



**Brady Shipman
Martin.**

**Built.
Environment.**

The Secretary
An Bord Pleanala
64 Marlborough Street
Dublin 1
D01 V902

Date: 7th June 2023.

RE: SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT CHURCH FIELDS EAST, MULHUDDART, DUBLIN 15.

Dear Sir/ Madam,

On behalf of the applicant, Fingal County Council, we have submitted this Section 175 Planning Application with An Bord Pleanala in respect of lands at Church Fields East, Mulhuddart, Dublin 15. The application is made in accordance with the provisions of s175 Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2023 (as amended).

We confirm that 4 no. hard copies have been prepared in total, 2 no. hard copies prepared for An Bord Pleanala, and 2 no. hard copies prepared for Fingal County Council.

1 no. digital copy has been prepared for An Bord Pleanala (1x CD).

1 no. digital copy (via email) has been prepared for each of the 14 no. respective statutory consultees as follows:

- Department of Housing, Local Government and Heritage
- Department of Communications, Energy and Natural Resources
- An Chomhairle Ealaíon (the Arts Council)
- Environmental Protection Agency
- Fáilte Ireland
- The Heritage Council
- Inland Fisheries Ireland
- An Taisce —the National Trust for Ireland
- Uisce Éireann (formerly Irish Water)
- Health and Safety Authority
- Irish Aviation Authority (IAA)
- Dublin Airport Authority (DAA)
- Traffic Infrastructure Ireland (TII)
- National Transport Authority (NTA)



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Planning Fee:

The s175 Planning Application Fee, in the amount of €30,000 has been paid by EFT (Confirmation attached) and is enclosed in this planning application documentation.

Document and Drawing Schedules:

The required drawings and documents have been provided and a full schedule of these are outlined in the table below. An Issue Sheet is attached to each Drawing Pack.

We trust that all relevant documentation has been enclosed but please do not hesitate to contact the undersigned on any issue arising.

If you require any additional information please do not hesitate to contact us.

Yours sincerely,

Pauline Byrne
Partner & Head of Planning

for
Brady Shipman Martin



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Brady Shipman Martin – Planning Documentation

Document Number	Title	Scale	Size
-	Newspaper Notice	-	A4
-	Site Notice	-	A4
-	Cover Letter & Schedule to An Bord Pleanala	-	A4
-	Cover Letter to Prescribed Bodies	-	A4
-	EIA Portal Confirmation	-	A4
-	EFT Payment Confirmation	-	A4
RPSC01	Planning Report Church Fields East	-	A4
RPBM01	Social Infrastructure and Childcare Demand Report Church Fields East	-	A4

Brady Shipman Martin – Environmental Consultants

Document Number	Title	Scale	Size
RPAA01	Appropriate Assessment (AA) Screening Report	-	A4
RPEIA02	Environmental Impact Assessment Report (vol 1, vol 2 and vol 3)	-	A4/A3
RPEIA02	Construction Environmental Management Plan	-	A4

Brady Shipman Martin – Landscape Architects

Document Number	Title	Scale	Size
RP-LD-01	Landscape Design Statement	-	A4
6973_301	Landscape Masterplan	1/100	A0
6973_301A	Landscape Masterplan with Services	1/100	A0
6973_302	Public Open Space Areas	1/250	A1
6973_303	Communal Amenity Areas	1/250	A1
6973_305	Landscape Sections Sheet 1 of 2	1/100	A1
6973_306	Landscape Sections Sheet 2 of 2	1/100	A1



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RP01	Photomontages	-	A3
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Walsh Associates – Architects			
Document Number	Title	Scale	Size
P-001	Site Location Plan	1:2500	A1
P-002	Site Location Plan & Consented Development	1:2500	A1
P-003	Site Location Plan	1:1000	A1
P-004	Overall Existing Site Plan	1:1000	A1
P-004a	Existing Site Layout Plan - Detail 1	1:500	A1
P-004b	Existing Site Layout Plan - Detail 2	1:500	A1
P-005	Overall Proposed Site Plan	1:1000	A1
P-006	Proposed Site Layout Plan - Detail 1	1:500	A1
P-007	Proposed Site Layout Plan - Detail 2	1:500	A1
P-008	Proposed Taking in Charge Plan	1:1000	A1
P-018	Existing & Proposed Site Sections A-A,	1:500	A1
P-019	Existing & Proposed Site Sections B-B & C-C	1:500	A1
P-020	House Type A1 (4-BED/7P/3S/end unit)	1:100	A2
P-021	House Type A2 (4-BED/7P/3S/side entrance)	1:100	A2
P-022	House Type A3 (4-BED/7P/3S)	1:100	A2
P-023	House Type B1 (3-BED/6P/3S/)	1:100	A2
P-024	House Type B2 (3-BED/5P/2S)	1:100	A2
P-025	House Type B3 (3-BED/6P/3S/side entr.)	1:100	A2
P-026	House Type C1 (2-BED/4P/2S/end unit)	1:100	A2
P-027	House Type C2 (2-BED/4P/2S/mid unit) PLANNING	1:100	A2
P-028	House Type C3 (2-BED/4P/2S/side entr.)	1:100	A2
P-029	House Type D1 (4-BED/7P/2S DIS.)	1:100	A2
P-030	House Type D2 (3-BED/5P/2S DIS.)	1:100	A2



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P-050	Apartment Block D – Proposed Floor Plans	1:100	A1
P-051	Apartment Block D – Proposed Roof Plan & Section A-A	1:100	A1
P-052	Apartment Block D – Proposed Elevations	1:100	A1
P-053	Apartment Block E – Proposed Floor Plans	1:100	A1
P-054	Apartment Block E – Proposed 3rd Floor & Roof Plan	1:100	A1
P-055	Apartment Block E – Proposed Elevations	1:100	A1
P-056	Apartment Block E – Proposed Section A-A	1:100	A2
P-057	Apartment Block F – Proposed Floor Plans	1:100	A1
P-058	Apartment Block F – Proposed Roof Plan & Section A-A	1:100	A1
P-059	Apartment Block F – Proposed Elevations	1:100	A1
P-060	Proposed Apartments Types Plans (SHEET 1)	1:100	A1
P-061	Proposed Apartments Types Plans (SHEET 2)	1:100	A1
P-062	Proposed Apartments Types Plans (SHEET 3)	1:100	A1
P-070	House Block (Vi) - Proposed Plan & Section D-D	1:200	A1
P-071	House Block (Vi) - Proposed Elevations	1:200	A1
P-072	House Block (Vii) - Proposed Plan & Section E-E	1:200	A1
P-073	House Block (Vii) - Proposed Elevations	1:200	A1
P-074	House Block (Viii) - Proposed Plan & Section F-F	1:200	A1
P-075	House Block (Viii) - Proposed Elevations	1:200	A1
P-076	House Block (ix) - Proposed Plan & Section G-G	1:200	A1
P-077	House Block (ix) - Proposed Elevations	1:200	A1
P-100	Typical Bike & Bin Storage Details & Key Plan	1:100	A2
P-101	Typical Bike & Bin Storage Details - Sheet 2	1:50	A2
P-102	Boundary Type Layout Plan, Elevations & Section Details (SHEET 1)	1:20 1:200	A0



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P-103	Boundary Type Layout Plan, Elevations & Section Details (SHEET 2)	1:20 1:200	A1
P-200	Architects Design Statement	NTS	A3
P-201	Schedule Of Accommodation & Areas Summary	NTS	A3
P-202	Housing Quality Assessment	NTS	A3
P-203	Building Lifecycle Report	NTS	A4

Waterman Moylan Engineers

Document Number	Title	Size	Scale
P4010	Proposed Site Location Map - Sector 4	A1	
P4011	Construction Compound Swept Path Analysis - Sector 4	A1	
P4100	Proposed General Arrangement & Levels - Sheet 1 of 2- Sector 4	A1	
P4101	Proposed General Arrangement & Levels - Sheet 2 of 2 - Sector 4	A1	
P4105	Proposed Road Markings & Signage	A1	
P4110	Proposed Fire Tender Autotask - Sector 4	A1	
P4111	Proposed Refuse Truck Autotrack - Sector 4	A1	
P4115	Proposed Visibility Splays - Sector 4	A1	
P4120	Proposed Road Construction Details - Sheet 1 of 2	A1	
P4121	Proposed Road Construction Details - Sheet 2 of 2	A1	
P4200	Proposed Drainage Layout - Sheet 1 of 2 - Sector 4	A1	
P4201	Proposed Drainage Layout - Sheet 2 of 2 - Sector 4	A1	
P4202	Proposed Attenuation System A3 - Church Fields Housing and Linear Pa	A1	
P4203	Proposed Attenuation System A4 - Church Fields Housing and Linear Park	A1	
P4204	Proposed SuDS Construction Details	A1	



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P4205	Proposed Suds Layout	A1	
P4206	Proposed Overland Flood Route	A1	
P4211	Proposed Public Foul Water Drainage Details	A1	
P4213	Proposed Public Surface Water Drainage Details	A1	
P4230	Foul Water Longsections - Sheet 1 of 2	A1	
P4231	Foul Water Longsections - Sheet 2 of 2	A1	
P4240	Surface Water Longsections - Sheet 1 of 2	A1	
P4241	Surface Water Longsections - Sheet 2 of 2	A1	
P4300	Proposed Watermain Layout - Sheet 1 of 2 - Sector 4	A1	
P4301	Proposed Watermain Layout - Sheet 2 of 2 - Sector 4	A1	
20-074r.4001	Engineering Assessment Report	A4	-
20-074r.4002	Site Specific Flood Risk Assessment	A4	-
20-074r.4004	Surface Water Management Plan	A4	-
20-074r.4005	Traffic & Transportation Assessment	A4	-
20-074r.4006	DMURS Statement of Consistency	A4	-
20-074r.4007	Travel Plan	A4	-
20-074r.4008	Climate Action Energy Statement	A4	-
20-074r.4010	Daylight & Sunlight Assessment Report	A4	-

Sabre Electrical Services Ltd			
Document Number	Title	Size	Scale
-	Outdoor Lighting Report	A4	-
-	Public Lighting Layout	A4	-

Ground Investigations Ireland			
Document Number	Title	Size	Scale
-	Ground Investigation Report	A4	-



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-	Waste Classification Report	A4	-
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Brunton Consulting Engineers			
Document Number	Title	Size	Scale
183301	Stage 1 Road Safety Audit	A4	-

AWN Consulting			
Document Number	Title	Size	Scale
CB/237501.0186WMR01	Operational Waste Management Plan	A4	-
CB/237501.0186WMR01	Resource & Waste Management Plan	A4	-

Independent Tree Surveys			
Document Number	Title	Size	Scale
-	Tree Survey & Planning Report	A4	-
23020_TPP	Tree Protection Plan	A1	1:750
23020_TS	Tree Survey/ Constraints Plan	A1	1:750

Sorcha Turnbull

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Tuesday 6 June 2023 12:57
To: Sorcha Turnbull
Subject: EIA Portal Confirmation Notice Portal ID 2023103

Dear Sorcha,

An EIA Portal notification was received on 06/06/2023 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 06/06/2023 under EIA Portal ID number 2023103 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2023103

Competent Authority: An Bord Pleanála

Applicant Name: Fingal County Council

Location: Land zoned for residential development at Church Fields
East, Mulhuddart, Dublin 15

Description: The proposed development seeks the construction of 217 no. residential units, consisting of 121 no. houses and 96 no. apartments, ranging from 2 – 4 storeys in height, in a mixed tenure development. Associated landscaping, car parking and infrastructure.

Linear Development: No

Date Uploaded to Portal: 06/06/2023

Kindest Regards,

Hugh Wogan,

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

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www.gov.ie/housing