DR-C-1071-P01	Schematic Suds Layout Plan	1:500@A1
180189-DBFL-SW-SP-DR-C-1072-P01	Surface Water Overland Flow Plan	1:500@A1
180189-DBFL-SW-SP-DR-C-5000-P01	Standard Surface Water Manhole Details - Sheet 1 of 2	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5001-P01	Standard Surface Water Manhole Details - Sheet 2 of 2	As Shown@:A1
180189-DBFL-SW-SP-DR-C-7020-P01	Surface Water Longsections	As Shown@:A1
180189-DBFL-TR-SP-DR-C-1010-P0	Comparison of Ballyfermot Road Site Frontage Details	1:500@A1
180189-DBFL-TR-SP-DR-C-1011-P0	Site Layout Plan – Ballyfermot Road Post NTA CBC Corridor Enhancement Works	1:500@A1
180189-DBFL-WM-SP-DR-C-1000-P02	Watermain Layout	1:500@A1
180189-DBFL-XX-XX-DR-C-5002-P01	Standard Details Sheet 1 of 5	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5003-P01	Standard Details Sheet 2 of 5	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5004-P01	Standard Details Sheet 3 of 5	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5005-P01	Standard Details Sheet 4 of 5	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5006-P01	Standard Details Sheet 5 of 5	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5007-P01	Standard SuDS Details Sheet 1 of 3	As Shown@:A1
180189-DBFL-XX-XX-DR-C-5008-P01	Standard SuDS Details Sheet 2 of 3	As Shown@:A1



180189-DBFL-XX-XX-DR-C-5009-P01	Standard SuDS Details Sheet 3 of 3	As Shown@:A1
180189-DBFL-ZC-B1-DR-S-2900-P01	Block C-Basement Layout	As Shown@:A1
180189-DBFL-ZF-B1-DR-S-2900-P01	Block F-Basement Layout	As Shown@:A1
180189-DBFL-ZH-B1-DR-S-2900-P01	Block H-Basement Layout	As Shown@:A1

Prepared by Mitchell + Associates Landscape Architecture:

Drawing / Document No.	Title	Scale
LDEL007	Landscape Design Statement	A3 Document
100	Landscape Plan	1:500@A0
101	Planting Plan	1:600@A1
103	Roof Gardens	As Shown@A1
200	Typical Planting Details on Podium	1:20@A1
201	Typical Planting Details	1:20@A1
202	Typical SUDS Details	As Shown@A1
300	Boundary Treatment	As Shown@A1
301	Boundary Treatment	As Shown@A1
N/A	Planting Schedule	A4 Document

Prepared by Charles McCorkell Arboricultural Consultancy:

Drawing / Document No.	Title	Scale
190418-PD-11-A	Arboricultural Report	A4 Report
190418-P-10	Tree Survey & Constraints Plan	1:500@A1
190418-P-11	Tree Removals Plan	1:500@A1
190418-P-12	Tree Protection Plan	1:500@A1

Prepared by Dermot Nolan (Conservation Architect):

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



Prepared by Enviroguide Consulting:

Drawing / Document No.	Title	Scale
N/A	Appropriate Assessment Screening Report	A4 Report
N/A	Natura Impact Statement	A4 Report

Prepared by 3D Design Bureau:

Drawing / Document No.	Title	Scale
N/A	CGI and Photomontages	A3 Document
N/A	Daylight and Sunlight Assessment Results	A3 Report

Prepared by Sabre Electrical Services Ltd:

Drawing / Document No.	Title	Scale
SES 11521	Outdoor Lighting Report	A4 Report
SES 11521	Public Lighting Layout	1:1000@A1

Prepared by Energy Experts Ireland:

Drawing / Document No.	Title	Scale
N/A	Development Sustainability Statement	A4 Document
N/A	Development Ventilation Strategy	A4 Document



Appendix B - Copy of Letter Submitted to An Bord Pleanála Confirming the Applicant's Intention to Submit the Subject SHD Application:



**ARMSTRONG
FENTON**

ASSOCIATES

1st February 2022.

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

Re:

**Proposed Strategic Housing Development Planning Application
Pre-Application Consultation Ref. No. ABP-307087-20
De La Salle lands, Ballyfermot Road, Ballyfermot, Dublin 10.**

Dear Sirs,

On behalf of our client Dwyer Nolan Developments Ltd., we wish to formally notify the Strategic Housing Unit of An Bord Pleanála, that it is our client's intention to submit a Strategic Housing Development (SHD) planning application in the coming weeks, on foot of the Pre-Application Consultation Opinion received under Ref. ABP-307087-20, in relation to their land at the grounds of the former De La Salle National School on Ballyfermot Road, Ballyfermot, Dublin 10.

We notify you of this intention in accordance with Section 17(2)(a) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021. Furthermore, we confirm that the SHD planning application will be lodged with An Bord Pleanála within 16 weeks of the date the aforementioned Act came into operation.

Yours sincerely,

Tracy Armstrong,
Armstrong Fenton Associates.

ARMSTRONG FENTON LTD TRADING AS ARMSTRONG FENTON ASSOCIATES.
PLANNING AND DEVELOPMENT CONSULTANTS
13 THE SEAPOINT BUILDING, 44-45 CLONTARF ROAD, DUBLIN 3, D03 A0H3.
TEL: 01-4793140 REG NO. 634385. VAT NO. 3567821LH. MANAGING DIRECTOR: TRACY ARMSTRONG
WWW.ARMSTRONGFENTON.COM



Appendix C - Copy of Letter of Consent Received from Dublin City Council:



Environment and Transportation Department,
Civic Offices, Wood Quay, Dublin 8

Roinn Comhshaoil agus Iompair, Oifigí na Cathrach
An Ché Adhmaid, Baile Átha Cliath 8
T.(01) 2222046 E: transportplanning@dublincity.ie

Dwyer Nolan Developments Limited
C/O DBFL Consulting Engineers
Ormond House,
Upper Ormond Quay,
Dublin 7
D07 W704

8th December 2021

Re: Letter of Consent to Strategic Housing Development Planning Application

Site: Former De La Salle Lands (a protected structure), Ballyfermot Road, Dublin 10.

To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically lands within the footpath and roadway located on Ballyfermot Road and Lynch's Lane as marked in yellow and as indicated hatched on attached DBFL drawing 180189-TR-SP-DR-C-1006 P01.

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001(as amended).

Yours faithfully,

Dermot Collins
Executive Manager

Ceannoifig, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8. Éire
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

T. 01 222 2222 www.dublincity.ie

