

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

9th December 2019

Dear Sir,

RE: APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT ON LANDS AT THE FORMER TECHRETE SITE, HOWTH ROAD, HOWTH, DUBLIN 13 / COUNTY DUBLIN

On behalf of the applicant, Atlas GP Ltd., Heritage House, 22-23 Stephen's Green, Dublin 2, please find enclosed an application for Strategic Housing Development for residential accommodation development on lands at the former Techrete site, Howth Road, Howth, Dublin 13 / County Dublin.

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

We, Atlas GP Ltd., intend to apply to An Bord Pleanála for permission for a strategic housing development on lands at the former Techrete manufacturing facility, former Beshoff's car showroom, and former Howth Garden Centre, Claremont, Howth Road, Howth, Co. Dublin.

The proposed development will include the demolition of all structures on site (c.8,162sqm GFA) and excavation of a basement. The proposed development comprises of the provision of a mixed use development of residential, retail/restaurant/cafe uses and a creche in 4 no. blocks (A to D), over part basement. Blocks A, B, C and D with a height up to a maximum of seven storeys of apartments over lower ground floor and basement car parking levels (a total of eight storeys over basement level). The residential component will consist of 512 no.

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residential units. The proposed development includes the provision of two vehicular entrances on to Howth Road, excavation of basement to provide for car parking, plant, waste storage and ancillary use. Additional car parking spaces shall be provided at lower ground floor level. A total of 439 no. car parking spaces and 1,335 no. bicycle parking spaces, including 49 no. bicycle spaces to cater for the retail units and creche shall be provided. One vehicular access is located at Block A, serving car parking spaces. The second is at Block C, providing access to the basement, residential and retail parking, and a service area for the retail units. A service route will be provided along part of the northern perimeter of the site with access from the western end of the site at a junction with Howth Road and at the main vehicular entrance at Block C;

A publicly accessible walkway/cycleway to the north of the site shall be provided at podium level. A civic plaza will be provided between Blocks D and C, and a landscaped park to the west of Block A. A channel to the sea for the Bloody Stream with associated riparian strip shall be incorporated as a feature within a designed open space between Blocks A and B. Communal gardens will be provided for Blocks A, B and C;

The residential component consists of 512 no. residential units, which includes 4 no. studio, 222 no. one bed, 276 no. two bed, 10 no. three bed apartments, and communal facilities of 708 sqm. Ground floor units onto the Howth Road will have own door access. The units will be served by balconies or terraces on all elevations;

Block A, with a maximum height of seven storeys of apartments over lower ground level car park (a total of eight storeys), will provide for 234 residential units, with residents' amenities to include a gym, residents' lounge, residents' support office, and 2 no. residents' multi-purpose rooms. Block B, with a maximum height of seven storeys of apartments over lower ground floor and basement car park (a total of eight storeys over basement), shall provide for 154 no. units, residents' lounge, residents' multi-purpose room, and creche of 236 sqm with outdoor play area. Own door access will be provided at ground floor. Block C, with a maximum height of seven storeys over basement car parking (a total of seven storeys) will provide for 83 no. residential units in two wings over a retail unit and Block D, with a maximum of 6 storeys over basement, shall provide for 41 no. residential units over retail units;

The commercial component in Blocks C and D consists of 4 no. units with 2,637 sqm gross floor area. In Block C, it consists of a 1,705 sqm anchor unit, accessed from the civic plaza. In Block D, it consists of a restaurant (243 sqm) and retail unit (603 sqm) and café (86 sqm). The restaurant and retail units are accessed from Howth Road, and the café is accessed from the upper level of the civic plaza.

The proposed development includes the provision of public and communal open space, green roofs, landscaping, boundary treatments, set down locations, substations, meter rooms, waste management and all ancillary site works, including upgrading of the public paths along Howth Road and relocation of bus stop in new setback with a bus shelter. Two set down areas are provided at either end of the site;

The gross floor area of the proposed development is 48,252 sqm (excluding enclosed car parking) on a site of 2.68 ha.

The site is zoned Town and District Centre in the Fingal Development Plan 2017-2023, under which the proposed uses are permitted in principle. 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.

An environmental impact assessment report and a Natura impact statement have been prepared in respect of the proposed development.

The application together with the environmental impact assessment report and Natura impact statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.claremontshd.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's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Enclosures

Please find the following enclosed with this application:

- Application form prepared by John Spain Associates;
- Consistency Statement prepared by John Spain Associates;
- Statement of Material Contravention prepared by John Spain Associates;
- Environmental Impact Assessment Report prepared by John Spain Associates;
- Response to An Bord Pleanala Opinion prepared by John Spain Associates;
- Irish Water Confirmation of Feasibility Letter;
- Part V Costings (units identified on architectural drawings) and validation letters;
- Digital receipt of payment of fees of €80,000;
- Digital CD copies;
- Letter of Consent from Fingal County Council;
- EIA Portal Receipt;
- Architectural Drawing Package prepared by Henry J Lyons;
- Design Statement prepared by Henry J Lyons;
- Housing Quality Assessment (HQA1, HQA2 and HQA4) prepared by Henry J Lyons;
- Response to Item 2 An Bord Pleanala Opinion prepared by Henry J Lyons;
- Response to Item 3 An Bord Pleanala Opinion prepared by Henry J Lyons;
- Landscape Design Report prepared by the Paul Hogarth Company;
- Response to Item 4 An Bord Pleanala Opinion prepared by the Paul Hogarth Company;
- Landscape Drawings prepared by the Paul Hogarth Company;
- Arboricultural Report prepared by The Tree File Limited;
- Tree Constraints Plan prepared by The Tree File Limited;
- Natura Impact Statement prepared by Enviroguide;
- Appropriate Assessment Screening prepared by Enviroguide;
- Daylight and Sunlight Report prepared by JVT & Co;
- Sustainability / Energy Report prepared by JVT & Co;
- Utility Site Infrastructure Report by JVT & Co.
- Building Lifecycle Report prepared by Aramark;
- Estate Management Strategy prepared by Aramark;
- Civil Infrastructure Report prepared by BMCE;
- Flood Risk Assessment prepared by BMCE;
- Mobility Management Plan prepared by BMCE;
- Traffic and Transport Assessment prepared by BMCE;
- Engineering Drawings prepared by BMCE;
- Construction Management Plan prepared by BMCE
- Outline Construction and Demolition Waste Management Plan prepared by BMCE;
- Claremont Outline Construction Environmental Plan prepared by Enviroguide;
- Operational Waste Management Plan by Enviroguide;
- Conservation Assessment by HBC;
- Preliminary Access and Use Strategy by MJP & Partners;
- Schools Capacity Report prepared by John Spain Associates
- Letter of support from Go Car;
- Site notice prepared by John Spain Associates;
- Newspaper notice prepared by John Spain Associates.;
- Letter to Fingal County Council;
- Letters to Prescribed Bodies.

Yours faithfully,

John Spain Assoc.

John Spain Associates

