



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

Date: 14 October, 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.

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. 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

Further
info



Finghairle Contae Fhine Gall
Fingal County Council

**An Roinn um Pleanáil agus
Infrastruchtúr Straitéiseach**
Planning and Strategic
Infrastructure Department



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Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission of further information to comply with Condition 2 on 9th October 2020.

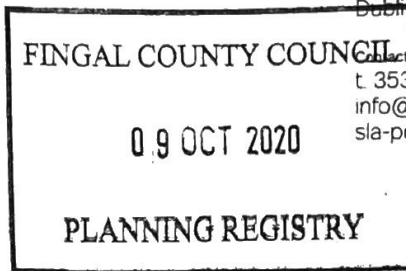
Yours faithfully,

[Handwritten signature]

.....
for Senior Executive Officer

**Stephen Little
& Associates**

Address:
26/27
Upper Pembroke Street
Dublin 2, D02 X361



Contact:
t. 353 1 676 6507
info@sla-pdc.com
sla-pdc.com

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

Our Ref. 18145

9 October 2020

SHD 1012/19

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, 4th 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.

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. 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.

- New kerb and wider footpaths to be constructed on west side of junction and at northeast quadrant.
- Traffic signal junction to be provided in accordance with The Traffic Signs Manual and MOVA requirements and incorporating above-ground signalling equipment (poles, heads, push buttons, controller cabinet) and below-ground works (chambers, ducting).
- Pedestrian crossing to be provided on north arm of junction.
- Traffic Signal Induction loops to be provided for all 3 approaches to the junction, on Station Road and on both north/south Drumnigh Road approaches.
- High level mast arm signal with 3.0m outreach to be provided for Drumnigh Road south approach.
- Second primary traffic signal to be provided on north side of Station Road to address potential restricted visibility to nearside primary head from overhanging trees.
- Localised kerb build-out on Station Road for protection of primary signal head.
- Street lighting to be upgraded along Drumnigh Road southern approach.
- 6 no. 1.7m x 3.0m 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.
- Warning sign for traffic signals with flashing amber beacons and SLOW with yellow bar markings to be provided approx. 80m from the junction
- Redundant road markings to be burnt off and new road markings placed for signalised junction.

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 MOVA requirements and incorporating above-ground signalling equipment (poles, heads, push buttons, 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
Total	513,700.00

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.

DRES Developments Ltd.
 Third Floor Donnybrook House
 36-42 Donnybrook Road, Dublin 4

DRES
 DEVELOPMENTS

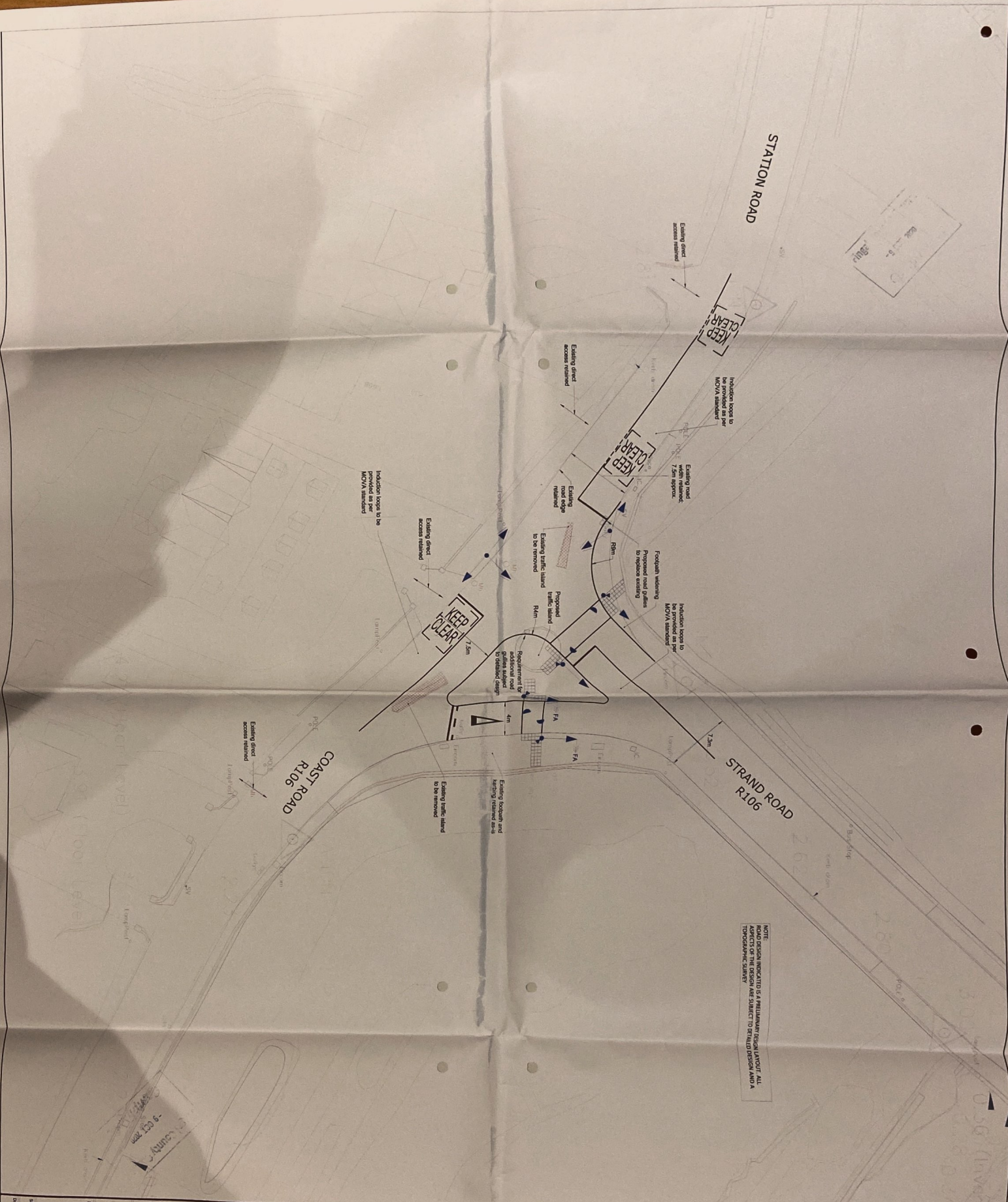
Project: D109 - Portmarnock Phase 1C

Works: ROAD JUNCTION UPGRADES

Item no.	Description	Qty	Unit	Total
	Remeasurable Works			
(A)	R124 to Station Road Junction <u>DWA No. 19204-JBB-00-XX-SK-T-00001</u>			
1	Pedestrian Crossing Incorporated into signals on North Arm Installation of Pelican Crossing	1	item	Incl
	Installation of ductings to include excavation, supply & fitting of ductings including draw wire, backfilling & making good, prior to road surfacing	1	item	Incl
	Installation of mini pillar	1	item	Incl
2	Road Markings New Tar Macadam surface - 60mm DBM and 40mm SMA - allowed, spec to be confirmed by Client Plane exkking Road Surface Disposal of above item Base Course - 60mm Wearing Course - 40mm 2 Layers of Track Coat Tie new surface into existing (In 3 separate locations)	1 3 386 386 386 1	item loads m2 m3 m4 item	Incl Incl Incl Incl Incl Incl
3	Footpaths Removal of existing tar footpaths and disposal off site Removal of existing road kerbs Disposal of above items Supply & install new precast concrete road kerb Blind 50mm for New Paths New tarmacadam paths to required falls	11 29 13 29 5 80 0	m2 m m3 m m3 m2 m2	Incl Incl Incl Incl Incl Incl

0202 123 6
 0202 123 6
 0202 123 6

(B) R124 Roundabout Junction of Station Road, Coast Road & Strand Road <u>Dwg No. 19204-JBB-00-XX-SK-T-00002</u>			
1 Pedestrian Crossing Incorporated Into Signals on North Arm Installation of Pelican Crossing	1	Item	incl
Installation of ductings to include excavation, supply & fitting of ductings including draw wire, backfilling & making good, prior to road surfacing	1	Item	incl
Installation of mini pillar	1	Item	incl
2 Road Markings New Tar Macadam Surface - 60mm DBM and 40mm SMA - allowed, spec to be confirmed by Client	1	Item	incl
Plane existing Road Surface	7	Item loads	incl
Disposal of above item	849	m2	incl
Base Course - 60mm	849	m3	incl
Wearing Course - 40mm	849	m4	incl
2 Layers of Track Coat	1	Item	incl
3 The new surface into existing (in 3 separate locations) Footpaths	1	Item	incl
No works to footpaths	1	Item	incl
4 Installation of Rubber Kerbs Installation of rubber kerbs - (Excluded pending receipt of specification in relation to same)	1	Item	incl
5 Splitter Islands Existing splitter islands retained	1	Item	incl
6 Traffic Management 3 way Traffic Light System Allowed. Includes Design, Install, Hire & Removal	1	Item	incl
Total			£350,000.00
<u>Exclusions:</u> Reduced Working Hours Traffic Lighting Works - Allowance only Public Lighting Works - Allowance only Drainage Works - Allowance only Signage Works - Allowance only Removal of Existing Services			



NOTE
ROAD DESIGN INDICATED IS A PRELIMINARY DESIGN LAYOUT. ALL ASPECTS OF THE DESIGN ARE SUBJECT TO DETAILED DESIGN AND A FINAL DESIGN AND CONTRACT DOCUMENTS.

1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to be taken from the centre of the road unless otherwise stated.
3. All dimensions are to be taken from the centre of the road unless otherwise stated.
4. All dimensions are to be taken from the centre of the road unless otherwise stated.
5. All dimensions are to be taken from the centre of the road unless otherwise stated.

SCOPE OF WORKS

- CHANGE OF EXISTING MAIN ROUNDABOUT TO TRAFFIC SIGNAL CONTROL.
- RETENTION OF THE ROAD 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 EITHER TO SEAL WITH EXISTING MANHOLETS THERE AND TO PERMIT A QUICKEER BUILD.
- ALL EXISTING KERBS AND DRAINAGE SYSTEM RETAINED.
- TWO EXISTING SPITTER 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 REVISIONS

NO.	DATE	BY	REASON
01	28.02.20	PM	ISSUED FOR TENDERS
02	27.02.20	PM	ISSUED FOR TENDERS

CLIENT: St. Marnock's II Designated Activity Company

PROJECT: PORTMARNOCK SOUTH PHASE 1C

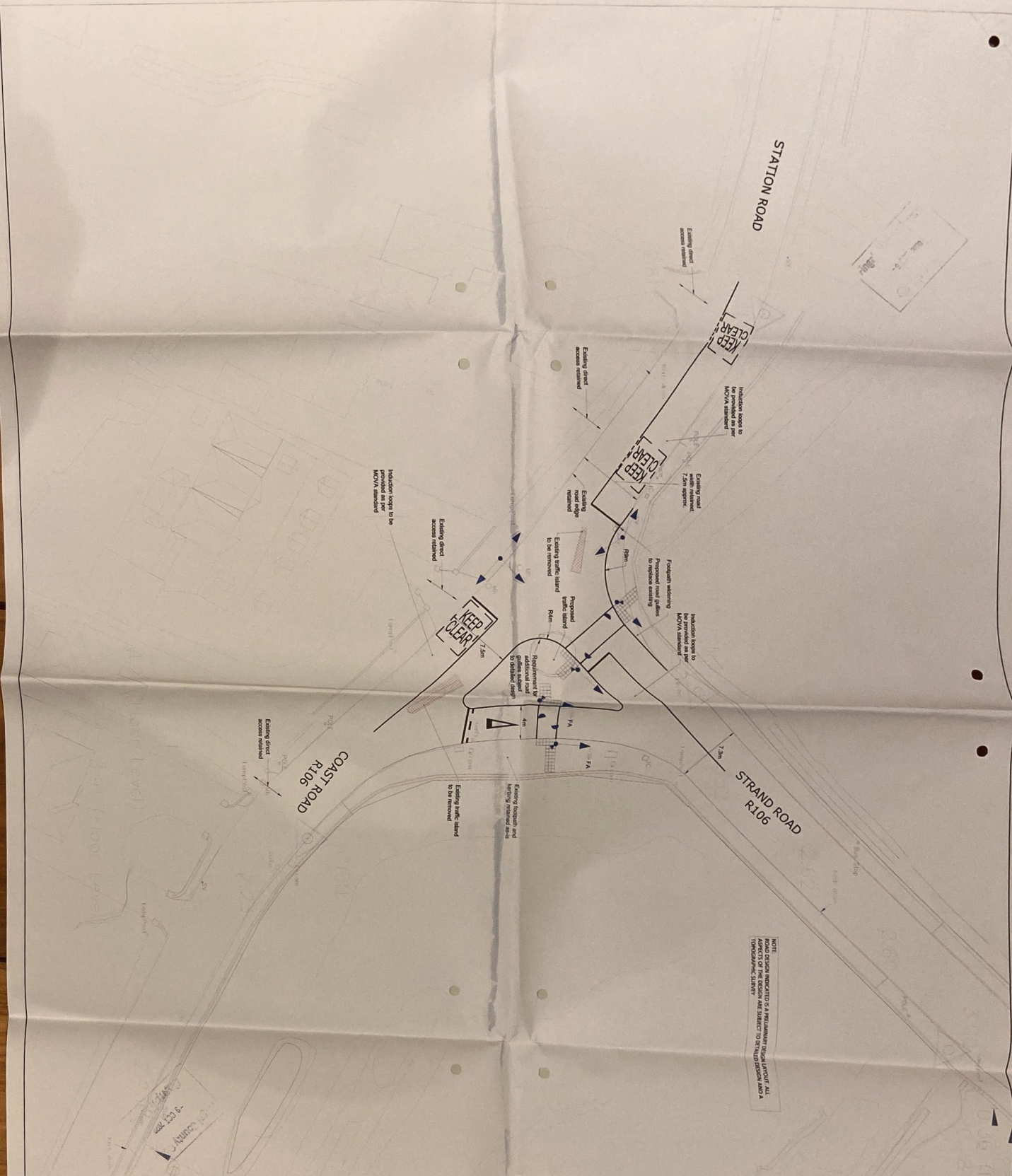
Client Representative:
J. B. Barry and Partners Limited
Consulting Engineers
100, The Arcade, St. Marnock's II, Co. Wick
Tel: +353 (0) 46 90 1000
Fax: +353 (0) 46 90 1001
www.jbbp.ie

Drawn By: TD
Checked By: JDB
Approved By: JDB
Date: MARCH 2020

Internal Project Ref: 15204
Scale: 1:500

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

Sheet: 1/20 (04/1)
Drawing Title: 15204-1BB-00-XX-SK-T-00101
Scale: P02



- NOTES:**
1. Check the site plan for any errors before proceeding with the design.
 2. All dimensions to be shown in meters.
 3. All dimensions to be shown in meters.
 4. All dimensions to be shown in meters.
 5. All dimensions to be shown in meters.
 6. All dimensions to be shown in meters.
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 11. All dimensions to be shown in meters.
 12. All dimensions to be shown in meters.
 13. All dimensions to be shown in meters.
 14. All dimensions to be shown in meters.
 15. All dimensions to be shown in meters.

SCOPE OF WORKS

- CHECK FOR EXISTING AND PROPOSED TO TRAFFIC
- DESIGN OF THE ROAD AS THE DOMINANT LINK TO COAST ROAD TO STRAND ROAD
- LANDSCAPED BULKHEAD CONSTRUCTED TO "SQUARE UP" THE JUNCTION TO STRAND ROAD. THE BULKHEAD COULD BE CONSTRUCTED WITH EXISTING MASONRY TILES AND TO PERMIT A QUICKE BUILD.
- ALL EXISTING KERBLINES AND DRAINAGE SYSTEMS RETAINED.
- TWO EXISTING SPLITTER ISLANDS RETAINED.
- TWO EXISTING DRAINAGE SYSTEMS RETAINED WITH NO DOOR PROTECTION ON SOUTH SIDE.
- PROPOSED CROSSING INCORPORATED INTO SIGNAL ON NORTH SIDE.
- NO IMPACT ON ACCESS TO PRIVATE DWELLINGS.

Client Organization:
J. B. Barry and Partners United
 Consulting Engineers
 1200 Main St., Suite 100
 Cambridge, MA 02142
 Tel: 617.352.7800
 Fax: 617.352.7801
 Website: www.jbbay.com

Project:
PORTMANNOCK SOUTH
PHASE 1C

Client:
St. Mamock's II
 Designated Activity Company

Contract No.: TD (Date: MARCH 2020)
Contract Value: £378 (Date: MARCH 2020)
Contract Start Date: 15/04 (Date: MARCH 2020)
Contract End Date: 15/04 (Date: MARCH 2020)

Drawing Title:
Station Road / Coast Road / Strand Road Junction - No CPO Option

Scale: 1:2000(A1)
Drawing No.: 1920A-JBB-00-XX-SK-T-00101
Rev: P02

