

Dublin City Council
Civic Offices
Wood Quay
Dublin 8

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, please find enclosed 6 no. copies of an application for Strategic Housing Development submitted 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.

In summary, 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.

Six no. hard copies, and one no. soft copy, of this application are issued to Dublin City Council as the appropriate planning authority in which the proposed Strategic Housing Development (SHD) is located.

Please find the following enclosed with this application:

Application Particulars:

- 6 no. copies of a SHD Application Form;
- 6 no. copies of site notice;
- 6 no. copies of newspaper notice;
- 6 no. copies of the Irish Water COF letter & Statement of Design Response (enclosed in DBFL Infrastructure Design Report);
- 1 no. CD copy of the application documentation (including Site Location Map in .dwg format);
- 6 no. copies of letter of consent from Spectrum Developments Ltd;
- 6 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;

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

- 6 no. copies of this ABP Cover Letter prepared by John Spain Associates (JSA);
- 6 no. copies of letters to prescribed bodies prepared by John Spain Associates;

Planning Reports:

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

Architecture:

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

Landscape:

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

Engineering:

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

Environmental Reports:

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

Other Reports:

- 6 no. copies of an Operational Waste Management Plan prepared by AWN;
- 6 no. copies of a Resource Waste Management Plan prepared by AWN;
- 6 no. copies of a Building Lifecycle Report prepared by Aramark;
- 6 no. copies of Verified Views brochure prepared by Digital Dimensions;
- 6 no. copies of a Daylight & Sunlight Assessment report prepared by OCSC;
- 6 no. copies of a Utilities Report prepared by OCSC;
- 6 no. copies of a Public Lighting Report & Drawings prepared by OCSC;
- 6 no. copies of an Energy & Sustainability Report prepared by OCSC;

- 6 no. copies of a Pedestrian Wind Comfort Study prepared by OCSC;
- 6 no. copies of a Public Transport Capacity Study prepared by Transport Insights;
- 6 no. copies of a Glint & Glare Assessment prepared by Macroworks;
- 6 no. copies of a Telecommunication Report prepared by ISM Ireland;
- 6 no. copies of a Noise & Vibration Impact Assessment Report prepared by Red Kite;
- 6 no. copies of an Archaeology Assessment prepared by IAC;
- 6 no. copies of an Arboricultural Assessment (Tree Survey) and drawings prepared by Joe McConville;
- 6 no. copies of a Landscape & Visual Impact Assessment prepared by Mitchell & Associates.

If you require any further information please don't hesitate to contact us.

Yours faithfully,



John Spain Associates