

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

20th August 2019

Dear Sir/Madam,

RE: PRE-APPLICATION REQUEST FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT ON LANDS AT SPENCER DOCK BLOCK 2, DUBLIN 1.

On behalf of the applicant, Spencer Place Development Company Limited, Treasury Building, Grand Canal Street, Dublin 2, please find enclosed a planning application for Residential Development for at Spencer Dock, Block 2, Dublin 1.

Application Copies

The enclosed 2 no. hard copies and 3 no. soft copies are provided as per Article 297 (5) of the Planning and Development (Strategic Housing Development) Regulations 2017 which states:

An applicant shall submit to the Board 2 printed copies of his or her application for permission for a proposed strategic housing development, together with 3 copies of the application in a machine readable form on digital devices

Development Details

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

Spencer Place Development Company Limited intend to apply for planning permission for a strategic housing development comprising of alterations to a previously permitted development to provide for both a Residential and Build To Rent Shared Accommodation Scheme on lands (c. 1.26 ha) located at City Block 2, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2). The subject site also includes the existing operational North Lotts Pumping Station and its associated infrastructure.

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI,
Stephen Blair BA (Mod) MRUP MIPI Mary MacMahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

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

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

The proposed alterations are sought under Sections 3 and 4 of the Planning and Development and Residential Tenancies Act 2016 as amended by the Planning and Development (Amendment) Act 2018 for alterations to previously permitted development, Reg. Ref. DSDZ2896/18 and as amended by DSDZ4279/18 to increase the total number of residential units from 349 units to 464 units in the form of apartments and a change of use from permitted aparthotel to Build To Rent shared accommodation comprising of 200 no. bedspaces (120 bedrooms) including associated revisions to elevations and floor plans.

The application relates to a proposed development within a Strategic Development Zone Planning Scheme area (North Lotts and Grand Canal Dock SDZ). The proposed development will consist of the following:

- Redesign of the permitted residential and aparthotel development to provide for 464 no. residential units and 200 no. shared accommodation bedspaces across a total of 120 no. bedrooms in two buildings, Block 1 (residential to the north) and Block 2 (shared accommodation and residential to the south).
- The residential development will comprise of 229 no. 1 bed units and 235 no. 2 bed units resulting in a total of 141 no. 1 bed and 157 no. 2 bed units in Block 1 and 88 no. 1 bed and 78 no. 2 bed units in Block 2.
- Block 2 will also comprise of 200 no. shared accommodation bedspaces across a total of 120 no. bedrooms
- The proposed height of the development will range from 3 no. storeys and 13 no. storeys. Block 1 will increase in height from the permitted development of max 7 no. storeys (27.5 m) to a max height of 13 no. storeys (47m). Block 2 will increase in height from a max 7 no. storeys (27.5m) to max 11 no. storeys (40.5m)
- The proposed alterations will result in revisions to all elevations including revised location and provision of private balconies / terraces and the provision of set back levels;
- Provision of link bridge at 7th storey (6th Floor) connecting Block 1 and Block 2;
- Revised location and increase in internal residential amenity space associated with the development and the provision of external communal roof terraces to serve the residential units;
- Provision of internal communal amenity space and roof terraces in the shared accommodation scheme;
- Provision of café unit in Block 2 fronting Mayor Street;
- Revised undercroft layout and increase in area to include 78 no. car parking spaces and 726 no. cycle parking spaces; and an increase in plant area;
- Revised landscaping throughout the scheme and revised boundary treatments along the street frontages;
- Omission of the southern element of Block 1 above the Irish Water pumping station and revised landscaping treatment to screen the pumping station structure.
- Provision of 102 no. surface level visitor bicycle parking spaces;
- Revisions to plant at roof level;
- The development also includes, SUDs drainage, the provision of a green roof on both blocks, consequential amendments to all elevations and all associated site development works necessary to facilitate the development.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The proposed shared accommodation is in accordance with Specific Planning Policy 9 as set out in the "Sustainable Urban House: Design Standards for New Apartments 2018". The subject site is zoned Z14 in the Dublin City Development Plan 2016-2022. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Council Development Plan 2016-2022 and the North Lotts and Grand Canal Dock SDZ Planning Scheme 2014.

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, as amended, 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.

The application together with an Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application and Environmental Impact Assessment Report may also be inspected online at the following website set up by the applicant: www.spencernorthshd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Enclosures

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

Strategic Housing Development Application Form;
Fee cheque €80,000;
Digital copy – CD;
Part V Proposal;
Copy of Newspaper and Site Notice
CIE and DCC Letter of Consent;
Irish Water Letter of Acceptance;
Letters to Statutory Bodies
Covenant for Shared Accommodation
Architectural Drawings (Permitted and Proposed) prepared by Henry J Lyons Architects;
An Bord Pleanála Response Document prepared by Henry J Lyons Architects;
Design Statement prepared by Henry J Lyons Architects;
Life Cycle Report prepared by Henry J Lyons Architects
Housing Quality Assessment and Schedule of Areas prepared by Henry J Lyons Architects;
Landscape Report and Drawings prepared by NMP Landscape Architects;
Statement of Consistency prepared by John Spain Associates;
Joint City Block Roll Out Agreement Prepared by John Spain Associates;
Compliance Statement prepared by John Spain Associates;
Material Contravention Statement prepared by John Spain Associates;
An Bord Pleanála Response Document prepared by John Spain Associates;
Engineering Services Report prepared by CS Consulting Engineers;
Site Specific Flood Risk Assessment prepared by CS Consulting Engineers;
Mobility Management Plan Framework prepared by CS Consulting Engineers;
Traffic Impact Assessment prepared by CS Consulting
Waste Management Statement prepared by CS Consulting Engineers;
DMRUS Statement prepared by CS Consulting Engineers;
Quality Audit prepared by Road Plan
Sunlight Analysis prepared by IES Consulting;
Wind Assessment prepared by IES Consulting;
AA Screening prepared by Altamer Marine and Environmental Consultants;
Energy and Carbon Emission Report prepared by Axiseng Consulting Engineers;
Sustainability Report prepared by Axiseng Consulting Engineers;
Archaeological Desktop Survey prepared by Courtney Deery Archaeology and Cultural Heritage
Generic Quantitative Risk Assessment prepared by RSK;
Construction Management Plan prepared by Hegarty's;
Construction and Demolition Waste Management Plan prepared by Hegarty's;
Determination of Odour Emissions to Atmosphere prepared by AWN;
Sound Insulation Technical Note prepared by AWN;
Façade Sound Insulation Acoustic Assessment prepared by AWN
Operational Waste Management Plan prepared by AWN;
Noise Impact Assessment of Pumping Station prepared by AWN;
Energy and Carbon Emissions Report prepared by Axis Eng;
Sustainability Report prepared by AxisEng;
Luminaire Report prepared by AxisEng;
Designer Risk Assessment prepared by AxisEng;
Site Services Drawings prepared by Asiseng
Visual Impact Assessment prepared by Chris Kennett Consulting;
Residential Operational Management Plan prepared by LIV Consultants;
Shared Living Management Plan prepared by LIV Consultants
CGI's Close up views prepared by Visual Lab;
CGI's Distant views prepared by Visual Lab
Hydrological and Hydrogeological Qualitative Risk Assessment prepared by AWN;
Legal Opinion prepared by Eamon Galligan SC;
Telecommunications Report prepared by ISM Independent Site Management
Environmental Impact Assessment Report prepared by Various Consultants;

Non- Technical Summary prepared by Various Consultants

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

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

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

Yours sincerely,



John Spain Associates