

Irish Water  
Colvill House,  
24-26 Talbot St.,  
Dublin 1

Our Ref. 21120

5 September 2022

**RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANALA  
PROPOSED STRATEGIC HOUSING DEVELOPMENT COMPRISING 438 NO. ‘BUILD-TO-RENT’  
APARTMENT UNITS, CHILDCARE FACILITY (C. 514.9 SQ. M GFA), AND ASSOCIATED ANCILLARY SITE  
DEVELOPMENT, INFRASTRUCTURE, LANDSCAPING AND BOUNDARY TREATMENT WORKS AT LANDS  
AT ‘SECTOR 3’, AIKEN’S VILLAGE, STEPASIDE.**

Dear Sir / Madam,

Please be advised that Ironborn Real Estate Limited intend to apply to An Bord Pleanála for permission for a proposed residential development and associated landscaping and site infrastructure work at ‘Sector 3’, Aiken’s Village, Stepaside, Dublin 18.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information.

The proposed development is described in the public notices as follows: -

- *438no. ‘Build-to-Rent’ apartment units (154no. 1 bedroom units and 284no. 2 bedroom units) arranged in 9no. blocks ranging in height from 2 – 8 storeys over 2no. independent single level basements. Private patios / terraces and balconies are provided for some apartment units (not all units have a patio, terrace or balcony). Upper level balconies are proposed on elevations of all multi-aspect apartment buildings.*
- *Blocks A – D are located above Basement 1 (c. 6,002 sq. m gross floor area) and Blocks F – J are above Basement 2 (c. 5,058 sq. m gross floor area).*
- *Provision 1no. childcare facility (c. 514.9 sq. m gross floor area) in Block D.*
- *Provision of resident amenity space / communal areas (c. 1,455.7 sq. m gross floor area) in Block C and Block G.*

*And all associated and ancillary site development, infrastructural, landscaping and boundary treatment works including: -*

- *New vehicular access to / from Basement 1 from Atkinson Drive and new vehicular access to / from Basement 2 from Thornberry Road.*
- *Provision of c. 9,799 sq. m public open space, including a public plaza onto Village Road and improvement works to existing open space area to the north of existing Griannan Fídh residential development.*
- *Provision of 350no. car parking spaces including basement parking, set down spaces for proposed childcare facility and repositioning of set down area on Atkinson Drive.*

- *Provision of 669no. bicycle parking spaces.*
- *Provision of 14no. motorcycle parking spaces.*
- *Communal bin storage and plant provided at basement level and additional plant provided at roof level.*
- *Provision of below ground wastewater storage tank (c. 500m<sup>3</sup>) and associated connection to the wastewater networks including ancillary above ground kiosk and appropriate landscaping on open space lands to the south of Griannan Fidh residential development.*

*The application contains a statement setting out how the proposal is consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2022 – 2028.*


*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 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 Dun Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: [www.ironbornshd3.com](http://www.ironbornshd3.com).*

*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 or online at [www.pleanala.ie](http://www.pleanala.ie), 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. 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. 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. 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 website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).*

Yours faithfully,



Michael O'Sullivan,  
Senior Planner

**STEPHEN LITTLE & ASSOCIATES**

Dun Laoghaire Rathdown County Childcare Committee,  
Unit 16, Deansgrange Business Park,  
Blackrock,  
Co. Dublin

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Michael O'Sullivan,  
Senior Planner

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