

Planning Department,
Dublin City Council
Civic Offices
Wood Quay
Dublin 8

2nd May 2019

Dear Sir/Madam,

**RE: PLANNING APPLICATION FOR PROPOSED RESIDENTIAL “BUILD TO RENT”
AND COMMERCIAL DEVELOPMENT AT THE FORMER CONCORDE
INDUSTRIAL ESTATE, NAAS ROAD, WALKINSTOWN, DUBLIN 12**

On behalf of the applicant, Development Ocht Ltd, 88 Harcourt Street, Dublin 2, please find enclosed a planning application for “Build to Rent” Residential and Commercial Development for at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12.

Application Copies

The enclosed 6 no. hard copies and 3 no. soft copies are provided as per Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017 which states;

‘An applicant shall submit to the planning authority or each authority in whose area the proposed strategic housing development would be situated 6 printed copies of his or her application for permission for a proposed strategic housing development, together with one copy of the application in a machine-readable form on a digital device’.

Development Details

The proposed development is described in the public notices as follows:

Development Ocht Ltd. intend to apply for planning permission for a mixed use development comprising of a “Build to Rent” Residential Development and commercial units on lands (1.88 ha) at the Former Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12.

The proposed development comprises of the following:

- Demolition of the existing 5,810 sq.m. 2 no. storey industrial units and associated structures on the site;
- Construction of a mixed use development comprising of 2 no. main structures comprising of Blocks A-E in one structure and Block F as a stand along structure.
- Provision of 492 residential units (104 no. studios, 136 no. 1 bed units and 252 no. 2 bed units), ranging in height from 4 no. storeys (12m) to 8 no. storeys (24.1m) over basement level;

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 Mary MacMahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Associate Directors: Stephanie Byrne BA MRUP MIPI, Niall Byrne BSc(Hons) M.Sc MRTPI MIPI

- Provision of 3,347 sq.m. commercial use including 7 no. commercial units at ground floor comprising of a car showroom (350 sq.m.), shop (146 sq.m.), shop/ convenience store (437 sq.m.), and 4 no. café/ restaurants ranging in size from 48 sq.m. to 177 sq.m.) and 3 no. commercial units at first floor level comprising of a medical centre (517 sq.m.) and 2 no. shared office spaces (566 sq.m. and 150 sq.m. respectively) and creche unit at ground and first floor (382 sq.m.) and associates outdoor play space;
- Provision of 238 no. car parking spaces (200 no. at basement level to serve the residential development and 38 at surface level to serve the commercial development) including the provision of 10 no. car club spaces, 516 no. cycle parking spaces (258 no. basement level and 258 no. within the residential courtyard areas) to serve the residential development and an additional 56 no. uncovered cycle parking spaces located at surface level to serve the commercial units / visitors.
- The proposed development will also include the provision of communal open space including courtyard areas, roof terraces, the provision of resident support facilities including reception / concierge, and waste management facilities, and the provision of resident services and amenities including, internal common areas, shared work space, games room, and multi-function event spaces
- The proposed development will provide balconies and/ or terraces on the south, east and west elevations, revised boundary treatments and landscaping including 2,901 sq.m. public open space, children's play area, and provision of pedestrian and cycle linkages through the site and along all site boundaries, upgrades to the public realm, provision of green roof, ESB sub-station, SUDS drainage, and all ancillary site development works necessary to facilitate the development.

An Environmental Impact Statement has been prepared in respect of the proposed development.

The proposed residential development is a "Build to Rent" scheme in accordance with Specific Planning Policy 7 and 8 as set out in the "*Sustainable Urban House: Design Standards for New Apartments 2018*".

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Council Development Plan 2016-2022 and the Naas Road Local Area Plan 2013.

The application together with an Environmental 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.concordeshdnaasroad.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, 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.

Enclosures

The following documentation has been submitted to An Bord Pleanála and 6 no. copies have been provided herein to Dublin City Council in accordance with Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017:

- Strategic Housing Development Application Form including form attachments;
- Application Fee cheque €80,000;
- 3 no. Digital Copy – CD;
- Copy of Site Notice;
- Copy of Newspaper Notice;
- Part V Proposal;
- Cover Letter prepared by John Spain Associates;
- Architectural Drawings and Design Statement prepared by Reddy Architecture and Urbanism
- Housing Quality Assessment prepared by Reddy Architecture and Urbanism;
- Life Cycle Report prepared by Reddy Architecture and Urbanism;
- Landscape Report and Drawings prepared by Stephen Diamond Landscape Architects;
- Statement of Consistency prepared by John Spain Associates;
- An Bord Pleanála Response Document prepared by John Spain Associates;
- Engineering Drawings prepared by BM Consulting Engineers;
- Road Safety Audit prepared by ILTP Stage 1/2
- Road Safety Audit prepared by ILTP Stage 1/2
- Ground Investigation Report prepared by Causeway Geotech
- Civil Engineering Infrastructure Report including Flood Risk Assessment prepared by BM Consulting Engineers; Parking and Mobility Study prepared by BM Consulting Engineers; Construction and Demolition Waste Management Plan prepared by BM Consulting Engineers; Construction Management Plan prepared by BM Consulting Engineers;
- Residential Travel Plan Framework prepared by BM Consulting Engineers;
- Operational Waste Management Plan prepared by AWN Consulting
- Operational Management Plan prepared by Hooke McDonald
- Daylight / Sunlight Analysis prepared by IES Consulting;

- AA Screening prepared by Openfield Ecological Consultants;
- Site Lighting Report prepared by Homan O'Brien Engineering
- Sustainability and TGD L Report prepared by Homan O'Brien Engineering;
- CBRE Report on Mixed Use Commercial and Residential Scheme
- CGI's prepared by Modelworks;
- Environmental Impact Assessment Report including Non – Technical Summary

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017 and application guidance documents issued by An Bord Pleanála.

In preparing this planning application, including all drawings and reports, we had regard to the issues raised during pre-application meetings with Dublin City Council the tri-partite meeting with the Board and the requirements of relevant Section 28 Guidelines and the Dublin City Development Plan 2016-2022.

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

Yours sincerely,



John Spain Associates