

Department of Culture, Heritage and Gaeltacht
Development Applications Unit
Newtown Road
Wexford
Y35 AP90

30th April 2019

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

Dear Sir / Madam

Under article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of a Strategic Housing Development application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

On behalf of the applicant, Platinum Land Limited, 8 Queripel House, 1 Duke of York Square, Kings Road, London SW3 4LY, please find enclosed an application for a Strategic Housing Development (SHD) for the proposed development of lands at the former Chivers Factory site, Coolock Drive, Dublin 17. The development will consist of;

- a) Phase 1 includes the demolition of all existing buildings, existing boundary fences, removal of existing trees, breaking up and crushing the existing hard standing area, excavation and all associated site works;
- b) Phase 2 includes the development of a basement, measuring c. 11,707 square metres to accommodate 181 car parking, 634 bicycle spaces and 16 motorbike spaces, plant rooms, bin storage, attenuation tanks and circulation;
- c) Phase 3 includes the redevelopment of the site to include:
 - i. 495 no. build to rent residential units (comprising 61 no. studio, 150 no. 1 bedroom, 178 no. 2-bedroom, and 106 no. 3 bedroom apartments), residential support facilities, amenities and services in 4 no. blocks which comprise:
 - (i) Phase 3a – Block A1 – includes 98 build to rent units (comprising 16 no. studio, 33 no. 1 bedroom, 39 no. 2 bedroom, and 10 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including function room, with heights proposed as 6 no. storeys (19.175m above ground level), 9 no. storeys (27.8m above ground level) and 10 no. storeys (30.745m above ground level);
 - (ii) Phase 3b – Block A1 – includes 98 build to rent units (comprising 16 no. studio, 33 no. 1 bedroom, 39 no. 2 bedroom, and 10 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including function room, with heights proposed as 6 no. storeys (19.175m above ground level), 9 no. storeys (27.8m above ground level) and 10 no. storeys (30.745m above ground level);

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- (iii) Phase 3c – Block B – includes 173 build to rent units (comprising 18 no. studio, 38 no. 1 bedroom, 54 no. 2-bedroom, and 63 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including Games Room, Dining Area, Study Hub, with heights proposed as 3 no. storeys (10.4m above ground level), 4 no. storeys (13.175m above ground level), 5 no. storeys (16.1m above ground level), 6 no. storeys (19.175m above ground level) and 7 no. storeys (21.95m above ground level);
 - (iv) Phase 3d – Block C – includes 126 build to rent units (comprising 11 no. studio, 46 no. 1 bedroom, 46 no. 2-bedroom, and 23 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including Homework Club, Communal Work Area with heights proposed as 3 no. storeys (10.4m above ground level), 4 no. storeys (13.175m above ground level), 5 no. storeys (16.1m above ground level), 6 no. storeys (19.175m above ground level) and 7 no. storeys (21.95m above ground level);
 - ii. Ground floor car parking (215 spaces) and bicycle parking (16 spaces);
 - iii. Service building including 1 no. creche, café and gym; and
 - iv. All associated ancillary development works including drainage, 4 no. electricity substations, access and roads within the site, pavements, new boundary walls, fencing, public open space, communal amenity space, tree planting, vehicle and pedestrian access and all associated site works.
- d) Phase 4 - Highway and pedestrian improvements including:
- i. Upgrading of the site and signals at the junction of Coolock Drive and Oscar Traynor Road;
 - ii. Provision of a signalised pedestrian crossing to the south of the site entrance on Coolock Drive; and
 - iii. Provision of a signalised pedestrian crossing at the proposed pedestrian entrance to the park off Greencastle Road.

The total site area for the planning application is 3.86 hectares.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: <https://thejamfactorycoolock.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, 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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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).

Please do not hesitate to contact us if you require any further information.

Yours faithfully,



Nathan Smith
Senior Planning Consultant
McCutcheon Halley Chartered Planning Consultant

Ali Harvey
The Heritage Council
Aras na hOidhreacht
Church Lane
Kilkenny
R95 X264

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Nathan Smith
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Irish Water
Colvill House
24-26 Talbot Street
Dublin 1

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Michael MacAree
National Transport Authority
Dun Sceine
Harcourt Lane
Dublin 2
D02 WT20

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An Taisce
The National Trust for Ireland
Tailors' Hall
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- amenities including Games Room, Dining Area, Study Hub, with heights proposed as 3 no. storeys (10.4m above ground level), 4 no. storeys (13.175m above ground level), 5 no. storeys (16.1m above ground level), 6 no. storeys (19.175m above ground level) and 7 no. storeys (21.95m above ground level);
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 - ii. Ground floor car parking (215 spaces) and bicycle parking (16 spaces);
 - iii. Service building including 1 no. creche, café and gym; and
 - iv. All associated ancillary development works including drainage, 4 no. electricity substations, access and roads within the site, pavements, new boundary walls, fencing, public open space, communal amenity space, tree planting, vehicle and pedestrian access and all associated site works.
- d) Phase 4 - Highway and pedestrian improvements including:
- i. Upgrading of the site and signals at the junction of Coolock Drive and Oscar Traynor Road;
 - ii. Provision of a signalised pedestrian crossing to the south of the site entrance on Coolock Drive; and
 - iii. Provision of a signalised pedestrian crossing at the proposed pedestrian entrance to the park off Greencastle Road.

The total site area for the planning application is 3.86 hectares.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: <https://thejamfactorycoolock.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, 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).

Please do not hesitate to contact us if you require any further information.

Yours faithfully,



Nathan Smith
Senior Planning Consultant
McCutcheon Halley Chartered Planning Consultant

Dublin City Childcare Committee
Ocean House
Arran Quay
Dublin 7

30th April 2019

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

Dear Sir / Madam

Under article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of a Strategic Housing Development application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

On behalf of the applicant, Platinum Land Limited, 8 Queripel House, 1 Duke of York Square, Kings Road, London SW3 4LY, please find enclosed an application for a Strategic Housing Development (SHD) for the proposed development of lands at the former Chivers Factory site, Coolock Drive, Dublin 17. The development will consist of;

- a) Phase 1 includes the demolition of all existing buildings, existing boundary fences, removal of existing trees, breaking up and crushing the existing hard standing area, excavation and all associated site works;
- b) Phase 2 includes the development of a basement, measuring c. 11,707 square metres to accommodate 181 car parking, 634 bicycle spaces and 16 motorbike spaces, plant rooms, bin storage, attenuation tanks and circulation;
- c) Phase 3 includes the redevelopment of the site to include:
 - i. 495 no. build to rent residential units (comprising 61 no. studio, 150 no. 1 bedroom, 178 no. 2-bedroom, and 106 no. 3 bedroom apartments), residential support facilities, amenities and services in 4 no. blocks which comprise:
 - (i) Phase 3a – Block A1 – includes 98 build to rent units (comprising 16 no. studio, 33 no. 1 bedroom, 39 no. 2 bedroom, and 10 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including function room, with heights proposed as 6 no. storeys (19.175m above ground level), 9 no. storeys (27.8m above ground level) and 10 no. storeys (30.745m above ground level);
 - (ii) Phase 3b – Block A1 – includes 98 build to rent units (comprising 16 no. studio, 33 no. 1 bedroom, 39 no. 2 bedroom, and 10 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including function room, with heights proposed as 6 no. storeys (19.175m above ground level), 9 no. storeys (27.8m above ground level) and 10 no. storeys (30.745m above ground level);

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- (iii) Phase 3c – Block B – includes 173 build to rent units (comprising 18 no. studio, 38 no. 1 bedroom, 54 no. 2-bedroom, and 63 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including Games Room, Dining Area, Study Hub, with heights proposed as 3 no. storeys (10.4m above ground level), 4 no. storeys (13.175m above ground level), 5 no. storeys (16.1m above ground level), 6 no. storeys (19.175m above ground level) and 7 no. storeys (21.95m above ground level);
- (iv) Phase 3d – Block C – includes 126 build to rent units (comprising 11 no. studio, 46 no. 1 bedroom, 46 no. 2-bedroom, and 23 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including Homework Club, Communal Work Area with heights proposed as 3 no. storeys (10.4m above ground level), 4 no. storeys (13.175m above ground level), 5 no. storeys (16.1m above ground level), 6 no. storeys (19.175m above ground level) and 7 no. storeys (21.95m above ground level);
- ii. Ground floor car parking (215 spaces) and bicycle parking (16 spaces);
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- d) Phase 4 - Highway and pedestrian improvements including:
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proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

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Yours faithfully,



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