

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### **Before you fill out this form**

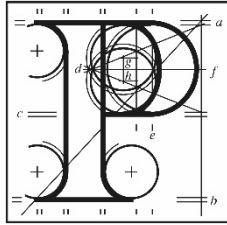
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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  
Bord  
Pleanála

## 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:	<b>Ruirside Developments Limited</b>
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	<b>Usher House, Main Street, Dundrum, Dublin 14</b>
Company Registration No:	<b>609652</b>

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

Name:	<b>Stephen Little &amp; Associates, Chartered Town Planners and Development Consultants</b>
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:	<b>Eoghan O' Brien</b>
Firm/Company:	<b>Reddy Architecture &amp; Urbanism</b>

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Dublin City Council</b>
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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:	<b>42A Parkgate Street</b>
Address Line 2:	
Address Line 3:	
Town/City:	<b>Dublin 8</b>
County:	<b>Dublin</b>
Eircode:	<b>D08 E3FY</b>
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<p><b>Map Ref. No. 3263-02 3263-08 3263-07 3263-03</b></p> <p><b>OSi License Number – AR 0052219</b></p> <p><b>The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west.</b></p>
<p>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.</p> <p><b>[CAD .dwg file provided by Reddy Architecture + Urbanism]</b></p>	
Area of site to which the application relates in hectares:	<b>c. 0.82 ha</b>

<p>Site zoning in current Development Plan or Local Area Plan for the area:</p>	<p><b>Dublin City Development Plan 2016 -2022</b></p> <p><b>Z5 – “To Consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.”</b></p> <p><b>Z9 – “To preserve, provide and improve recreational amenity and open space and green networks.”</b></p> <p><b>Z6 – “ To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.”</b></p>
<p>Existing use(s) of the site and proposed use(s) of the site:</p>	<p><b>Existing use – Warehousing (Fabrics wholesale).</b></p> <p><b>Proposed - Mixed Use Residential and Commercial Development.</b></p>

**7. Applicant’s Interest in the Site:**

<p>Please tick appropriate box to show the applicant’s legal interest in the land or structure:</p>	<p>Owner</p>	<p>Occupier</p>	<p>Other</p>
			<p><b>X</b></p>
<p>Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:</p>			
<p><b>The Davy Platform ICAV is the owner of the land. A letter of consent to make this application, dated 19 November 2019, from the Davy Platform ICAV is enclosed.</b></p> <p><b>and;</b></p> <p><b>Land subject to proposed works, specifically lands along Parkgate Street within the footpath, roadway and grassed area, are controlled by Dublin City Council, as identified in the accompanying Dublin City Council Letters of Consent, dated 15 July 2019 and 12 December 2019.</b></p>			
<p>State Name and Address of the Site Owner:</p> <p><b>If the applicant is not the legal owner, please note that</b></p>	<p><b>The Davy Platform ICAV,</b>  <b>Davy House,</b>  <b>49 Dawson Street,</b>  <b>Dublin 2</b></p>		

you are required to supply a letter of consent, signed by the site owner.	
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ ] No: [ X ]
If the answer is "Yes" above, identify the lands and state the nature of the control involved:	

## 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: [ X ] No: [ ]	
<p><b>Note:</b> 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
Reg. Ref. 3613/06 (ABP Reg. Ref. PL29N.221587)	Construction of a mixed use residential and commercial development to include 139 no. residential units, offices, retail, restaurant and a creche.	Lodged: <b>22/10/2006</b> Refusal: <b>14/09/2007</b>

Is the site of the proposed development subject to a current appeal to An Bord Pleanála?	Yes: [ ] No: [ <b>X</b> ]
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: [ <b>X</b> ] No: [ ]
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):	
<p><b>DCC Reg. Ref. 3539/17 (An Bord Pleanála Ref. ABP300821-18)</b> – Demolish shed structure and construct 4-storey building comprising café at ground floor level and offices on upper floors at 17-22 Parkgate Street, Dublin 8. <b>ABP Decision:</b> Grant Permission 29/08/2018</p> <p><b>DCC Reg. Ref. 2168/15</b> – Demolition of 2-storey building and construction of 3 storey office extension of existing 3-storey office building at 14, 15 &amp; 16 Parkgate Street, Dublin 8. <b>Decision:</b> Grant Permission 31/03/2015</p> <p><b>DCC Reg. Ref. 4160/17 (An Bord Pleanála Ref. ABP301700-18)</b> – Construction of a 10 storey aparthotel at 4-6, 9-13 Parkgate Street, Dublin 8 and 8 &amp; 11 &amp; 12 Temple Street West, Dublin 7. <b>ABP Decision:</b> Refusal 01/05/2018</p> <p><b>DCC Reg. Ref. 4653/17</b> – Construction of a new Garda Security and Crime Operations Centre at Military Road, Dublin 8.</p> <p><b>DCC Reg. Ref. 3145/19</b> - Demolition of existing two storey over basement building and construction of a 5-storey over basement apartment building (886 sq. m) at 41 Parkgate Street, Dublin 8. <b>Decision:</b> Granted 17/12/2019.</p>	
Is the applicant aware of the site ever having been flooded?	Yes: [ ] No: [ <b>X</b> ]
<p>If the answer is “Yes” above, please give details e.g. year, extent:</p> <p><b>N/A</b></p>	

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ ] No:[ <b>X</b> ]
<p>If the answer is “Yes” above, please give details:</p> <p><b>N/A</b></p>	

**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"> <li>• the proposed types and numbers of houses, student accommodation or both,</li> <li>• in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,</li> <li>• proposed services ancillary to residential development,</li> <li>• other proposed uses in the development of the land, the zoning of which facilitates such use, and</li> <li>• where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.</li> </ul>	
<p><b>Please refer to attached Schedule No. 1, prepared by Stephen Little &amp; Associates, for an outline description of the nature and extent of the proposed development.</b></p>	
Please submit a site location map sufficient to identify the land, at appropriate scale.	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [ ]</p>
Please submit a layout plan of the proposed development, at appropriate scale.	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [ ]</p>



## 10. Pre-Application Consultations

<p><b>(A) Consultation with Planning Authority:</b></p> <p>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:</p>	
<p>Planning Authority reference number:</p>	<p><b>03/09/2018 - SHD PAC No: (unknown)</b>  <b>19/12/2018 - SHD PAC No: 0064/18</b>  <b>18/01/2019 - SHD PAC No: 0010/19</b>  <b>31/01/2019 – SHD PAC No: (unknown)</b>  <b>28/02/2019 - SHD PAC No: 0008/19/0009/19</b>  <b>21/03/2019 – SHD PAC No: (unknown)</b>  <b>11/04/2019 - SHD PAC No: 0025/19</b>  <b>04/07/2019 – SHD PAC No: 0044-19</b></p>
<p>Meeting date(s):</p>	<p><b>03/09/2018</b>  <b>19/12/2018</b>  <b>18/01/2019</b>  <b>31/01/2019</b>  <b>28/02/2019</b>  <b>28/02/2019</b>  <b>21/03/2019</b>  <b>11/04/2019</b>  <b>04/07/2019</b></p>
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
<p>An Bord Pleanála reference number:</p>	<p><b>ABP-305128-19</b></p>
<p>Meeting date(s):</p>	<p><b>18 September 2019</b></p>
<p><b>(C) Any Consultation with Prescribed Authorities or the Public:</b></p> <p>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:</p>	

**A meeting was held between the applicant /design team, Dublin City Council and Transport Infrastructure Ireland on 16/10/2019 where potential impacts of the proposed development on LUAS line, construction management and works to be included within red line boundary were discussed.**

## 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?		<b>Enclosed:</b> 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:	Name of Newspaper: <b>Irish Daily Star</b> Date of Publication: <b>05 Febraury 2020</b>	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		<b>Enclosed:</b> 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:		<b>05 February 2020</b>
<b>Note:</b> 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?		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.		<b>Enclosed:</b> 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 type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]

(e) Is a Natura Impact Statement (NIS) required for the proposed development?		Yes: [ <b>X</b> ] No: [ ]
If the answer to above is "Yes", is an NIS enclosed with this application?		Yes: [ <b>X</b> ] No: [ ]
(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: [ <b>X</b> ] No: [ ]
(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: [ <b>X</b> ] No: [ ] N/A: [ ]
If the answer to the above is "Yes", list the prescribed authorities concerned:	<ol style="list-style-type: none"> <li>1. <b>Transport Infrastructure Ireland</b></li> <li>2. <b>National Transport Authority</b></li> <li>3. <b>Coras Iompar Éireann</b></li> <li>4. <b>Commission for Railway Regulation</b></li> <li>5. <b>Irish Water</b></li> <li>6. <b>Irish Aviation Authority</b></li> <li>7. <b>Minister for Culture, Heritage and the Gaeltacht</b></li> <li>8. <b>Heritage Council</b></li> <li>9. <b>Inland Fisheries Ireland</b></li> <li>10. <b>An Chomhairle Ealaíon</b></li> <li>11. <b>Failte Ireland</b></li> <li>12. <b>An Taisce</b></li> <li>13. <b>Dublin City Childcare Committee</b></li> </ol>	
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:		<b>05 Februaire 2020</b>
(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: [ <b>X</b> ]

<p>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?</p>	<p>Yes: [ ] No: [ ]</p> <p><b>N/A</b></p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p><b>N/A</b></p>
<p>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:</p>	<p><b>N/A</b></p>

**12. Statements Enclosed with the Application Which:**

<p>(a) Set out how the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b>                  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]                  Refer to Section 10 of the Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</p>
<p><b>Note:</b> 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.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed:</b>                  Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]                  N/A</p>
<p><b>Note:</b> 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.</p>	
<p>(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:</p>	<p><b>Enclosed:</b>                  Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]                  N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> 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.</p>	
<p>(d) Set out how 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:</p>	<p><b>Enclosed:</b>                  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]                  N/A: [ <input type="checkbox"/> ]                  Refer to Section 9 of the Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</p>
<p><b>Note:</b> 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.</p>	

<p>(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.</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p>Refer to Section 6 of the Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</p>
<p>(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.</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p>Refer to Section 6 of the Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</p>

**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><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>Refer to Material Contravention Statement, prepared by Stephen Little &amp; Associates</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		N/A
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
1-bed	-	-
2-bed	-	-
3-bed	-	-
4-bed	-	-
4+ bed	-	-

<b>Total</b>	-	-
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<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	66	2,749 sq. m
1-bed	298	15,191 sq. m
2-bed	117	9,194 sq. m
3-bed	-	-
4-bed	-	-
4+ bed	-	-
<b>Total</b>	<b>481</b>	<b>27,134 sq. m</b> (excluding internal circulation and ancillary floor space)

<b>Student Accommodation</b>			
N/A			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	-	-	-
1-bed	-	-	-
2-bed	-	-	-
3-bed	-	-	-
4-bed	-	-	-
4+ bed	-	-	-
<b>Total</b>	-	-	-

(b) State total number of residential units in proposed development:	<b>481</b>
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(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>27,134 sq. m</b> (i.e. omits circulation and ancillary floor space) <b>(35,728 sq. m GFA)</b>
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**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:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Office	c. 3,698 sq.m
Café/Restaurant	c. 444 sq.m
Retail	c. 214 sq.m
<b>TOTAL</b>	<b>c. 4,356 sq. m</b>
<p><b>Note:</b> 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> <p><b>Refer to Childcare Needs Assessment, prepared by Stephen Little &amp; Associates</b></p>	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	c. <b>4,356</b> sq.m gfa
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>31,490 sq. m</b>  (excludes residential circulation, ancillary residential amenity, services & basement car park area)
<b>(27,134 sq.m + 4,356 sq.m)</b>	
(d) Express 15(b) as a percentage of 15(c):	<b>c. 13.8%</b>



## 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>X</b>	
(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?	<b>X</b>	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<b>X</b>	
(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?		<b>X</b>
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?  If “Yes”, enclose a brief explanation with this application.		<b>X</b>
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?  If “Yes”, enclose a brief explanation with this application.	<b>X</b>  <b>Refer to Section 7 of Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</b>	

<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 style="text-align: center;"><b>X</b></p> <p>Refer to Section 6.2.5.6 of Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</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 style="text-align: center;"><b>X</b></p> <p>Refer to enclosed Architectural Heritage Impact Assessment</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>		<b>X</b>
<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 or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<b>X</b>
<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>		<b>X</b>
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites,</p>		<b>X</b>

<p>Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p><b>X</b></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><b>X</b></p> <p><b>Refer to Section 6 and Enclosures of Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</b></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 <sup>2</sup> :	<b>4,450 sq. m</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>4,270 sq. m</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>180 sq. m</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>41,923 sq. m (excl. basement)</b>

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

(a) State existing use of land or structure:	<b>Warehouse – Fabrics Wholesale</b>
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	<b>N/A</b>
(c) State proposed use(s):	<b>Mixed Use Residential and Commercial (Residential/Employment)</b>
(d) State nature and extent of any such proposed use(s):	<b>Refer to Sections 3 and 7 of Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</b>
(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:  <b>Enclosed:</b> 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?	<b>X</b>	
<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>	<b>X</b>	
<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>	<b>X</b>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<b>X</b>	
(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.	<b>N/A</b>	

**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): \_\_\_\_\_

<b>(D) Irish Water Requirements:</b>	
<p>Please submit the following information:</p> <p>(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.</p>	<p><b>Enclosed:</b></p> <p>Yes: [<b>X</b>] No: [ ]</p>
<p>(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.</p>	<p><b>Enclosed:</b></p> <p>Yes: [<b>X</b>] No: [ ]</p>
<p>(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.).</p>	<p><b>Enclosed:</b></p> <p>Yes: [<b>X</b>] No: [ ]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p><b>Enclosed:</b></p> <p>Yes: [<b>X</b>] No: [ ]</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b></p> <p>Yes: [<b>X</b>] No: [ ]</p>

**See enclosed Planning Drainage and Watermain Report, prepared by Arup Consulting Engineers and Statement of Design Acceptance issued by Irish Water enclosed with this Application.**

## 21. Traffic and Transportation

<p>(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)?</p>	<p><b>Enclosed:</b> Yes: [ ] No: [X]  <b>Refer to the accompanying Transport Statement, prepared by Arup Consulting Engineers</b></p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [X] No: [ ]  <b>Refer to the accompanying Transport Statement, prepared by Arup Consulting Engineers</b></p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [ ] No: [X]</p>

## 22. Taking in Charge

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

## 23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p><b>Each Drawing Pack (e.g. Architecture, Engineering, Landscaping, etc) is accompanied by a schedule of all drawings stating drawing number, title and scale.</b></p>
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**24. Application Fee:**


(a) State fee payable for application:	<b>Max. €80,000</b>
(b) Set out basis for calculation of fee:	<p><b>Max. Fee Applicable</b></p> <p><b>481 dwellings x €130</b></p> <p><b>4,356 sq.m non-resi x €7.20</b></p> <p><b>EIAR €10,000</b></p> <p><b>NIS €10,000</b></p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b></p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p>

**25. Universal Design:**

<p>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 <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b></p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p><b>Refer to Architectural Design Statement, prepared by Reddy Architecture &amp; Urbanism.</b></p>
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## 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)	 <b>Agent: Stephen Little &amp; Associates</b>
Date:	<b>05 February 2020</b>

## SCHEDULE NO. 1 – BRIEF DESCRIPTION OF THE NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT

### PREPARED IN RESPONSE TO Q.9 OF THE STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION FORM

Ruirside Developments Ltd, intends to apply to An Bord Pleanála for Permission for Strategic Housing Development at this site (c. 0.82 hectares), formerly known as Hickey's Fabrics and Parkgate House, at 42A Parkgate Street, Dublin 8.

The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street, subject of proposed associated public realm enhancement and drainage works.

There are Protected Structures on site.

The proposed development comprises mixed use residential and commercial redevelopment (c. 43,353 sq. m gross floor area) of a brownfield site, accommodated in 6no. blocks ranging in height from 8 to 29 storeys with basement and undercroft, and including: 481no. **'Build To Rent'** apartments (66no. studio units, 298no. 1-bed units and 117no. 2-bed units); ancillary residents' amenity rooms and facilities, including co-working spaces, one of which (c.119 sq. m) to be made available to the public for hire for cultural uses/ events; commercial office (c.3,698 sq. m), retail (c.214 sq. m) and café/ restaurant (c.444 sq. m) uses; and all associated and ancillary conservation and site development works.

Proposed block description as follows:

- **Block A** (c. 12,207 sq. m gross floor area): 29-storeys with setback at 25<sup>th</sup> floor, accommodating 1no. café/restaurant (c. 208 sqm), residents' amenity areas and 160no. apartments. Residents' roof gardens at 9<sup>th</sup> and 25<sup>th</sup> floors. Ancillary plant / storage at ground floor level.
- **Block B1** (c. 10,520 sq. m): 10 to 13-storeys with setback at 7<sup>th</sup> floor, accommodating 1no. café/ restaurant (c. 236 sqm), 1no. retail unit with ancillary café (c. 134 sqm), resident's amenity areas, including co-working spaces made available to the residential community within the proposed development, and one of which (c. 119sqm) to be made available also to the public for hire for cultural uses/ events, and 141no. apartments. Residents' roof gardens at 9<sup>th</sup> floor. Ancillary plant / storage at basement and ground floor level.
- **Block B2** (c. 3,698 sq. m): 8-storeys with setback at 6<sup>th</sup> floor, including 6 storeys of commercial office floorspace (c. 3,698 sqm) over entrance foyer and site entrance. Residents' garden on the roof. Ancillary plant / storage at basement level.
- **Block C1** (c. 4,207 sq. m): 9-storeys, accommodating 58no. apartments. Ancillary plant / storage at undercroft and ground floor level. Link with 'River Building' at undercroft level.
- **Block C2** (c. 2,520 sq. m): 9-storeys, accommodating residents' amenity areas and 40no. apartments. Residents' roof garden at 8<sup>th</sup> floor.
- **Block C3** (c. 6,274 sq. m): 11-storey building over partial basement with setback at 7<sup>th</sup> floor, accommodating 1no. retail unit (c. 80 sq. m), residents' amenity areas and 82no. apartments. Residents' roof garden at 7<sup>th</sup> floor. Ancillary plant / storage at ground floor level.

Associated and ancillary conservation, site development, infrastructure, landscaping and boundary treatment works, including:

- Public open space (c.1409 sq. m), including a plaza and riverside walkway.
- Residents' communal open space, including courtyard at ground level and residents' roof gardens at 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup> and 25<sup>th</sup> floor levels. Residential apartment balconies on south, east and west elevations of all residential buildings and on north elevation of tower.

- Conservation, refurbishment, repair and adaption of existing protected structures, including:
  - Entrance stone archway (protected structure) to be conserved, refurbished, repaired and adapted for use as pedestrian access to proposed residents' communal open space, entrance foyers to Block B1 and Blocks C1, C2 and C3 and ancillary amenities.
  - Riverside stone wall (protected structure) to be conserved, refurbished, repaired and adapted, including partial demolition comprising the enlargement of existing opes and creation of new opes and lintel treatments for incorporation within the riverside stone wall, as part of the proposed riverside amenity walkway.
  - Turret (protected structure) at the eastern end of the riverside stone wall to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall and proposed amenity walkway.
  - Square Tower on riverfront (protected structure) to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall proposed and amenity walkway.
- Conservation, refurbishment, repair and adaption of the larger of the two riverfront gabled building ('River Building') for use as gym for residents of the development, accessible from Block C1 undercroft and residents' courtyard at ground level, and incorporation of building as integrated part of riverside stone wall and proposed riverside amenity walkway.
- Conservation, refurbishment, repair and adaption of the southern façade of the smaller riverfront gabled building as part of riverside wall and incorporated with the amenity walkway. Demolition of the remainder of the building fabric.
- Demolition of all other structures within the former Hickey's Fabrics site, including the large single storey warehouse building with curved wall to Parkgate Street and all warehouse internal walls and partitions including the southern brick wall running parallel to the interior of the riverside stone wall, a small two storey building adjacent to the entrance stone archway and the former 2-storey detached house (Parkgate House) at the north west corner of the site, and other miscellaneous structures.
- 2no. new pedestrian site entrances at Parkgate Street, connecting to proposed public plaza and the proposed riverside amenity walkway.
- 1no. new vehicular access via Parkgate Street to surface and basement parking areas at western edge of the site.
- 26no. car parking spaces (total) at surface and basement levels.
- 551no. bicycle parking spaces (total) at surface, undercroft and basement levels.
- Ancillary plant, bin storage and remote storage at ground and basement levels.
- Ancillary plant and telecommunications antennae at roof level.
- Solar panels on the roof of proposed Blocks B and C.
- Ancillary works along the southern footpath on Parkgate Street and in the public roadway, including new loading bay, removal of recycling bins and Dublin Bikes Station No. 92 and surface water drainage works including new sections of pipework.

The application contains a statement setting out how the proposal is 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, 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 Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application, 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 Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.parkgatestreetshd.ie](http://www.parkgatestreetshd.ie)



## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Ruirside Developments Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	Usher House
<b>Address Line 2:</b>	Main Street
<b>Address Line 3:</b>	Dundrum
<b>Town / City:</b>	Dublin 14
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D14 N7Y8
<b>E-mail address (if any):</b>	info@charteredland.ie
<b>Primary Telephone Number:</b>	01-2164080
<b>Other / Mobile Number (if any):</b>	N/A

### Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	Joe O' Reilly, David Scanlon, Anne Culhane
<b>Company Registration Number (CRO):</b>	609652
<b>Contact Name:</b>	Fergal Duffy
<b>Primary Telephone Number:</b>	01-2164080
<b>Other / Mobile Number (if any):</b>	N/A
<b>E-mail address:</b>	info@charteredland.ie

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

<b>First Name:</b>	Stephen
<b>Surname:</b>	Little
<b>Address Line 1:</b>	Stephen Little & Associates
<b>Address Line 2:</b>	26/27 Upper Pembroke Street
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02X361
<b>E-mail address (if any):</b>	info@sla-pdc.com
<b>Primary Telephone Number:</b>	01 6766507
<b>Other / Mobile Number (if any):</b>	N/A

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Eoghan
<b>Surname:</b>	O' Brien
<b>Address Line 1:</b>	Reddy Architecture & Urbanism
<b>Address Line 2:</b>	Dartry Mills
<b>Address Line 3:</b>	Dartry
<b>Town / City:</b>	Dublin 6
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D06 Y0E3
<b>E-mail address (if any):</b>	dublin@reddyarchitecture.com
<b>Primary Telephone Number:</b>	014987000
<b>Other / Mobile Number (if any):</b>	N/A

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Fergal Duffy
<b>Mobile Number:</b>	01-2164080
<b>E-mail address:</b>	info@charteredland.ie