

Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.
D01 V902

30th April 2019

Re: Strategic Housing Development at the former Chivers Factory Site, Coolock Drive, Coolock, Dublin 17

Dear Sir / Madam,

We act on behalf of the applicant Platinum Land Limited and wish to submit the enclosed Strategic Housing Development (SHD) planning application for the above-referenced development to An Bord Pleanála under the provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016. The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion.

Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation and information, as required under articles 297 and 298 of the Planning and Development Regulations 2001 to 2018, as amended.

Document Title	Author
Application Fee	Platinum Land Limited
Strategic Housing Development Application Form	McCutcheon Halley Chartered Planning Consultants
Copy of Site Notice	
Copy of Newspaper Notice	
Planning Application Drawings	Plus Architecture, Mitchell + Associates, Aecom, CORA, CMK Hort + Arb Ltd, Metec Consulting Engineers Please refer to Appendix 1 of this cover letter for a full list of planning application drawings
Part V Provision	Platinum Land Limited Please refer to Appendix 2 of this cover letter and accompanying plans for specific locations
EIA Portal Confirmation Notice Portal ID 2019063	Enclosed in Appendix 3 of this cover letter
Letters of Consent	Dublin City Council and Veni Vidi Vici Limited
Draft Legal Covenant	Platinum Land Limited
Environmental Impact Assessment Report including: <ul style="list-style-type: none"> Volume I – Non Technical Summary Volume II – EIAR Volume III - Appendices 	All consultants
Planning & Statement of Consistency Report	McCutcheon Halley Chartered Planning Consultants
Material Contravention Statement	
Social Infrastructure Audit	
Architectural Design Statement	Plus Architecture

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McCutcheon Halley is a limited partnership registered under the Limited Partnerships Act, 1907, registration no. LP512. Registered in Ireland No. 326490. Registered office: 6 Joyce House, Barrack Square, Ballincollig, Co. Cork. Directors: Brian McCutcheon, BA(Econ) DipTP DipGIS MIPI (Chairman). Tom Halley, BA(Mod), MRUP BSc ARCH(Hons) Cert. Civil Eng. MIPI.

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Document Title	Author
Housing Quality Assessment	
Accommodation Schedule	
Building Lifecycle Report	Platinum Land Limited
Daylight Sunlight and Overshadowing Assessment	Metec Consulting Engineers
Wind Microclimate Assessment	
Lighting Statement	
Sustainability Report / Energy Statement	
Traffic and Transportation Assessment	Aecom
Water Services and Flood Risk Assessment Report	CORA
Statement of Design Acceptance	
Landscape Design Report and Outline Specification	Mitchell & Associates
Outline Construction Environmental Management Plan	Altamar Marine & Environmental Consultancy
Appropriate Assessment Screening & Natura Impact Statement	
Arboricultural Assessment	CMK Hort + Arb Ltd
Arboricultural Impact Report	
Tree Protection Strategy	

A cheque for €80,000 made payable to An Bord Pleanála is enclosed.

Please note that the response to An Bord Pleanála's Pre Application Consultation Opinion is set out as follows in the enclosed documentation:

- A response to matters 1-3 (inclusive) is enclosed in the Architectural Design Statement prepared by Plus Architecture; and
- A response to matter 4 is enclosed in the Traffic and Transportation Assessment prepared by Aecom.

The dedicated website for this planning application is <https://thejamfactorycoolock.com/>

Furthermore, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing) Development Regulations 2017 and the Board's Notice of Pre-Application Consultation Opinion, the prospective applicant has notified the following authorities of the making of the SHD application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, and in the form which they have requested, which is outlined below:

- National Transport Authority – 1no. electronic copy
- Minister for Culture, Heritage and the Gaeltacht - 1 hard copy and 1no.electronic copy
- Heritage Council – 1no. electronic copy
- An Taisce – the National Trust for Ireland – 1no. electronic copy
- Irish Water – 1no. electronic copy; and
- Dublin City Council Childcare Committee – 1no. electronic copy.

We trust this SHD application is to the satisfaction of An Bord Pleanála. Please contact the undersigned if you require any further details.

Please contact the undersigned if you require any further details.

Yours faithfully,



Nathan Smith
Senior Planning Consultant
McCutcheon Halley Chartered Planning Consultants

Cc – Brian Ward (Dublin City Council) Six (no.) hard copies of all documents, drawings, plus one (no.)
electronic copy) of the planning application package

Appendix 1: Drawing List

Drawing Number	Revision	Drawing Title	Scale	Size	Prepared by
Architectural Drawings					
WHOLE SITE					
01 Site Plans					
334_WS_01_01		Site Location Plan	1:2500	A1	Plus Architecture
334_WS_01_02		Layout Plan	1:500	A1	Plus Architecture
02 Plans					
334_WS_02_-01		Proposed Basement Plan	1:250	A1	Plus Architecture
334_WS_02_00		Ground Floor Plan	1:500	A1	Plus Architecture
334_WS_02_01		First Floor Plan	1:500	A1	Plus Architecture
334_WS_02_02		Second Floor Plan	1:500	A1	Plus Architecture
334_WS_02_03		Third Floor Plan	1:500	A1	Plus Architecture
334_WS_02_04		Fourth Floor Plan	1:500	A1	Plus Architecture
334_WS_02_05		Fifth Floor Plan	1:500	A1	Plus Architecture
334_WS_02_06		Sixth Floor Plan	1:500	A1	Plus Architecture
334_WS_02_07		Seventh Floor Plan	1:500	A1	Plus Architecture
334_WS_02_08		Eighth Floor Plan	1:500	A1	Plus Architecture
334_WS_02_09		Ninth Floor Plan	1:500	A1	Plus Architecture
334_WS_02_10		Roof Plan	1:500	A1	Plus Architecture
04 Elevations					
334_WS_04_01		Elevations NE & SW	1:250	A1(oversize 1.1)	Plus Architecture
334_WS_04_02		Elevations SE & NW	1:250	A1(oversize 1.1)	Plus Architecture
05 Sections					
334_WS_05_01		Section 1	1:250	A1(oversize 1.1)	Plus Architecture
334_WS_05_02		Section 2 & 3	1:250	A1(oversize 1.1)	Plus Architecture
334_WS_05_03		Section 4 & 5	1:250	A1(oversize 1.1)	Plus Architecture
334_WS_05_04		Section 6 & 7	1:250	A1(oversize 1.1)	Plus Architecture
BLOCK A 1 & A2					
01 Site Plans					
334_A1 & A2_01_01		Site Plan_ Block A1 & A2	1:200	A1	Plus Architecture
02 Plans					
334_A1 & A2_02_00		Ground & First Floor Plans_ Block A1 & A2	1:200	A1	Plus Architecture
334_A1 & A2_02_01		Second & Third Floor Plans_ Block A1 & A2	1:200	A1	Plus Architecture
334_A1 & A2_02_02		Fourth & Fifth Floor Plans_ Block A1 & A2	1:200	A1	Plus Architecture
334_A1 & A2_02_03		Sixth & Seventh Floor Plans_ Block A1 & A2	1:200	A1	Plus Architecture
334_A1 & A2_02_04		Eighth & Ninth Floor Plans_ Block A1 & A2	1:200	A1	Plus Architecture
334_A1 & A2_02_05		Roof Floor Plans_ Block A1 & A2	1:200	A1	Plus Architecture
04 Elevations					
334_A1 & A2_04_01		NE & SW Elevations_ Block A1 & A2	1:200	A1	Plus Architecture
334_A1 & A2_04_02		SE & NW Elevations_ Block A1 & A2	1:200	A1	Plus Architecture
05 Sections					
334_A1 & A2_05_01		Cross Section A_ Block A1 & A2	1:200	A1	Plus Architecture
334_A1 & A2_05_02		Cross Section B & C_ Block A1 & A2	1:200	A1	Plus Architecture
BLOCK B					
01 Site Plans					

Drawing Number	Revision	Drawing Title	Scale	Size	Prepared by
334_B_01_01		Site Plan_ Block B	1:200	A1	Plus Architecture
02 Plans					
334_B_02_00		Ground Floor Plan_ Block B	1:200	A1	Plus Architecture
334_B_02_01		First Floor Plan_ Block B	1:200	A1	Plus Architecture
334_B_02_02		Second Floor Plan_ Block B	1:200	A1	Plus Architecture
334_B_02_03		Third Floor Plan_ Block B	1:200	A1	Plus Architecture
334_B_02_04		Fourth Floor Plan_ Block B	1:200	A1	Plus Architecture
334_B_02_05		Fifth Floor Plan_ Block B	1:200	A1	Plus Architecture
334_B_02_06		Sixth Floor Plan_ Block B	1:200	A1	Plus Architecture
334_B_02_07		Roof Plan_ Block B	1:200	A1	Plus Architecture
04 Elevations					
334_B_04_01		North East Elevation_ Block B	1:100	A1(oversize 1.2)	Plus Architecture
334_B_04_02		North West Elevation_ Block B	1:100	A1(oversize 1.2)	Plus Architecture
334_B_04_03		South East Elevation_ Block B	1:100	A1(oversize 1.2)	Plus Architecture
334_B_04_04		South West Elevation_ Block B	1:100	A1(oversize 1.2)	Plus Architecture
05 Sections					
334_B_05_01		Cross Section A_ Block B	1:100	A1(oversize 1.2)	Plus Architecture
334_B_05_02		Cross Section B _ Block B	1:100	A1(oversize 1.2)	Plus Architecture
BLOCK C					
01 Site Plans					
334_C_01_01		Site Plan_ Block C	1:200	A1	Plus Architecture
02 Plans					
334_C_02_00		Ground Floor Plan_ Block C	1:200	A1	Plus Architecture
334_C_02_01		First Floor Plan_ Block C	1:200	A1	Plus Architecture
334_C_02_02		Second Floor Plan_ Block C	1:200	A1	Plus Architecture
334_C_02_03		Third Floor Plan_ Block C	1:200	A1	Plus Architecture
334_C_02_04		Fourth Floor Plan_ Block C	1:200	A1	Plus Architecture
334_C_02_05		Fifth Floor Plan_ Block C	1:200	A1	Plus Architecture
334_C_02_06		Sixth Floor Plan_ Block C	1:200	A1	Plus Architecture
334_C_02_07		Roof Plan_ Block C	1:200	A1	Plus Architecture
04 Elevations					
334_C_04_01		North East Elevation_ Block C	1:100	A1(oversize 1.1)	Plus Architecture
334_C_04_02		South West Elevation_ Block C	1:100	A1(oversize 1.1)	Plus Architecture
334_C_04_03		South East Elevation_ Block C	1:100	A1(oversize 1.1)	Plus Architecture
334_C_04_04		North West Elevation_ Block C	1:100	A1(oversize 1.1)	Plus Architecture
05 Sections					
334_C_05_01		Cross Section A_ Block C	1:100	A1(oversize 1.1)	Plus Architecture
334_C_05_02		Cross Section B_ Block C	1:100	A1(oversize 1.1)	Plus Architecture
Service Building (Creche, Gym & Café)					
02 Plans					
334_CB_02_00		Ground & First Floor Plan	1:100	A1	Plus Architecture
334_CB_02_01		Second Floor & Roof Plan	1:100	A1	Plus Architecture
04 Elevations					
334_CB_04_01		Elevations	1:100	A1	Plus Architecture
05 Sections					
334_CB_05_01		Cross Section A & B	1:100	A1	Plus Architecture
Site Plans Part V Allocation					
01 Site Plans					
334_WS_06_00		Ground Floor Plan- Part V Allocation	1:500	A1	Plus Architecture
334_WS_06_01		First Floor Plan- Part V Allocation	1:500	A1	Plus Architecture
334_WS_06_02		Second Floor Plan- Part V Allocation	1:500	A1	Plus Architecture
334_WS_06_03		Third Floor Plan- Part V Allocation	1:500	A1	Plus Architecture

Drawing Number	Revision	Drawing Title	Scale	Size	Prepared by
334_WS_06_04		Fourth Floor Plan- Part V Allocation	1:500	A1	Plus Architecture
Demolition Drawings					
334_DEM_07_00		Existing Site Location Plan	1:1000	A1	Plus Architecture
334_DEM_07_01		Existing Site Plan	1:500	A1	Plus Architecture
334_DEM_07_02		Existing Site Ground Floor Plan	1:250	A1	Plus Architecture
334_DEM_07_03		Existing Site Roof Plan	1:250	A1	Plus Architecture
334_DEM_07_04		Existing Elevations	1:200	A1	Plus Architecture
334_DEM_07_05		Existing Sections	1:200	A1	Plus Architecture
Landscape Drawings					
100		Landscape Masterplan	1:500	A1	Mitchell Associates +
101		Landscape Masterplan Level 1 Courtyards	1:500	A1	Mitchell Associates +
102		Landscape Sections	1:150	A1	Mitchell Associates +
103		Typical Planting Details	1:20	A1	Mitchell Associates +
Transport Drawings					
PR385358-ACM-GA-00-DR-CE-10-0001		Proposed Ground Floor General Arrangement	1:500	A1	Aecom
PR385358-ACM-00-00-DR-CE-10-0002		Proposed Basement Level General Arrangement	1:500	A1	Aecom
PR385358-ACM-00-00-DR-CE-10-0101		Proposed Autotrack Analysis	1:500	A1	Aecom
PR385358-ACM-00-00-DR-CE-10-0102		Visibility Splay Assessment	1:200	A1	Aecom
Engineering Drawings					
C001	PL2	Integrated Drainage and Landscaping Strategy	1:500	A1	CORA
C002	PL2	Surface Water Drainage Sections	1:100	A1	CORA
C003	PL3	Proposed Foul Drainage and Watermain Layout Plan	1:500	A1	CORA
C004	PL1	Proposed Surface Water Layout Plan	1:500	A1	CORA
C005	PL1	Foul Sewer Long Sections – Sheet 1	As Shown	A1	CORA
C011	PL1	Standard Drainage Details - Sheet 1	As Shown	A1	CORA
C012	PL1	Standard Drainage Details - Sheet 2	As Shown	A1	CORA
C013	PL1	Standard Drainage Details – Sheet 3	As Shown	A1	CORA
Tree Survey Drawings					
101	B	Tree Survey & Tree Constraints	1:500	A1	CMK Hort + Arb Ltd
102	C	Arboricultural Impact	1:500	A1	CMK Hort + Arb Ltd
103	B	Tree Protection	As shown	A1	CMK Hort + Arb Ltd
Lighting Drawings					
e-(6-)01	P2	Site Lighting Layout	1:500	A1	Metec Consulting Engineers

Appendix 2: Part V

Platinum Land Limited Part V Proposal

Platinum Land Limited is proposing the scheme to be part 5 compliant. A total of 49 units are proposed with a breakdown set out below, which represents upto 10% of the 495 units proposed. It is Platinum Lands' intention to lease these units on a 25-year lease to Dublin City Council (DCC) at 85% of market rent. This rent will be set at the time based on an independent valuer's calculations. Platinum Land also intend using the DCC standard lease.

DCC Part 5 Housing		
Unit		
	Total	DCC Part 5 Units
Studios	61	6
1 Bed	150	15
2 Bed (3P)	3	0
2 Bed	175	18
3 Bed	106	10
Total	495	49

Please refer to the Part V Allocation Site Plans as listed in Appendix 1 of this cover letter for specific locations

Appendix 3: EIA Portal Confirmation Notice

Nathan Smith

From: EIAportal <EIAportal@housing.gov.ie>
Sent: Thursday 18 April 2019 15:48
To: Nathan Smith
Subject: EIA Portal Confirmation Notice Portal ID 2019063 Platinum Land Limited

A Chara,

An EIA Portal notification was received on 18/04/2019 in respect of this proposed application.

The information provided has been uploaded to the EIA Portal on 18/04/2019 under EIA Portal ID number **2019063** and is available to view at

<http://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2019063

Competent Authority: An Bord Pleanála

Applicant Name: Platinum Land Limited

Location: Chivers Factory, Coolock Drive, Coolock, Dublin, D17 WP28

Description: Strategic Housing Development for the demolition of existing buildings and development of 495no. Build to Rent residential units, residential amenities and facilities, basement, open space, parking and service building, and all associated site works.

Linear Development: no

Date Uploaded to Portal: 18/04/2019

Regards

Morgan

EIA Portal team

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithviorais chun viorais ríomhaire a aimsiú.

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