

An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01V902.

Date: 23rd 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

On behalf of the applicant, Walls Construction Limited, intend to apply 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.

This proposal falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, as the proposal relates to 176 no. residential units, c. 1,050 sqm office space, c. 143 sqm café use on Z14 zoned lands and therefore is for the development 'of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses'.

The Board's Pre-Application Opinion is dated the 6th May 2022 and accordingly this application is being submitted within 16 weeks of the Opinion being issued, i.e. in advance of the 26th August 2022.

Proposed Development

The proposed development for which a **seven year** permission is sought is described as follows in the public notices:

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:

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI
Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI
Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

Associate Director: Ian Livingstone MA (Hons) Town & Regional Planning, MSc. Spatial Regeneration, MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- 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 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

Application Site Boundary

The application site boundary has been provided in .dwg format on CD ROM with all geometry referenced to ITM as specified in the application form.

Fee

Confirmation of payment of the fee of €41,707.20 to An Bord Pleanála by electronic funds transfer for this application as prescribed in the Fees and Charges Guide issued by An Bord Pleanála in April 2019, accompanies this submission.

Enclosures

The following documentation accompanies this application in accordance with section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, as amended:

Application Particulars:

- 1 no. copy of EFT proof of payment of €41,707.20;
- 2 no. copies of a SHD Application Form and Appendices – correspondence for Irish Water and Irish Aviation Authority;
- 2 no. copies of site notice;
- 2 no. copies of newspaper notice;
- 2 no. copies of the Irish Water COF letter & Statement of Design Response (enclosed in DBFL Infrastructure Design Report);
- 3 no. soft copies of the application documentation (including Site Location Map in .dwg format);
- 2 no. copies of letter of consent from Spectrum Developments Ltd;
- 2 no. copies of the Part V proposals including Part V drawing and schedule, a Part V Cover Letter prepared by John Spain Associates, a Part V Estimate of Costs and DCC Part Validation Letter;
- 2 no. copies of this ABP Cover Letter prepared by John Spain Associates (JSA);
- 2 no. copies of letters to prescribed bodies;

Planning Reports:

- 2 no. copies of a Statement of Consistency prepared by John Spain Associates (JSA);
- 2 no. copies of a Material Contravention Statement prepared by John Spain Associates (JSA);
- 2 copies of a Response to ABP Opinion prepared by John Spain Associates;
- 2 no. copies of a Social and Community Infrastructure Audit prepared by John Spain Associates (JSA);
- 2 no. copies of a Northern Cross Masterplan report prepared by John Spain Associates (JSA);

Architecture:

- 2 no. copies of Architectural Drawings and Drawing Schedule prepared by Plus Architecture;
- 2 no. copies of HQA prepared by Plus Architecture;
- 2 no. copies of Accommodation Schedule prepared by Plus Architecture;
- 2 no. copies of Architectural Design Statement prepared by Plus Architecture;

Landscape:

- 2 no. copies of Landscape Drawings prepared by Plus Architecture;
- 2 no. copies of Landscape Design Statement prepared by Plus Architecture;
- 2 no. copies of Works & Maintenance Specification prepared by Plus Architecture;

Engineering:

- 2 no. copies of Engineering Drawings and Drawing Schedule prepared by DBFL;
- 2 no. copies of an Infrastructure Design Report prepared by DBFL;
- 2 no. copies of a Site-Specific Flood Risk Assessment prepared by DBFL;
- 2 no. copies of the Construction Environmental Management Plan prepared by DBFL;
- 2 no. copies of a Traffic & Transport Assessment (including Mobility Management Plan) prepared by DBFL;
- 2 no. copies of a DMURS Compliance Statement prepared by DBFL;
- 2 no. copies of a Basement Impact Assessment prepared by Byrne Looby;

Environmental Reports:

- 2 no. copies of an Appropriate Assessment Screening Report and Natura Impact Statement prepared by Altamar;
- 2 no. copies of an Ecological Impact Assessment prepared by Altamar;
- 2 no. copies of an EIA Screening Report prepared by Enviroguide;
- 2 no. copies of an Article 299B Statement prepared by Enviroguide;

Other Reports:

- 2 no. copies of an Operational Waste Management Plan prepared by AWN;
- 2 no. copies of a Resource Waste Management Plan prepared by AWN;
- 2 no. copies of a Building Lifecycle Report prepared by Aramark;
- 2 no. copies of Verified Views brochure prepared by Digital Dimensions;
- 2 no. copies of a Daylight & Sunlight Assessment report prepared by OCSC;
- 2 no. copies of a Utilities Report prepared by OCSC;
- 2 no. copies of a Public Lighting Report & Drawings prepared by OCSC;
- 2 no. copies of an Energy & Sustainability Report prepared by OCSC;
- 2 no. copies of a Pedestrian Wind Comfort Study prepared by OCSC;
- 2 no. copies of a Public Transport Capacity Study prepared by Transport Insights;
- 2 no. copies of a Glint & Glare Assessment prepared by Macroworks;
- 2 no. copies of a Telecommunication Report prepared by ISM Ireland;
- 2 no. copies of a Noise & Vibration Impact Assessment Report prepared by Red Kite;
- 2 no. copies of an Archaeology Assessment prepared by IAC;
- 2 no. copies of an Arboricultural Assessment (Tree Survey) and drawings prepared by Joe McConville;
- 2 no. copies of a Landscape & Visual Impact Assessment prepared by Mitchell & Associates.

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017.

Six no. hard copies, and one no. soft copy, of this application have been sent to Dublin City Council as the appropriate planning authority in which the proposed Strategic Housing Development (SHD) is located. In addition, in accordance with the the ABP Opinion under Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, copies of this application have been issued to the following listed bodies:

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority

4. Dublin City Childcare Committee
5. Irish Aviation Authority
6. Dublin Airport Authority
7. Fingal County Council

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

Yours faithfully,



John Spain Associates