



**Stephen Little & Associates**  
26/27 Upper Pembroke Street  
Dublin 2  
D02 X361

**Date:** 16 November, 2020

**PLANNING & DEVELOPMENT ACTS 2000, AS AMENDED**

**Register Ref :** SHD/012/19/C10/2

**Area:** Howth Malahide

**Development:** To view the full Strategic Housing Development Application, please visit [www.portmarnocksouthphase1c.com](http://www.portmarnocksouthphase1c.com).

153 no. units (40 no. duplex/apartments and 113 no. houses), ranging between 2 and 4 storeys in height comprising the following: 78 no. 3-bed, 2 storey houses (House Type: A, B & C), 35 no. 4-bed 2 storey houses (House Type: D & F), 26 no. 2-bed duplex/apartments (House Type: G,K,L,M,N & O) and 14 no. 3-bed duplex/apartments (House Type: H & J); the development will also provide a 'Local Centre' consisting of 3 no. retail/café/restaurant units (c. 440 sq.m. gross floor area overall) at ground floor with apartments above, all in a building comprising 3 to 4 storeys in height. A medical unit (c. 92 sq.m gross floor area) is proposed at ground floor level at the end of the terrace of duplexes (under Unit No. 14) adjoining the boundary to Portmarnock Train Station car park fronting onto the civic plaza; Private rear gardens are proposed for all houses. Private patios/terraces and balconies are provided for all duplexes and apartment units. Upper level balconies are proposed on elevations of all multi-aspect duplex and apartment buildings. And all associated and ancillary site development, infrastructural, landscaping and boundary treatment works including:- Vehicular access to serve the development will be provided from Station Road via an existing road serving St. Marnock's Bay ('The Drive') and 2 no. permitted roads serving St. Marnock's Bay ('The Avenue' & Monument View') permitted under ABP Ref. ABP-300514-17 (currently under construction); bin stores; 2 no. ESB Sub-stations; areas of public open space (c. 4,800 sq.m. in total) including the provision of a pocket park and a civic plaza adjoining the Local Centre; 315 no. car parking spaces (226 no. on-curtilage parking spaces for the housing and 89 no. surface level parking spaces serving the residential and commercial units at the Local Centre'); 64 no. bicycle parking spaces serving the residential and commercial units at the 'Local Centre' (covered bicycle storage and Sheffield Stands); all on a site of approximately 4.6 Ha. This development comprises amendments to permitted site development works at St. Marnock's Bay (Reg. Ref. F13A/0248 and ABP Ref.

Information  
referred

ABP-300514-17).

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023 and the Portmarnock South Local Area Plan 2013 (as extended).

The application 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 & 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.

A Natura Impact Statement has been prepared and accompanies this application. All submissions to be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1.

**Location:** Lands at Portmarnock South, Station Road, Portmarnock, Co. Dublin

**Applicant :** St. Marnock's II Designated Activity Company

**App. Type :** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of further information submission to comply with the following Condition No 2 ,  
on 19<sup>th</sup> October, 2020.

Yours faithfully,  
A McNamee

.....  
for **Senior Executive Officer**

Date: 16 November, 2020

Register Ref: SHD/012/19/C10/2

Area: Howth Malahide

Development: To view the full Strategic Housing Development Application, please visit [www.portmarnocksouthphase1c.com](http://www.portmarnocksouthphase1c.com).

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Linda Lally, Senior Executive Engineer,  
Transportation  
Fingal County Council  
County Hall  
Main Street  
Swords

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**Location:** Lands at Portmarnock South, Station Road, Portmarnock, Co. Dublin

**Applicant :** St. Marnock's II Designated Activity Company

**Application Type :** Compliance with Conditions

**Planning Officer :** Sean Walsh

**Date Received:** 2 June, 2020

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**Additional Information:**

Your report must be received by the Planning Authority on this application not later than 5 weeks

in order to facilitate a decision within statutory timeframes. Your reports can be emailed to [planning.reports@fingal.ie](mailto:planning.reports@fingal.ie).

A McNamee

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for Senior Executive Officer

Planning Department,  
Fingal County Council,  
County Hall,  
Main Street,  
Swords,  
Co. Dublin.  
K67 X8Y2.

FINGAL COUNTY COUNCIL  
Planning Department  
20 OCT 2020  
RECEIVED

A.I

Our Ref. 18145

19 October 2020

SHD/012/19/00/2

RE: STRATEGIC HOUSING DEVELOPMENT (SHD) REF. ABP-305619-19

STRATEGIC HOUSING DEVELOPMENT COMPRISING 153NO. DWELLINGS, LOCAL CENTRE AND ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE, LANDSCAPING AND BOUNDARY TREATMENT WORKS AT LANDS AT PORTMARNOCK SOUTH, STATION ROAD, PORTMARNOCK, CO. DUBLIN.

SUPPLEMENTARY COMPLIANCE SUBMISSION – CONDITION NO. 2

Dear Sir/Madam,

We are instructed by our client, St. Marnock's II Designated Activity Company, 4<sup>th</sup> Floor, Fitzwilliam Court, Leeson Close, Dublin 2, to lodge this compliance submission in relation to the development outlined above.

This compliance submission refers to Condition 2 of Planning Reg. Ref. ABP-305619-19.

4no. copy of the compliance material are attached herewith for the Planning Authority's attention.

A compliance submission dated 7 May 2020 has already been submitted to Fingal County Council in respect of Condition 2. In the interim, there has been extensive dialogue between JB Barry & Partners Consulting Engineers and Fingal County Council Transportation Department. The supplementary compliance submission reflects the detail generally agreed in principle with regard to the junction upgrades sought under Condition 2.

We would be grateful for written confirmation of the Planning Authority's acceptance of the content of this submission as soon as possible. We note that the Planning & Development Act 2000, as amended, has brought in a procedure whereby all compliance submissions must be addressed within a period of 8 weeks of their submission. Whilst this specific provision has not yet commenced, we would be grateful that the Planning Authority would act in the spirit of the Act and address this submission in an expeditious manner.

Should you have any queries in relation to this compliance submission, please do not hesitate to contact this office. We would be happy to discuss same or meet with you to clarify any issues arising.

SHD/012/19  
010/2  
I recd  
11/10/20 +  
Circular  
15-10-20

**CONDITION 2: ROAD JUNCTIONS**

2. *The following requirements of the planning authority shall be strictly adhered to: -*

- a) *The applicant shall provide a detailed design and costing for the upgrade of the two junctions – the R124 / Station Road and Strand Road / Coast Road / Station Road, for written approval of the planning authority.*
- b) *The upgrade of the two junctions shall be provided prior to the construction of the proposed development.*
- c) *Construction vehicles associated with the proposed development shall not access the site via the junction of the R124 and Station Road as the road width is insufficient for two HGVs to pass without mounting the footpath.*

*Reason: In the interest of proper planning of the area.*

**Applicant's Response**

There has been extensive dialogue and detailed analysis of the upgrade works required between JB Barry & Partners Consulting Engineers and Fingal County Council Transportation Department. Final comments from the Transportation Department were issued on 16 October 2020 to JB Barry & Partners Consulting Engineers.

The following detail was agreed in principle with regard the interim and the permanent works relating to the junctions at R124 / Station Road and Strand Road / Coast Road / Station Road.

**R124 / Station Road**

These works will be carried out in two stages. Interim works will be implemented initially, and further works carried out following acquisition of the required land for the additional footpaths and cycleway by Fingal County Council to complete the road upgrade.

- Street lighting to be upgraded along Drumnigh Road southern approach.
- 6 no. 1.7mx3.0m speed cushions to be provided at 20m centres on both sides of Drumnigh Road on southern approach.
- Warning sign for traffic calming 50m in advance of speed cushions on Drumnigh Road on northern and southern approaches.
- Redundant road markings to be burnt off and new road markings placed for signalised junction.
- Anti-skid road surface to be installed for a length of 50m on all three junction approaches.

**Strand Road / Coast Road / Station Road**

- Existing mini-roundabout to be removed and replaced with a Traffic signal junction in accordance with The Traffic Signs Manual and MCA requirements and incorporating above-ground signalling equipment (poles, roads, arch Britain controller cabinet) and below-ground works (chambers, ducting).
- New traffic island to be provided as a left filter lane on the Strand Road northern approach to the junction.
- Pedestrian signals provided on Strand Road north arm of junction and including on the proposed left filter lane.
- Traffic Signal Induction loops to be provided for all 3 approaches to the junction, on Strand Road and on both north/south Station Road approaches.
- Existing traffic islands, road signs and markings associated with existing mini-roundabout junction on Station Road to be removed.

- 3 no. 'KEEP CLEAR' boxes to be provided at vehicular entrances to existing driveways.
- Footpath to be widened at north corner of Station Road and Strand Road.
- New road markings to be placed for signalised junction.

We refer the Planning Authority to the Road Layout Drawings, prepared by JB Barry & Partners Consulting Engineers which reflect the detail set out above.

The following table sets out the summary costs associated with the proposed design of the junctions which has been prepared by the Applicant and the Main Contractor (DRES Properties): -

Cost Item	Cost (€)
Sub-contractor – Grounds Worker	350,000.00
Surveys	10,000.00
ESB Connections	50,000.00
Road Opening Licence	500.00
Road Opening LT Damage	6,000.00
Bond	30,000.00
Professional Fees	50,000.00
Contingency @ 5%	17,200.00
<b>Total</b>	<b>513,700.00</b>

The associated costs are submitted on a without prejudice basis and may be subject to changes depending on the final junction designs agreed with Fingal County Council.

We refer the Planning Authority to the costing provided by DRES Properties for further detail in relation to the costs associated with the groundworks to implement the design of the junctions proposed within the Engineering Drawings.

We trust that everything is in order, and that this submission addresses the requirements of Condition No. 2 of FCC Reg. Ref. ABP-305619-19.

We would be grateful for written confirmation from the Planning Authority to this effect at its earliest possible convenience.

Yours sincerely,

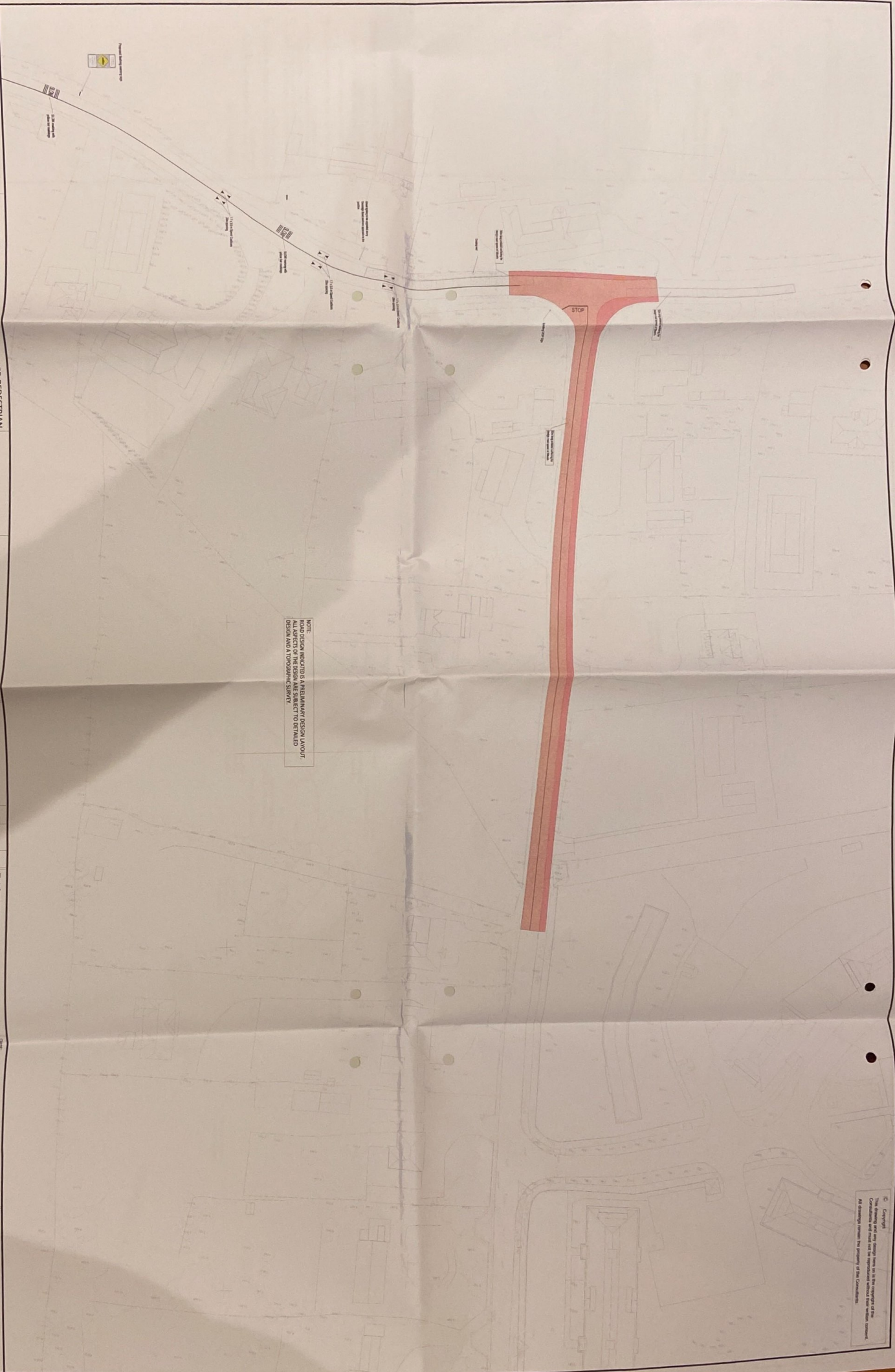


Michael O'Sullivan,  
Executive Planner  
STEPHEN LITTLE & ASSOCIATES

ENCL./

- 1) Engineering Drawing (Junction Upgrades), prepared by JB Barry & Partners Consulting Engineers.
- 2) Detailed Costing for proposed Junction Upgrades, prepared by DRES Construction.





NOTE:  
 THIS DESIGN IS FOR INFORMATION ONLY AND IS SUBJECT TO FURTHER DESIGN AND A TOPOGRAPHIC SURVEY.

**NEW SIGNALISED JUNCTION WITH CONTROLLED PEDESTRIAN CROSSING AT EACH OF 3 RINGS**

- NOTES:
1. General dimensions only to be taken from this drawing
  2. All dimensions to be checked on site
  3. All levels are in metres O.D. and are related to Ordnance datum at 1985

Client Representation:		J. B. Barry and Partners Limited	
Consulting Engineers:		Consulting Engineers	
Checked By:		Checked By:	
Date:		Date:	
Approved By:		Approved By:	
Date:		Date:	
Drawn By:		Drawn By:	
Date:		Date:	
Scale:		Scale:	
Sheet No.:		Sheet No.:	
Drawing No.:		Drawing No.:	

Project:  
**St. Marnock & II  
 Designated Activity Company**

Phase:  
**PORTMARNOCK SOUTH  
 PHASE 1C**

Drawing Title:  
**Drumlish Road / Station Road Junction -  
 Temporary Proposal with Traffic Calming  
 on Drumlish Road**

Scale:  
 1:500 @ A1

Sheet No.:  
 19204-JBB-00-XX-SK-1-00202

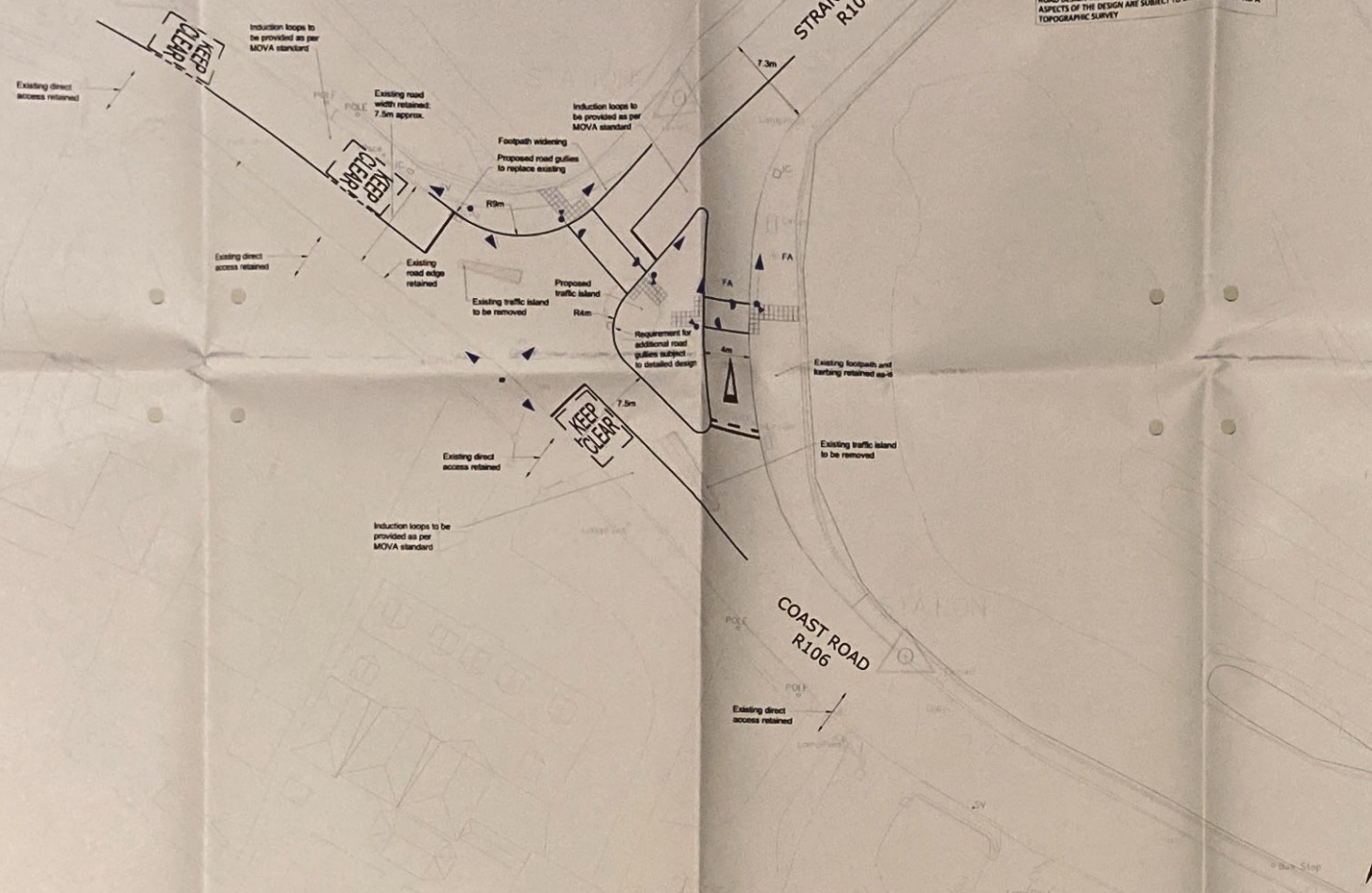
Rev: P05



STATION ROAD

STRAND ROAD  
R106

COAST ROAD  
R106



NOTE:  
ROAD DESIGN INDICATED IS A PRELIMINARY DESIGN LAYOUT. ALL ASPECTS OF THE DESIGN ARE SUBJECT TO DETAILED DESIGN AND A TOPOGRAPHIC SURVEY

Copyright  
This drawing and any design hereon is the copyright of the Consultants and must not be reproduced without their written consent.  
All drawings remain the property of the Consultants.

NOTES:  
1. Figured dimensions only to be taken from this drawing  
2. All dimensions to be checked on site  
3. All levels are in metres O.D. and are related to Ordnance datum at Maaht

SUBMITTAL NOTES:  
SEWER LAYING IS TO BE ACCORDANCE WITH THE GREATER DUNEDIN REGIONAL COUNCIL OF PRACTICE FOR CHARGED WASTES - VERSION 9.0  
REFER TO ARCHITECTS LAYOUT FOR OVERALL SETTING OUT INFORMATION (BUILDINGS, ROADS, FOUNDATIONS AND FOOTPATHS)  
ALL PIPES WITH LIPS THAT 1.5M COVER DEPTH AND 0.9M (LANDSCAPE) DEPTH SHALL BE LOCATED IN 900mm CONCRETE SURROUNDING (S1 - 16/20)

- SCOPE OF WORKS
- CHANGE OF EXISTING MINI ROUNDABOUT TO TRAFFIC SIGNAL CONTROL.
  - RETENTION OF THE RIDE AS THE DOMINANT LINK I.E. COAST ROAD TO STRAND ROAD.
  - LANDSCAPED BUILD-OUT CONSTRUCTED TO "SQUARE-UP" THE JUNCTION TO STATION ROAD. THIS BUILD-OUT COULD BE FORMED WITH BOLT-ON RUBBER KERBS TO AVOID HAVING TO DEAL WITH EXISTING MANHOLES THERE AND TO PERMIT A QUICKER BUILD.
  - ALL EXISTING KERBLINES AND DRAINAGE SYSTEM RETAINED.
  - TWO EXISTING SPLITTER ISLANDS RETAINED.
  - EXISTING FOOTPATH ARRANGEMENT RETAINED WITH NO NEW FOOTPATH ON SOUTH SIDE.
  - PEDESTRIAN CROSSING INCORPORATED INTO SIGNALS ON NORTH ARM.
  - NO IMPACT ON ACCESS TO PRIVATE DWELLINGS.

DRAWING REVISION	ES	28.09.20	P02
INITIAL ISSUE	ES	21.09.20	P01
Description:	Drawn	Date	Rev.

Client: St. Marnock's II Designated Activity Company  
Project: PORTMARNOCK SOUTH PHASE 1C

Client Representative:  
J. B. Barry and Partners Limited Consulting Engineers  
Classon House  
Dunedin Business Park  
Dunedin Road  
Dunedin 14  
Tel: +353 3 485 1400  
Email: info@jbbarry.ie  
Web: www.jbbarry.ie



Drawn By:	TD	Date:	MARCH 2020
Checked By:	AM	Date:	MARCH 2020
Approved By:	JOB	Date:	MARCH 2020
Internal Project Ref:	19204	Stage:	PLANNING
Sheet:	53		

Station Road / Coast Road / Strand Road Junction - No CPO Option

Scale: 1:200(BA1)  
Drawing No: 19204-JBB-00-XX-SK-T-00101  
Rev: P02