

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

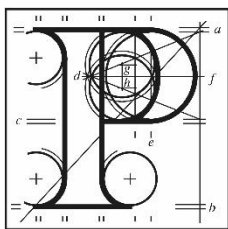
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
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Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Glenveagh Living Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	15 Merrion Square North, Dublin 2, D02 YN15
Company Registration No:	610609

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Sorcha Turnbull Brady Shipman Martin
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is “No”, all correspondence will be sent to the applicant’s address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Derek Murphy
Firm/Company:	O’Mahony Pike Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	1-4 East Road
Address Line 2:	
Address Line 3:	
Town/City:	Dublin
County:	Dublin 3
Eircode:	Eircode: D03 W403, D03 H592, D03 YN50 (relating to existing businesses on site)
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OS MAP SERIES: 1:1000 OS MAP REF: 3264-02 OS sheet 3264-02, 3198-22, 3198-23, 3264-03:
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	2.3 ha

Site zoning in current Development Plan or Local Area Plan for the area:	Z14
Existing use(s) of the site and proposed use(s) of the site:	Current use as a trailer hire, maintenance and sales site. Proposed use is a mixed use residential and commercial development

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Glenveagh Living Ltd. Is the owner of the site at 1-4 East Road however the application boundary includes lands outside of this site, on the public road, which are in the ownership of Dublin City Council.</p> <p>A letter of consent from Dublin City Council is included in this regard.</p>			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	<p>As above.</p> <p>Glenveagh Living Ltd. 15 Merrion Square North, Dublin 2, D02 YN15</p>		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [✓] No: []	
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p>Applicant is the owner of the site to the south of the railway line, onto Sheriff St- See enclosed Site Location Map reference 1804-OMP-00-00-DR-A-XX-11000</p>			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
PL06S.304363	Demolition of existing structures, construction of mixed use development to include 554 no. apartments, commercial/enterprise space, creche and associated site works.	Withdrawn
4803/08 (PL29N.232517- Withdrawn)	Demolition of existing buildings, construction of mixed use development comprising hotel, office accommodation, retail floor space and restaurant.	Refuse
0107/02 PL29N.129420	Storage of empty waste skips on zoned industrial land	Refuse
4794/03 PL29N.205481	Demolition of existing buildings, construction of crèche, retail units, office space and 81 no. apartments with associated underground parking	Refuse
2690/01 PL29N.128741	Change of use of storage area at the East Road Industrial Complex, Dublin 3 for cardboard recycling.	Grant
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		

Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):	
Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please give details e.g. year, extent:	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please give details:	

9. Description of the Proposed Strategic Housing Development:

<p>Please provide a brief description of the nature and extent of the proposed development, including-</p> <ul style="list-style-type: none"> • the proposed types and numbers of houses, student accommodation or both, • in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put, • proposed services ancillary to residential development, • other proposed uses in the development of the land, the zoning of which facilitates such use, and • where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The development will consist of:

1. Demolition of all existing structures on site and the construction of a mixed use development with a gross floor area of c. 52,796 sq.m (excluding below podium parking areas) set out in 9 no. blocks, over two separate podium, ranging in height from 3 to 15 storeys to accommodate 554 no. apartments commercial/enterprise space, 3 no. retail units, foodhub/café/exhibition space, residential tenant amenity, crèche and men's shed. The site will accommodate 241 no. car parking spaces, 810 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public plaza and residential podium courtyards.
2. The 9 no. residential buildings range in height from 3 storeys to 15 storeys, (including podium and ground floor uses) with a total Gross Floor Area of c. 47,077 sq.m (excluding ground floor uses and below podium parking but including residential cores below podium of 826.4sq.m) accommodating 554 no. apartments comprising 72 studios, 202 no. 1 bed units, 232 no. 2 bed units and 48 no. 3 bed units. The residential buildings are arranged around a central public plaza (at ground level) and raised residential courtyards at podium level over ground level car-parking and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:
 - Block A1 with GFA of c. 5,398.2 sq.m. is a 3 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 70 no. units comprising 15 no. studios, 37 no. 1 bed units, 8 no. 2 bed units, 10 no. 3 bed units.
 - Block A2 with GFA of c. 5,775.5 sq.m. is a 4 to 7 storey building including setbacks and balconies, accommodating 69 no. units comprising 15 no. studios, 15 no. 1 bed units, 37 no. 2 bed units, 2 no. 3 bed units.
 - Block A3 with GFA of c. 4,881.5 sq. m. is a 4 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 56 no. units comprising 21 no. 1 bed units, and 35 no. 2 bed units.
 - Block B1 with GFA of c. 1,676.8 sq. m. is a 3 to 4 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 16 no. units comprising 5 no. 1 bed units, 5 no. 2 bed units, 6 no. 3 bed units.
 - Block B2 with GFA of c. 3,266.2 sq. m. is a 5 to 6 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 34 no. units comprising 10 no. 1 bed units, 16 no. 2 bed units, 8 no. 3 bed units.
 - Block C1 with GFA of c. 5,010.3 sq. m. is a 6 to 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 58 no. units comprising 24 no. studios, 4 no. 1 bed units, 8 no. 2 bed units, 22 no. 3 bed units.
 - Block C2 with GFA of c. 7,230.5 sq. m. is a 5 to 10 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 85 no. units comprising 11 no. studios, 25 no. 1 bed units and 49 no. 2 bed units.
 - Block D1 with GFA of c. 6,232.6 sq. m. is an 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 78 no. units comprising 7 no. studios, 26 no. 1 bed units and 45 no. 2 bed units.
 - Block D2 with GFA of c. 6,779 sq. m. is a 8 to 15 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 88 no. units comprising 59 no. 1 bed units and 29 no. 2 bed units.
 - Residential tenant amenity space is provided at ground level of block C2 with a total floor area of 361.6 sq.m. External residential courtyards are provided between blocks A1-A2-A3-B1, D1:D2-C2 and C1-B2.
3. The residential buildings sit at podium level (Level 1) above ground level which contains residential car-parking, cycle parking, plant areas and ground floor uses. These ground floor uses include a crèche of c. 539.9 sq.m and 3 no. retail units with a total floor area of 344.6 sq.m, a foodhub/café/exhibition space of 680.8 sq.m, enterprise space of 2,444.6

sq.m, tenant amenity space of 361.6 sq.m and a men's shed of 91.8 sq.m. Total gross floor area of proposed other uses is 4463.3 sq.m.

4. The site is accessed from a relocated entrance off East Rd, and the below podium car parking, split into two areas, accommodates 810 bicycle parking spaces, 241 car parking spaces, plant, ESB sub-stations, storage areas, waste storage areas and other associated facilities. The application includes for alterations to the existing road layout and junction on East Road.

The development also includes for a new centrally landscaped public plaza, which also incorporates surface car-parking and cycle parking. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, and associated and ancillary works, including site development works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. 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, 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.

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

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:	<u>SHDPAC0010/18</u>
Meeting date(s):	<ul style="list-style-type: none"> • 21 May 2018 • 18 June 2018 • 26 July 2018 • 6 September 2018 • 8 October 2018 • 8 November 2018

(B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála reference number:	ABP-303265-18
Meeting date(s):	6th February 2019

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

n/a

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star, 20 th June 2019
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

If the answer to above is “Yes”, state date on which the site notice(s) was erected:	20 th June 2019
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/> No: [<input type="checkbox"/> N/A: [<input type="checkbox"/>
If the answer to the above is “Yes”, list the prescribed authorities concerned:	Transport Infrastructure Ireland, National Transport Authority, Irish Water, Dublin City Childcare Committee, Coras Iompair Éireann, Commission for Railway Regulation, Iarnród Éireann

If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	20 th June 2019 (electronic copies only by request)
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [] No: [✓]
If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [] No: []
If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	

12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	Enclosed: Yes: [✓] No: []
Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	Enclosed: Yes: [] No: [N/A]

Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.

(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:

Enclosed:

Yes: [] No: []

N/A: [✓]

Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.

(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:

Enclosed:

Yes: [✓] No: []

N/A: []

Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.

(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.

Enclosed:

Yes: [] No: []

N/A: [✓]

(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.

Enclosed:

Yes: [✓] No: []

N/A: []

13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	72	2817.6
1-bed	202	10439.6
2-bed	232	18646.6
3-bed	48	4846
4-bed		
4+ bed		
Total	554	36,749.80

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	554
(c) State cumulative gross floor space of residential accommodation, in m ² :	36,749.80

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Creche (XX* no. of childcare spaces)	539.9
Enterprise Spce	2444.6
Foodhub/Café Space	680.8
Men's Shed	91.8
Retail	344.6
Tenant Amenity Space	361.6

<p>Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p>	

(b) State cumulative gross floor space of non-residential development in m ² :	4463.3
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	41,213.10
(d) Express 15(b) as a percentage of 15(c):	10.83%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	✓	

<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p>✓</p>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>	<p>✓</p>	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p>✓</p>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order</p>		<p>✓</p>

<p>or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		<p>✓</p>
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		<p>✓</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>✓</p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>✓</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	2,343.6
State gross floor space of any proposed demolition, in m ² :	2,343.6
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	52,796

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	Current use as a trailer hire, maintenance and sales site.
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	Proposed use is a mixed use residential and commercial development
(d) State nature and extent of any such proposed use(s):	554 residential units Creche (539.9 sq.m) Enterprise Space (2444.6) Foodhub/Café (680.8) Men's Shed (91.8) Retail (344.6) Tenant Amenity Space (361.6)
(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application: Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	✓	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	✓	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	✓	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Mains:

Group Water Scheme: Name of Scheme: _____

Private Well:

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): _____

(D) Irish Water Requirements:	
Please submit the following information:	Enclosed:
(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
--	---

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

24. Application Fee:

(a) State fee payable for application:	€ 80,000 (Maximum Fee Payable)
(b) Set out basis for calculation of fee:	554 units @ €130 = €72,020 4,463 other uses @ 7.20 = €32,133.60 EIAR @ €10,000 Total Fee: €114,153.60
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] Fee has been paid by EFT- confirmation enclosed.

25. Universal Design:


Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie

Enclosed:

Yes: [] No: []

Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	19 th June 2019

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Glenveagh Living Ltd.
Surname:	
Address Line 1:	15 Merrion Square North
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 YN15
E-mail address (if any):	enquiries@glenveagh.ie
Primary Telephone Number:	+353 (0)1 556 5600
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Justin Bickle, Stephen Garvey, Michael Rice, John Mulcahy and Shane Scully
Company Registration Number (CRO):	610609
Contact Name:	Shane Scully (Chief Development Officer),
Primary Telephone Number:	086 1742271
Other / Mobile Number (if any):	01 5565651
E-mail address:	shane.scully@glenveagh.ie

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Sorcha
Surname:	Turnbull
Address Line 1:	Brady Shipman Martin
Address Line 2:	Block B, Canal House
Address Line 3:	Canal Road
Town / City:	Dublin 6
County:	Dublin
Country:	Ireland
Eircode:	D06
E-mail address (if any):	sorchaturnbull@bradyshipmanmartin.com
Primary Telephone Number:	01-2081900
Other / Mobile Number (if any):	085-1401677

Person responsible for preparation of maps, plans and drawings:

First Name:	Derek
Surname:	Murphy
Address Line 1:	The Chapel
Address Line 2:	Mount Saint Anne's
Address Line 3:	
Town / City:	Milltown
County:	Dublin 6
Country:	Ireland
Eircode:	D06 XN52
E-mail address (if any):	dmurphy@omp.ie
Primary Telephone Number:	01- 202 7400
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	<u>Catherine Bennett</u>
Mobile Number:	<u>+353 (87) 711 4983</u>
E-mail address:	<u>catherine.bennett@glenveagh.ie</u>

Appendix A – Letter of Consent from Dublin City Council



Transportation Planning Division, Environment and Transportation,
Civic Offices, Wood Quay, Dublin 8

Rannán Pleanála Iompair, Roinn Comhshaoil agus Iompair,
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T.(01) 2222099 E. trafficplanning@dublincity.ie

Sorcha Turnbull
Brady Shipman Martin
Canal House
Canal Road
Dublin 6

5th April 2019

Re: Letter of Consent to Planning Application

Site: Planning application for mixed use development on lands at 1 - 4 East Road, Dublin 1.


To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically lands (e.g. within the footpath and roadway onto East Road as indicated in green on attached map).

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001.

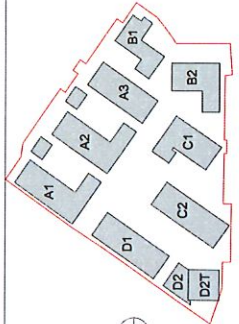
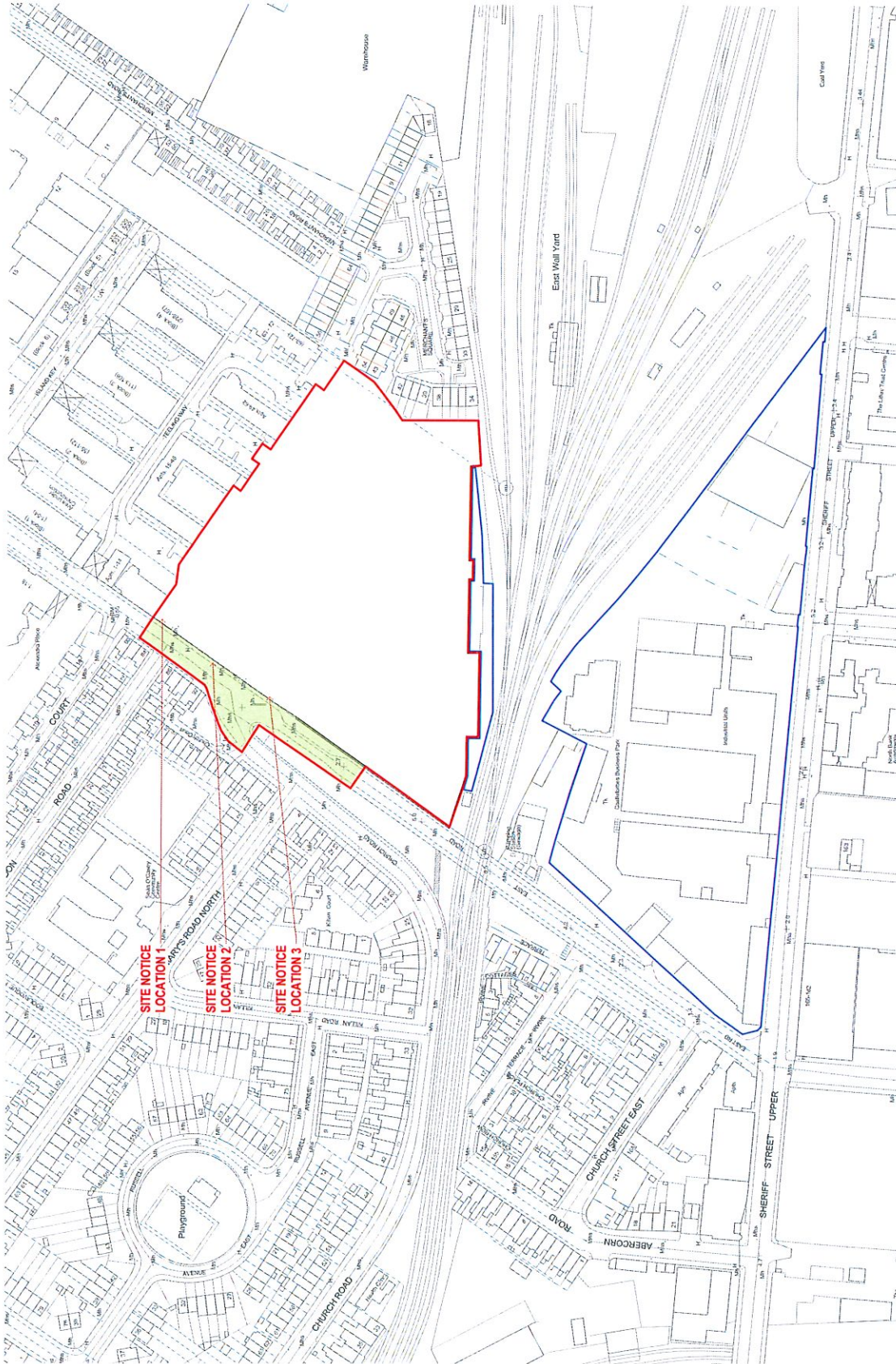
Yours faithfully,


John Flanagan
City Engineer



Legend

- Application Site (2.3 ha) Outlined in Red
- Lands in the Ownership of the Applicant and/or Landowner
- Area of Land for which consent is being sought that is in the ownership of the Local Authority (DCC)



Site Location Map

OS MAP SERIES: 11000
 ITM Centre Point Co-ordinate: X,Y = 717769.734000
 Copyright Ordnance Survey/ Ireland and Government of Ireland

OS sheet 566459_319559_319550_306450
 REVISION DATE = 30-Mar-2018
 LEVEL DATE = 31-Dec-1993

Ordnance Survey Ireland
 License No. AN 000018

Revision Description

Revision Description	Date	Rev. No.	Issued by
Information Approved	28-11-20	1	JS
Final Boundary Line Revised	13-12-18	3	ES
Site Boundary Line Revised	13-12-18	3	ES
Pre Planning Check	17-12-2018	4	JS
Site - An Bord Pleanála Submittal	25-03-2019	5	JS
Revised Site Red Dot	05/04/2019	7	JS/ES

o mahony pike
 architecture urban design dublin

21 South Mall
 The Liberties
 Dublin 8, Dublin 8
 Ireland, Dublin 8
 Tel: +353 1 281 8822
 www.mahonypike.com

Project: East Road
Location: East Wall, Dublin 3
Client: Glenweagh Living

Project No.: 1804
Project Lead: DM
Drawn By: JS/ES
Model No.: 1804-OMP-22-M3-A3-A-X-00001

Scale @ A1: 1:1000
Date Printed: 12/12/18
Current Rev.: 7

Purpose: Information

Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS112(2007) + A2(D016), Table 5, Standard Codes for Suitability of Models and Documents.
 * Information Approval Check is empty, this information has been shared at 50 - W/P.

Drawing Title: Site Location Map
Drawing No.: 1804-OMP-00-00-DR-A-X-11000

Appendix B – Copy of Consultations with Irish Water

Nick Fenner
Ormond House
Upper Ormond Quay
Dublin 7



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

11 September 2018

Dear Sir/Madam,

**Re: Customer Reference No 0356794551 pre-connection enquiry - Subject to contract | Contract denied
[Connection for 520 domestic units]**

Irish Water has reviewed your pre-connection enquiry in relation to
water and wastewater connections at 1-3 East Road, East Wall, Dublin

Based upon the details you have provided with your pre-connection enquiry and on the capacity currently available as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network can be facilitated.

Water:

In order to accommodate the proposed connection at the Premises, upgrade works are required to provide a connection from the 24" trunk watermain on East Wall Road into the adjacent 12" distribution watermain. This connection will require a PRV to be installed. An existing 150mm connection to the 24" trunk watermain exists at the junction of East Wall Road and the entrance to the Port Tunnel that could possibly be used. Further investigation of the viability of this existing connection will be required at connection stage. Further testing of the network will be required following the installation of the above arrangement to ensure sufficient water supply to the development and to determine if further upgrades are necessary. Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. Should you wish to have such upgrade works progressed, please contact Irish Water to discuss this further.

This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. Please note that Irish Water can not guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.

Wastewater:

In order to accommodate the proposed connection at the Premises the network requires reconfiguration works in the vicinity of the East Road Pumping station. Currently Irish Water is doing a survey of the network and details of the required reconfiguration will be known by the end of 2018 after the survey. Currently the works are not on Irish Water Capital Investment Plan.

There is a combined wastewater system in the area. The development has to incorporate Sustainable Drainage Systems/ Attenuation in the management of stormwater and to reduce surface water inflow into the combine sewers. Full details of these have to be agreed with Dublin City Council Drainage Division.

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

- A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.
- B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.
- C. In advance of submitting this development to An Bord Pleanála for full assessment, the Developer is required to have entered into a Project Works Services Agreement to deliver infrastructure upgrades to facilitate the connection of the development to Irish Water infrastructure.

A connection agreement can be applied for by completing the connection application form available at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Utility Regulation.

If you have any further questions, please contact Marina Byrne from the design team on 018925991 or email mzbyrne@water.ie. For further information, visit www.water.ie/connections

Yours sincerely,

Maria O'Dwyer
Connections and Developer Services

Stiúrthóirí / Directors: Mike Quinn (Chairman), Jerry Grant, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

Nick Fenner,
DBFL,
Ormond House,
Upper Ormond Quay,
Dublin 7

3 April 2019

Uisce Éireann
Bosca OP 448
Oifig Sheachadta
na Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Re: Design Submission for SHD Development at 1-3 East Road, East Wall, Dublin(the “Development”) (the “Design Submission”) / 0356794551.

Dear Nick,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water Representative

Name: Marina Byrne
Phone: 018925991
Email: mzbyrne@water.ie

Yours sincerely,



Maria O’Dwyer

Connections and Developer Services

Appendix A

Document Title & Revision

- 170200-3000 Revision C Site Services Layout
- 170200-3001 Revision B Watermain Layout

Standard Details/Code of Practice Exemption: N/A

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

IRISH WATER STANDARD DETAILS FOR WATER NETWORKS BROUGHT INTO CONTRACT BY REFERENCE

Drawing Ref	Title
STD-W-01	Water Service Connection and Boundary Box (25mm OD Pipe)
STD-W-02	Customer Connection and Boundary Box (25mm OD Pipe)
STD-W-03	General pipe connections (sheet 1 of 7)
STD-W-04	General pipe connections (sheet 2 of 7)
STD-W-05	General pipe connections (sheet 3 of 7)
STD-W-06	General pipe connections (sheet 4 of 7)
STD-W-07	General pipe connections (sheet 5 of 7)
STD-W-08	General pipe connections (sheet 6 of 7)
STD-W-09	General pipe connections (sheet 7 of 7)
STD-W-10	Typical service layout indicating separation distances
STD-W-11	Typical service layout indicating separation distances
STD-W-12	Trench backfill & bedding
STD-W-13	Sluice valve for polyethylene (PE) pipe (150mm dia.) (sheet 1 of 2)
STD-W-14	Sluice valve for polyethylene (PE) pipe (150mm dia.) (sheet 2 of 2)
STD-W-15	On-line hydrant for polyethylene (PE) pipe (sheet 3 of 4)
STD-W-16	On-line hydrant for polyethylene (PE) pipe (sheet 4 of 4)
STD-W-17	Marker posts / plates
STD-W-18	Water main thrust & support blocks
STD-W-19	Pipe Repair to Existing Mains
STD-W-20	Telemetry and Vler Kiosk

LEGEND

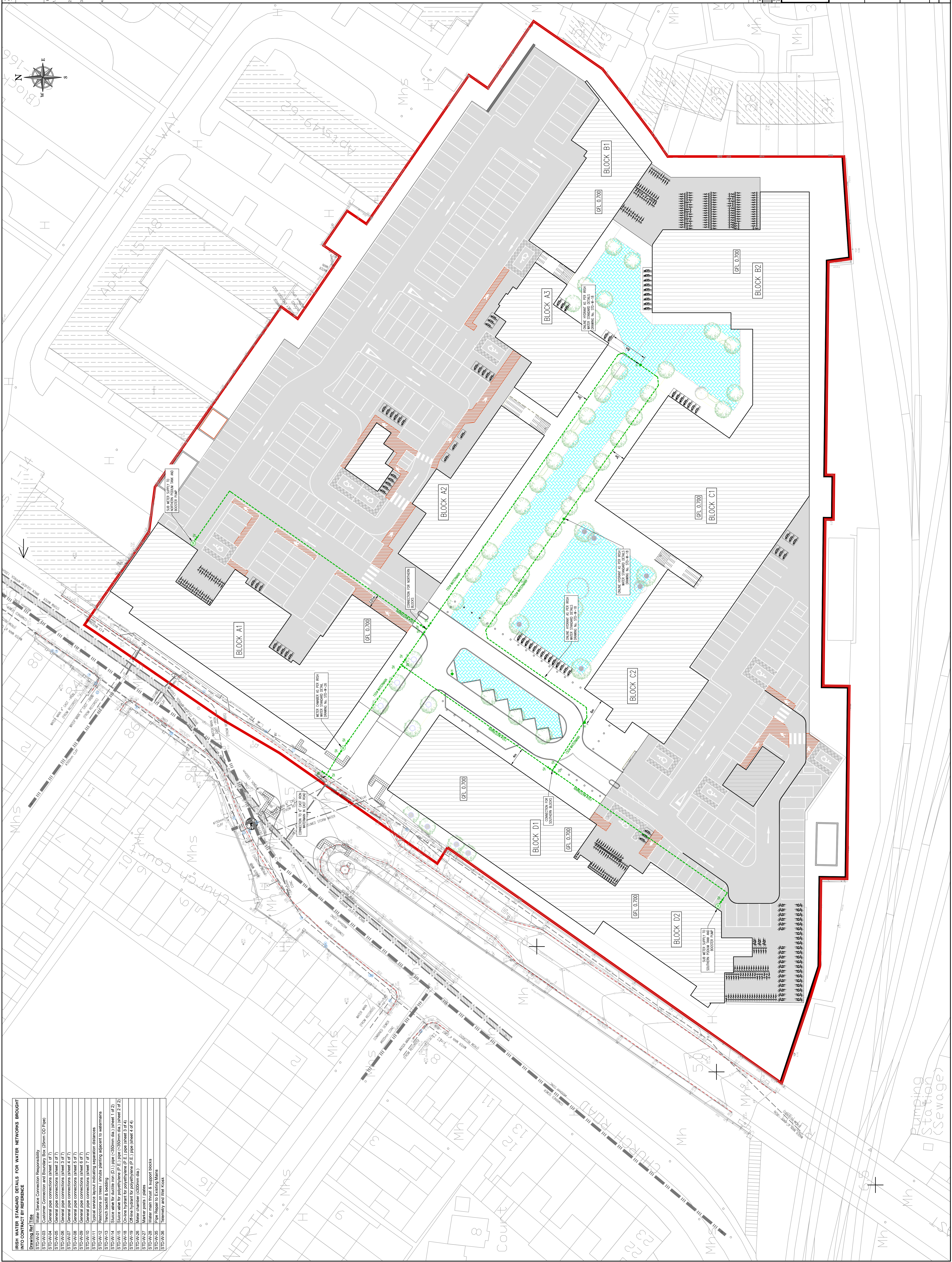
- SITE BOUNDARY
- BUILDING OUTLINE
- FOOTPATH OUTLINE

SERVICES LEGEND (GROUND)

- WATERMAIN
- SLUICE VALVE
- HYDRANT
- WATER METER
- EXISTING WATERMAIN

NOTES:

- ALL DRAWINGS TO BE CHECKED BY CONTRACTOR ON SITE AND DIMENSIONS FORMED OF DISCREPANCIES BEFORE WORK.
- ALL LEVELS ARE IN METRES AND ARE RELATED TO ORDNANCE DATUM.
- WATERMAIN INSTALLATION AND ALL WATER SUPPLY WORKS TO BE IN ACCORDANCE WITH THE I.W.S. CODE OF PRACTICE FOR WATER SUPPLY AND WATER MAINS.
- CONNECTIONS TO EXISTING WATER MAINS TO BE MADE IN ACCORDANCE WITH I.W.S. CODE OF PRACTICE FOR WATER SUPPLY AND WATER MAINS.
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PRE-PLANNING

DATE: 10/01/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 10/01/2024

DPL

10000 PLYWOOD DRIVE, BANGOR
 DUBLIN 11, IRELAND
 TEL: 01 852 3600
 FAX: 01 852 3601
 WWW.DPL.IE

DEVELOPMENT AT 1-4 EAST
 ROAD DUBLIN

CLIENT: GLENVEAGH

SCALE: 1:250 (B4)

FILE REF: 170200-3001

DATE NO: 170200-3001

B

Appendix C: Copy of Cover Letters to Prescribed Bodies



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

Nick West
Senior Track and Structures Engineer,
Iarnrod Eireann
Pearse Station
Westland Row
Dublin 2
D02 RV00

Date: 20th June 2019

Re: Strategic Housing Development (SHD) at 1-4 East Rd, Dublin 3
(ABP-303265-18 – Pre-Application Reference)

Dear Mr. West

On behalf of the applicant Glenveagh Living Limited., 15 Merrion Square North, Dublin 2, D02 YN15 please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 25th February 2019.

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

For clarity this application relates to the same proposed development at 1-4 East Road, as was subject to a previous application lodged with An Bord Pleanála on 30th April 2019 (ABP Reference: PL06S.304363), that has been subsequently withdrawn.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

1. *Demolition of all existing structures on site and the construction of a mixed use development with a gross floor area of c. 52,796 sq.m (excluding below podium parking areas) set out in 9 no. blocks, over two separate podium, ranging in height from 3 to 15 storeys to accommodate 554 no. apartments commercial/enterprise space, 3 no. retail units, foodhub/café/exhibition space, residential tenant amenity, crèche and men's shed. The site will accommodate 241 no. car parking spaces, 810 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public plaza and residential podium courtyards.*
2. *The 9 no. residential buildings range in height from 3 storeys to 15 storeys, (including podium and ground floor uses) with a total Gross Floor Area of c. 47,077 sq.m (excluding ground floor uses and below podium parking but including residential cores below podium of 826.4sq.m) accommodating 554 no. apartments comprising 72 studios, 202 no. 1 bed units, 232 no. 2 bed units and 48 no. 3 bed units. The residential buildings are arranged around a central public plaza*



**Brady Shipman
Martin.**

**Built.
Environment.**

(at ground level) and raised residential courtyards at podium level over ground level car-parking and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:

- *Block A1 with GFA of c. 5,398.2 sq.m. is a 3 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 70 no. units comprising 15 no. studios, 37 no. 1 bed units, 8 no. 2 bed units, 10 no. 3 bed units.*
 - *Block A2 with GFA of c. 5,775.5 sq.m. is a 4 to 7 storey building including setbacks and balconies, accommodating 69 no. units comprising 15 no. studios, 15 no. 1 bed units, 37 no. 2 bed units, 2 no. 3 bed units.*
 - *Block A3 with GFA of c. 4,881.5 sq. m. is a 4 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 56 no. units comprising 21 no. 1 bed units, and 35 no. 2 bed units.*
 - *Block B1 with GFA of c. 1,676.8 sq. m. is a 3 to 4 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 16 no. units comprising 5 no. 1 bed units, 5 no. 2 bed units, 6 no. 3 bed units.*
 - *Block B2 with GFA of c. 3,266.2 sq. m. is a 5 to 6 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 34 no. units comprising 10 no. 1 bed units, 16 no. 2 bed units, 8 no. 3 bed units.*
 - *Block C1 with GFA of c. 5,010.3 sq. m. is a 6 to 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 58 no. units comprising 24 no. studios, 4 no. 1 bed units, 8 no. 2 bed units, 22 no. 3 bed units.*
 - *Block C2 with GFA of c. 7,230.5 sq. m. is a 5 to 10 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 85 no. units comprising 11 no. studios, 25 no. 1 bed units and 49 no. 2 bed units.*
 - *Block D1 with GFA of c. 6,232.6 sq. m. is an 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 78 no. units comprising 7 no. studios, 26 no. 1 bed units and 45 no. 2 bed units.*
 - *Block D2 with GFA of c. 6,779 sq. m. is a 8 to 15 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 88 no. units comprising 59 no. 1 bed units and 29 no. 2 bed units.*
 - *Residential tenant amenity space is provided at ground level of block C2 with a total floor area of 361.6 sq.m. External residential courtyards are provided between blocks A1-A2-A3-B1, D1:D2-C2 and C1-B2.*
3. *The residential buildings sit at podium level (Level 1) above ground level which contains residential car-parking, cycle parking, plant areas and ground floor uses. These ground floor uses include a crèche of c. 539.9 sq.m and 3 no. retail units with a total floor area of 344.6 sq.m, a foodhub/café/exhibition space of 680.8 sq.m, enterprise space of 2,444.6 sq.m, tenant amenity space of 361.6 sq.m and a men's shed of 91.8 sq.m. Total gross floor area of proposed other uses is 4463.3 sq.m.*
 4. *The site is accessed from a relocated entrance off East Rd, and the below podium car parking, split into two areas, accommodates 810 bicycle parking spaces, 241 car parking spaces, plant, ESB sub-stations, storage areas, waste storage areas and other associated facilities. The application includes for alterations to the existing road layout and junction on East Road.*
 5. *The development also includes for a new centrally landscaped public plaza, which also incorporates surface car-parking and cycle parking. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, and associated and ancillary works, including site development works above and below ground.*



**Brady Shipman
Martin.**

**Built.
Environment.**

Submission Procedure

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.

Please note that 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, 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.

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

A copy of the application may also be inspected online at the following website set up by the applicant: www.eastroadshd1.ie

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 sincerely,

Sorcha Turnbull

Senior Planner

Brady Shipman Martin



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

Sinéad Killeen,
CIE Group Property Management,
Curzon House,
35 Abbey Street Lower,
Dublin 1,
D01 H560

Date: 20th June 2019

Re: Strategic Housing Development (SHD) at 1-4 East Rd, Dublin 3
(ABP-303265-18 – Pre-Application Reference)

Dear Ms. Killeen

On behalf of the applicant Glenveagh Living Limited., 15 Merrion Square North, Dublin 2, D02 YN15 please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 25th February 2019.

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

For clarity this application relates to the same proposed development at 1-4 East Road, as was subject to a previous application lodged with An Bord Pleanála on 30th April 2019 (ABP Reference: PL06S.304363), that has been subsequently withdrawn.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

- 1. Demolition of all existing structures on site and the construction of a mixed use development with a gross floor area of c. 52,796 sq.m (excluding below podium parking areas) set out in 9 no. blocks, over two separate podium, ranging in height from 3 to 15 storeys to accommodate 554 no. apartments commercial/enterprise space, 3 no. retail units, foodhub/café/exhibition space, residential tenant amenity, crèche and men's shed. The site will accommodate 241 no. car parking spaces, 810 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public plaza and residential podium courtyards.*
- 2. The 9 no. residential buildings range in height from 3 storeys to 15 storeys, (including podium and ground floor uses) with a total Gross Floor Area of c. 47,077 sq.m (excluding ground floor uses and below podium parking but including residential cores below podium of 826.4sq.m) accommodating 554 no. apartments comprising 72 studios, 202 no. 1 bed units, 232 no. 2 bed units and 48 no. 3 bed units. The residential buildings are arranged around a central public plaza (at ground level) and raised residential courtyards at podium level over ground level car-parking*



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and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:

- *Block A1 with GFA of c. 5,398.2 sq.m. is a 3 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 70 no. units comprising 15 no. studios, 37 no. 1 bed units, 8 no. 2 bed units, 10 no. 3 bed units.*
 - *Block A2 with GFA of c. 5,775.5 sq.m. is a 4 to 7 storey building including setbacks and balconies, accommodating 69 no. units comprising 15 no. studios, 15 no. 1 bed units, 37 no. 2 bed units, 2 no. 3 bed units.*
 - *Block A3 with GFA of c. 4,881.5 sq. m. is a 4 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 56 no. units comprising 21 no. 1 bed units, and 35 no. 2 bed units.*
 - *Block B1 with GFA of c. 1,676.8 sq. m. is a 3 to 4 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 16 no. units comprising 5 no. 1 bed units, 5 no. 2 bed units, 6 no. 3 bed units.*
 - *Block B2 with GFA of c. 3,266.2 sq. m. is a 5 to 6 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 34 no. units comprising 10 no. 1 bed units, 16 no. 2 bed units, 8 no. 3 bed units.*
 - *Block C1 with GFA of c. 5,010.3 sq. m. is a 6 to 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 58 no. units comprising 24 no. studios, 4 no. 1 bed units, 8 no. 2 bed units, 22 no. 3 bed units.*
 - *Block C2 with GFA of c. 7,230.5 sq. m. is a 5 to 10 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 85 no. units comprising 11 no. studios, 25 no. 1 bed units and 49 no. 2 bed units.*
 - *Block D1 with GFA of c. 6,232.6 sq. m. is an 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 78 no. units comprising 7 no. studios, 26 no. 1 bed units and 45 no. 2 bed units.*
 - *Block D2 with GFA of c. 6,779 sq. m. is a 8 to 15 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 88 no. units comprising 59 no. 1 bed units and 29 no. 2 bed units.*
 - *Residential tenant amenity space is provided at ground level of block C2 with a total floor area of 361.6 sq.m. External residential courtyards are provided between blocks A1-A2-A3-B1, D1:D2-C2 and C1-B2.*
3. *The residential buildings sit at podium level (Level 1) above ground level which contains residential car-parking, cycle parking, plant areas and ground floor uses. These ground floor uses include a crèche of c. 539.9 sq.m and 3 no. retail units with a total floor area of 344.6 sq.m, a foodhub/café/exhibition space of 680.8 sq.m, enterprise space of 2,444.6 sq.m, tenant amenity space of 361.6 sq.m and a men's shed of 91.8 sq.m. Total gross floor area of proposed other uses is 4463.3 sq.m.*
 4. *The site is accessed from a relocated entrance off East Rd, and the below podium car parking, split into two areas, accommodates 810 bicycle parking spaces, 241 car parking spaces, plant, ESB sub-stations, storage areas, waste storage areas and other associated facilities. The application includes for alterations to the existing road layout and junction on East Road.*
 5. *The development also includes for a new centrally landscaped public plaza, which also incorporates surface car-parking and cycle parking. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, and associated and ancillary works, including site development works above and below ground.*



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Submission Procedure

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.

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Please note that 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, 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.

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

A copy of the application may also be inspected online at the following website set up by the applicant: www.eastroadshd1.ie

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 sincerely,

Sorcha Turnbull
Senior Planner

Brady Shipman Martin



**Brady Shipman
Martin.**

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Caoimhe Boland
Commission for Railway Regulation,
Temple House,
Temple Road,
Blackrock,
Co. Dublin

Date: 20th June 2019

Re: Strategic Housing Development (SHD) at 1-4 East Rd, Dublin 3
(ABP-303265-18 – Pre-Application Reference)

Dear Ms. Boland

On behalf of the applicant Glenveagh Living Limited., 15 Merrion Square North, Dublin 2, D02 YN15 please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 25th February 2019.

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The proposed development consists of (as set out in the statutory notices):

- 1. Demolition of all existing structures on site and the construction of a mixed use development with a gross floor area of c. 52,796 sq.m (excluding below podium parking areas) set out in 9 no. blocks, over two separate podium, ranging in height from 3 to 15 storeys to accommodate 554 no. apartments commercial/enterprise space, 3 no. retail units, foodhub/café/exhibition space, residential tenant amenity, crèche and men's shed. The site will accommodate 241 no. car parking spaces, 810 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public plaza and residential podium courtyards.*
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Senior Planner

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Kathleen Sullivan
Development Officer
Dublin City Childcare Committee Limited
Ocean House,
Arran Quay,
Dublin 7

Date: 20th June 2019

Re: Strategic Housing Development (SHD) at 1-4 East Rd, Dublin 3
(ABP-303265-18 – Pre-Application Reference)

Dear Ms. Sullivan

On behalf of the applicant Glenveagh Living Limited., 15 Merrion Square North, Dublin 2, D02 YN15 please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

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Yours sincerely,

Sorcha Turnbull
Senior Planner

Brady Shipman Martin



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**Celebrating.
50 Years.**

Maria O'Dwyer
Irish Water
Planning Department
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

Date: 20th June 2019

Re: Strategic Housing Development (SHD) at 1-4 East Rd, Dublin 3
(ABP-303265-18 – Pre-Application Reference)

Dear Ms. O'Dwyer

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(at ground level) and raised residential courtyards at podium level over ground level car-parking and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:

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 - *Residential tenant amenity space is provided at ground level of block C2 with a total floor area of 361.6 sq.m. External residential courtyards are provided between blocks A1-A2-A3-B1, D1:D2-C2 and C1-B2.*
3. *The residential buildings sit at podium level (Level 1) above ground level which contains residential car-parking, cycle parking, plant areas and ground floor uses. These ground floor uses include a crèche of c. 539.9 sq.m and 3 no. retail units with a total floor area of 344.6 sq.m, a foodhub/café/exhibition space of 680.8 sq.m, enterprise space of 2,444.6 sq.m, tenant amenity space of 361.6 sq.m and a men's shed of 91.8 sq.m. Total gross floor area of proposed other uses is 4463.3 sq.m.*
 4. *The site is accessed from a relocated entrance off East Rd, and the below podium car parking, split into two areas, accommodates 810 bicycle parking spaces, 241 car parking spaces, plant, ESB sub-stations, storage areas, waste storage areas and other associated facilities. The application includes for alterations to the existing road layout and junction on East Road.*
 5. *The development also includes for a new centrally landscaped public plaza, which also incorporates surface car-parking and cycle parking. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, and associated and ancillary works, including site development works above and below ground.*



**Brady Shipman
Martin.**

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Submission Procedure

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.

Please note that 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, 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.

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

A copy of the application may also be inspected online at the following website set up by the applicant: www.eastroadshd1.ie

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 sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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Martin.**

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Michael MacAree
National Transport Authority,
Dún Scéine,
Iveagh Court,
Harcourt Lane,
Dublin 2

Date: 20th June 2019

Re: Strategic Housing Development (SHD) at 1-4 East Rd, Dublin 3
(ABP-303265-18 – Pre-Application Reference)

Dear Mr. MacAree

On behalf of the applicant Glenveagh Living Limited., 15 Merrion Square North, Dublin 2, D02 YN15 please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 25th February 2019.

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

For clarity this application relates to the same proposed development at 1-4 East Road, as was subject to a previous application lodged with An Bord Pleanála on 30th April 2019 (ABP Reference: PL06S.304363), that has been subsequently withdrawn.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

- 1. Demolition of all existing structures on site and the construction of a mixed use development with a gross floor area of c. 52,796 sq.m (excluding below podium parking areas) set out in 9 no. blocks, over two separate podium, ranging in height from 3 to 15 storeys to accommodate 554 no. apartments commercial/enterprise space, 3 no. retail units, foodhub/café/exhibition space, residential tenant amenity, crèche and men's shed. The site will accommodate 241 no. car parking spaces, 810 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public plaza and residential podium courtyards.*
- 2. The 9 no. residential buildings range in height from 3 storeys to 15 storeys, (including podium and ground floor uses) with a total Gross Floor Area of c. 47,077 sq.m (excluding ground floor uses and below podium parking but including residential cores below podium of 826.4sq.m) accommodating 554 no. apartments comprising 72 studios, 202 no. 1 bed units, 232 no. 2 bed units and 48 no. 3 bed units. The residential buildings are arranged around a central public plaza*



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(at ground level) and raised residential courtyards at podium level over ground level car-parking and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:

- *Block A1 with GFA of c. 5,398.2 sq.m. is a 3 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 70 no. units comprising 15 no. studios, 37 no. 1 bed units, 8 no. 2 bed units, 10 no. 3 bed units.*
 - *Block A2 with GFA of c. 5,775.5 sq.m. is a 4 to 7 storey building including setbacks and balconies, accommodating 69 no. units comprising 15 no. studios, 15 no. 1 bed units, 37 no. 2 bed units, 2 no. 3 bed units.*
 - *Block A3 with GFA of c. 4,881.5 sq. m. is a 4 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 56 no. units comprising 21 no. 1 bed units, and 35 no. 2 bed units.*
 - *Block B1 with GFA of c. 1,676.8 sq. m. is a 3 to 4 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 16 no. units comprising 5 no. 1 bed units, 5 no. 2 bed units, 6 no. 3 bed units.*
 - *Block B2 with GFA of c. 3,266.2 sq. m. is a 5 to 6 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 34 no. units comprising 10 no. 1 bed units, 16 no. 2 bed units, 8 no. 3 bed units.*
 - *Block C1 with GFA of c. 5,010.3 sq. m. is a 6 to 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 58 no. units comprising 24 no. studios, 4 no. 1 bed units, 8 no. 2 bed units, 22 no. 3 bed units.*
 - *Block C2 with GFA of c. 7,230.5 sq. m. is a 5 to 10 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 85 no. units comprising 11 no. studios, 25 no. 1 bed units and 49 no. 2 bed units.*
 - *Block D1 with GFA of c. 6,232.6 sq. m. is an 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 78 no. units comprising 7 no. studios, 26 no. 1 bed units and 45 no. 2 bed units.*
 - *Block D2 with GFA of c. 6,779 sq. m. is a 8 to 15 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 88 no. units comprising 59 no. 1 bed units and 29 no. 2 bed units.*
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 4. *The site is accessed from a relocated entrance off East Rd, and the below podium car parking, split into two areas, accommodates 810 bicycle parking spaces, 241 car parking spaces, plant, ESB sub-stations, storage areas, waste storage areas and other associated facilities. The application includes for alterations to the existing road layout and junction on East Road.*
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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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Please note that 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, 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.

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

A copy of the application may also be inspected online at the following website set up by the applicant: www.eastroadshd1.ie

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 sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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Michael McCormack
Land-Use Planning Section
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street Dublin 8
D08 DK10

Date: 20th June 2019

Re: Strategic Housing Development (SHD) at 1-4 East Rd, Dublin 3
(ABP-303265-18 – Pre-Application Reference)

Dear Mr McCormack

On behalf of the applicant Glenveagh Living Limited., 15 Merrion Square North, Dublin 2, D02 YN15 please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 25th February 2019.

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

For clarity this application relates to the same proposed development at 1-4 East Road, as was subject to a previous application lodged with An Bord Pleanála on 30th April 2019 (ABP Reference: PL06S.304363), that has been subsequently withdrawn.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

- 1. Demolition of all existing structures on site and the construction of a mixed use development with a gross floor area of c. 52,796 sq.m (excluding below podium parking areas) set out in 9 no. blocks, over two separate podium, ranging in height from 3 to 15 storeys to accommodate 554 no. apartments commercial/enterprise space, 3 no. retail units, foodhub/café/exhibition space, residential tenant amenity, crèche and men's shed. The site will accommodate 241 no. car parking spaces, 810 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public plaza and residential podium courtyards.*
- 2. The 9 no. residential buildings range in height from 3 storeys to 15 storeys, (including podium and ground floor uses) with a total Gross Floor Area of c. 47,077 sq.m (excluding ground floor uses and below podium parking but including residential cores below podium of 826.4sq.m) accommodating 554 no. apartments comprising 72 studios, 202 no. 1 bed units, 232 no. 2 bed units and 48 no. 3 bed units. The residential buildings are arranged around a central public plaza (at ground level) and raised residential courtyards at podium level over ground level car-parking*



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and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:

- *Block A1 with GFA of c. 5,398.2 sq.m. is a 3 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 70 no. units comprising 15 no. studios, 37 no. 1 bed units, 8 no. 2 bed units, 10 no. 3 bed units.*
 - *Block A2 with GFA of c. 5,775.5 sq.m. is a 4 to 7 storey building including setbacks and balconies, accommodating 69 no. units comprising 15 no. studios, 15 no. 1 bed units, 37 no. 2 bed units, 2 no. 3 bed units.*
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 - *Block B1 with GFA of c. 1,676.8 sq. m. is a 3 to 4 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 16 no. units comprising 5 no. 1 bed units, 5 no. 2 bed units, 6 no. 3 bed units.*
 - *Block B2 with GFA of c. 3,266.2 sq. m. is a 5 to 6 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 34 no. units comprising 10 no. 1 bed units, 16 no. 2 bed units, 8 no. 3 bed units.*
 - *Block C1 with GFA of c. 5,010.3 sq. m. is a 6 to 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 58 no. units comprising 24 no. studios, 4 no. 1 bed units, 8 no. 2 bed units, 22 no. 3 bed units.*
 - *Block C2 with GFA of c. 7,230.5 sq. m. is a 5 to 10 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 85 no. units comprising 11 no. studios, 25 no. 1 bed units and 49 no. 2 bed units.*
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 4. *The site is accessed from a relocated entrance off East Rd, and the below podium car parking, split into two areas, accommodates 810 bicycle parking spaces, 241 car parking spaces, plant, ESB sub-stations, storage areas, waste storage areas and other associated facilities. The application includes for alterations to the existing road layout and junction on East Road.*
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**Brady Shipman
Martin.**

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Submission Procedure

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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Please note that 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, 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.

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

A copy of the application may also be inspected online at the following website set up by the applicant: www.eastroadshd1.ie

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 sincerely,

Sorcha Turnbull
Senior Planner

Brady Shipman Martin

Appendix D – Letter to Irish Aviation Authority



**Brady Shipman
Martin.**

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Audrey Rafferty
Irish Aviation Authority,
The Times Building,
11-12 D'Olier Street,
Dublin 2

Date: 20th June 2019

Re: Strategic Housing Development (SHD) at 1-4 East Rd, Dublin 3
(ABP-303265-18 – Pre-Application Reference)

Dear Ms. Rafferty

On behalf of the applicant Glenveagh Living Limited., 15 Merrion Square North, Dublin 2, D02 YN15 please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 25th February 2019.

As required under the Dublin City Development Plan 2016-2022 we are notifying you of this planning application as elements of the proposed scheme are above 48m.

For clarity this application relates to the same proposed development at 1-4 East Road, as was subject to a previous application lodged with An Bord Pleanála on 30th April 2019 (ABP Reference: PL06S.304363), that has been subsequently withdrawn.

Proposed Development

The proposed development consists of (as set out in the statutory notices):

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and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:

- *Block A1 with GFA of c. 5,398.2 sq.m. is a 3 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 70 no. units comprising 15 no. studios, 37 no. 1 bed units, 8 no. 2 bed units, 10 no. 3 bed units.*
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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 sincerely,

Sorcha Turnbull
Senior Planner

Brady Shipman Martin