

C/O Yvonne Dalton,
Dublin Airport Authority,
Cloghran House,
Dublin Airport,
Co. Dublin.

Date: 23 August 2022
JSA Ref: 21107

Dear Sir / Madam,

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT FOR A PROPOSED MIXED USE DEVELOPMENT AT ROSEMOUNT HOUSE, MAYNE RIVER AVENUE, NORTHERN CROSS, MALAHIDE ROAD, DUBLIN 17

Introduction

On behalf of the applicant, Walls Construction Limited, please find enclosed a soft copy of application to An Bord Pleanála for a seven year planning permission for a Strategic Housing Development at a site at Rosemount House, Mayne River Avenue, City Junction Business Park, Northern Cross, Malahide Road, Dublin 17, D17 NP20, on a site of c. 0.6462 ha.

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, an electronic copy of the application is enclosed for your information.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.rosemounthshd.ie

Development Description

A description of the development as set out in the public notices is as follows:

We, Walls Construction Limited, intend to apply to An Bord Pleanála for a seven-year planning permission for a Strategic Housing Development at this site at Rosemount House, Mayne River Avenue, City Junction Business Park, Northern Cross, Malahide Road, Dublin 17, D17 NP20, on a site of c. 0.6462 ha.

The proposal comprises the demolition of an existing 3 storey office building and the construction of a mixed-use development in a single block (up to 9 storeys over basement) including 176 no. apartments, office and café use. The proposed development shall consist of:

- Demolition of existing c. 3,315 sq.m, 3 storey office building on site and existing ancillary facilities and the construction of a single mixed-use block (Block A) of up to

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

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Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

9 storeys (over basement), consisting of a 4-sided structure based around a central courtyard area.

- c. 1,050.8 sq.m. of office space at ground floor level with own door access and associated infrastructure including staff kitchen, meeting rooms and designated car parking (7 spaces) at basement level.
- A café unit of c. 143.7 sq.m at ground floor level with own door access to the south and east, accessed via proposed public open space.
- 176 no. residential units from 1st to 8th floor level comprising 72 no. 1 bed units (41%), 57 no. 2 bed units (32%) and 47 no. 3 bed units (27%) [each with private amenity space in the form of balcony or terrace], with separate access to the proposed commercial uses at ground floor level.
- c. 1,846 sq. m. of communal open space at ground floor, first floor podium, 4th floor and 7th floor level, and public open space of c. 1,577 sq.m. at ground floor level, including a public courtyard area located to the southeast of the proposed block.
- Resident amenity and support services are proposed at ground floor level to include a cinema room, post room, games room, co-working spaces, gym and concierge services.
- 134 no. car parking spaces, 7 of which are accessible, and 7 no. motorcycle parking spaces, located at basement level and accessed by a vehicular ramp via Mayne River Avenue to the west (with a vehicular set down areas fronting Mayne River Avenue), in addition to 2 no. car club spaces at the southern boundary.
- 434 no. bicycle parking spaces, 426 of which at ground floor and at surface level and 8 no. spaces at basement level.
- All associated vehicular and pedestrian access routes (including links to the adjoining site to the north), external communal play facilities, E.S.B substation, Meter rooms, foul and surface water drainage, hard and soft landscaping, lighting, plant at basement level, bin stores, PV panels, green and blue roof, 2 no. telecommunications antenna at roof level and all associated and ancillary site works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan and local area plan. 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. A Natura Impact Statement has been prepared in respect of the proposed development.

The application, together with the 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.rosemountshd.ie

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 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:

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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

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If you have any queries please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

C/O Kathleen Sullivan,
Dublin City Childcare Committee,
Ocean House,
Arran Quay,
Dublin 7.

Date: 23 August 2022
JSA Ref: 21107

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Yours sincerely,



John Spain Associates

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

Date: 23 August 2022
JSA Ref: 21107

Dear Sir / Madam,

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Introduction

On behalf of the applicant, Walls Construction Limited, please find enclosed 1 no. hard and 1 no. soft copy of application to An Bord Pleanála for a seven-year planning permission for a Strategic Housing Development at a site at Rosemount House, Mayne River Avenue, City Junction Business Park, Northern Cross, Malahide Road, Dublin 17, D17 NP20, on a site of c. 0.6462 ha.

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- 434 no. bicycle parking spaces, 426 of which at ground floor and at surface level and 8 no. spaces at basement level.
- All associated vehicular and pedestrian access routes (including links to the adjoining site to the north), external communal play facilities, E.S.B substation, Meter rooms, foul and surface water drainage, hard and soft landscaping, lighting, plant at basement level, bin stores, PV panels, green and blue roof, 2 no. telecommunications antenna at roof level and all associated and ancillary site works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan and local area plan. 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. A Natura Impact Statement has been prepared in respect of the proposed development.

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Yours sincerely,



John Spain Associates

Irish Aviation Authority,
Corporate Affairs,
The Times Building,
11-12 D'Olier Street,
Dublin 2.

Date: 23 August 2022
JSA Ref: 21107

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We, Walls Construction Limited, intend to apply to An Bord Pleanála for a seven-year planning permission for a Strategic Housing Development at this site at Rosemount House, Mayne River Avenue, City Junction Business Park, Northern Cross, Malahide Road, Dublin 17, D17 NP20, on a site of c. 0.6462 ha.

The proposal comprises the demolition of an existing 3 storey office building and the construction of a mixed-use development in a single block (up to 9 storeys over basement) including 176 no. apartments, office and café use. The proposed development shall consist of:

- Demolition of existing c. 3,315 sq.m, 3 storey office building on site and existing ancillary facilities and the construction of a single mixed-use block (Block A) of up to

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9 storeys (over basement), consisting of a 4-sided structure based around a central courtyard area.

- c. 1,050.8 sq.m. of office space at ground floor level with own door access and associated infrastructure including staff kitchen, meeting rooms and designated car parking (7 spaces) at basement level.
- A café unit of c. 143.7 sq.m at ground floor level with own door access to the south and east, accessed via proposed public open space.
- 176 no. residential units from 1st to 8th floor level comprising 72 no. 1 bed units (41%), 57 no. 2 bed units (32%) and 47 no. 3 bed units (27%) [each with private amenity space in the form of balcony or terrace], with separate access to the proposed commercial uses at ground floor level.
- c. 1,846 sq. m. of communal open space at ground floor, first floor podium, 4th floor and 7th floor level, and public open space of c. 1,577 sq.m. at ground floor level, including a public courtyard area located to the southeast of the proposed block.
- Resident amenity and support services are proposed at ground floor level to include a cinema room, post room, games room, co-working spaces, gym and concierge services.
- 134 no. car parking spaces, 7 of which are accessible, and 7 no. motorcycle parking spaces, located at basement level and accessed by a vehicular ramp via Mayne River Avenue to the west (with a vehicular set down areas fronting Mayne River Avenue), in addition to 2 no. car club spaces at the southern boundary.
- 434 no. bicycle parking spaces, 426 of which at ground floor and at surface level and 8 no. spaces at basement level.
- All associated vehicular and pedestrian access routes (including links to the adjoining site to the north), external communal play facilities, E.S.B substation, Meter rooms, foul and surface water drainage, hard and soft landscaping, lighting, plant at basement level, bin stores, PV panels, green and blue roof, 2 no. telecommunications antenna at roof level and all associated and ancillary site works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan and local area plan. 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. A Natura Impact Statement has been prepared in respect of the proposed development.

The application, together with the 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.rosemountshd.ie

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 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 or on the Citizens Information Service website: www.citizensinformation.ie

If you have any queries please do not hesitate to contact us.

Yours sincerely,



John Spain Associates

National Transport Authority,
Dun Sceine,
Harcourt Lane,
Dublin 2,
D02 WT20.

Date: 23 August 2022
JSA Ref: 21107

Dear Sir / Madam,

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT FOR A PROPOSED MIXED USE DEVELOPMENT AT ROSEMOUNT HOUSE, MAYNE RIVER AVENUE, NORTHERN CROSS, MALAHIDE ROAD, DUBLIN 17

Introduction

On behalf of the applicant, Walls Construction Limited, please find enclosed a soft copy of application to An Bord Pleanála for a seven year planning permission for a Strategic Housing Development at a site at Rosemount House, Mayne River Avenue, City Junction Business Park, Northern Cross, Malahide Road, Dublin 17, D17 NP20, on a site of c. 0.6462 ha.

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, an electronic copy of the application is enclosed for your information.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.rosemountshd.ie

Development Description

A description of the development as set out in the public notices is as follows:

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The proposal comprises the demolition of an existing 3 storey office building and the construction of a mixed-use development in a single block (up to 9 storeys over basement) including 176 no. apartments, office and café use. The proposed development shall consist of:

- Demolition of existing c. 3,315 sq.m, 3 storey office building on site and existing ancillary facilities and the construction of a single mixed-use block (Block A) of up to

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- 9 storeys (over basement), consisting of a 4-sided structure based around a central courtyard area.
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 - A café unit of c. 143.7 sq.m at ground floor level with own door access to the south and east, accessed via proposed public open space.
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 - c. 1,846 sq. m. of communal open space at ground floor, first floor podium, 4th floor and 7th floor level, and public open space of c. 1,577 sq.m. at ground floor level, including a public courtyard area located to the southeast of the proposed block.
 - Resident amenity and support services are proposed at ground floor level to include a cinema room, post room, games room, co-working spaces, gym and concierge services.
 - 134 no. car parking spaces, 7 of which are accessible, and 7 no. motorcycle parking spaces, located at basement level and accessed by a vehicular ramp via Mayne River Avenue to the west (with a vehicular set down areas fronting Mayne River Avenue), in addition to 2 no. car club spaces at the southern boundary.
 - 434 no. bicycle parking spaces, 426 of which at ground floor and at surface level and 8 no. spaces at basement level.
 - All associated vehicular and pedestrian access routes (including links to the adjoining site to the north), external communal play facilities, E.S.B substation, Meter rooms, foul and surface water drainage, hard and soft landscaping, lighting, plant at basement level, bin stores, PV panels, green and blue roof, 2 no. telecommunications antenna at roof level and all associated and ancillary site works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan and local area plan. 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. A Natura Impact Statement has been prepared in respect of the proposed development.

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Yours sincerely,



John Spain Associates

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

Date: 23 August 2022
JSA Ref: 21107

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