

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8.
D08 DK10

Our Ref. 18131

05 February 2020

RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA

PROPOSED MIXED USE RESIDENTIAL AND COMMERCIAL SCHEME COMPRISING 481 NO. BUILD TO RENT APARTMENT UNITS, RESIDENTS' AMENITY SPACES AND FACILITIES, OFFICE SPACE, CAFÉ/RESTAURANT, AND RETAIL UNITS AND ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE AND LANDSCAPING WORKS AT THE FORMER HICKEYS SITE, 42A PARKGATE STREET, DUBLIN 8.

Dear Sir / Madam,

Please be advised that Ruirside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential development and associated landscaping and site infrastructure works at the former Hickeys site at Parkgate Street, Dublin 8.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information.

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

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 25th floor, accommodating 1no. café/restaurant (c. 208 sqm), residents' amenity areas and 160no. apartments. Residents' roof gardens at 9th and 25th floors. Ancillary plant / storage at ground floor level.
- **Block B1** (c. 10,520 sq. m): 10 to 13-storeys with setback at 7th 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 9th floor. Ancillary plant / storage at basement and ground floor level.

- **Block B2** (c. 3,698 sq. m): 8-storeys with setback at 6th 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 8th floor.
- **Block C3** (c. 6,274 sq. m): 11-storey building over partial basement with setback at 7th floor, accommodating 1no. retail unit (c. 80 sq. m), residents' amenity areas and 82no. apartments. Residents' roof garden at 7th 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 7th, 8th, 9th and 25th 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.

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- 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

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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- (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).

Yours sincerely,

Will Connolly

STEPHEN LITTLE & ASSOCIATES

National Transport Authority,
Dun Sceine,
Iveagh Court,
Harcourt Lane,
Dublin 2.
D02 WT20

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Will Connolly

STEPHEN LITTLE & ASSOCIATES

Coras Iompair Éireann (CIE),
Curzon House,
35 Lower Abbey Street,
Dublin 1.

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Commission of Railway Regulation,
Ground Floor,
Temple House,
57 Temple Road,
Blackrock,
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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 25th floor, accommodating 1no. café/restaurant (c. 208 sqm), residents’ amenity areas and 160no. apartments. Residents’ roof gardens at 9th and 25th floors. Ancillary plant / storage at ground floor level.

- **Block B1** (c. 10,520 sq. m): 10 to 13-storeys with setback at 7th 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 9th floor. Ancillary plant / storage at basement and ground floor level.
- **Block B2** (c. 3,698 sq. m): 8-storeys with setback at 6th 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 8th floor.
- **Block C3** (c. 6,274 sq. m): 11-storey building over partial basement with setback at 7th floor, accommodating 1no. retail unit (c. 80 sq. m), residents’ amenity areas and 82no. apartments. Residents’ roof garden at 7th 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 7th, 8th, 9th and 25th 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.
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- 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.
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- 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

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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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).

Yours sincerely,

Michael Connolly

STEPHEN LITTLE & ASSOCIATES

Irish Water,
Spatial Planning,
Colvill House,
24-26 Talbot Street,
Dublin 1.

Our Ref. 18131

05 February 2020

RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA
PROPOSED MIXED USE RESIDENTIAL AND COMMERCIAL SCHEME COMPRISING 481 NO. BUILD TO RENT APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, OFFICE SPACE, CAFÉ/RESTAURANT, AND RETAIL UNITS AND ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE AND LANDSCAPING WORKS AT THE FORMER HICKEYS SITE, 42A PARKGATE STREET, DUBLIN 8.

Dear Sir / Madam,

Please be advised that Ruirside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential development and associated landscaping and site infrastructure works at the former Hickeys site at Parkgate Street, Dublin 8.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information.

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

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Yours sincerely,

Will Connolly

STEPHEN LITTLE & ASSOCIATES

Irish Aviation Authority,
Corporate Affairs, Department,
The Times Building,
11-12 D'Olier Street,
Dublin 2.

Our Ref. 18131

05 February 2020

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Yours sincerely,

A handwritten signature in blue ink that reads "Michael Connolly". The signature is written in a cursive style.

STEPHEN LITTLE & ASSOCIATES

Minister for Culture, Heritage and the Gaeltacht,
Department of Culture, Heritage and the Gaeltacht,
Newton Road,
Wexford.

Our Ref. 18131

05 February 2020

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- **Block A** (c. 12,207 sq. m gross floor area): 29-storeys with setback at 25th floor, accommodating 1no. café/restaurant (c. 208 sqm), residents’ amenity areas and 160no. apartments. Residents’ roof gardens at 9th and 25th floors. Ancillary plant / storage at ground floor level.
- **Block B1** (c. 10,520 sq. m): 10 to 13-storeys with setback at 7th 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 9th floor. Ancillary plant / storage at basement and ground floor level.

- **Block B2** (c. 3,698 sq. m): 8-storeys with setback at 6th 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.
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- 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 7th, 8th, 9th and 25th floor levels. Residential apartment balconies on south, east and west elevations of all residential buildings and on north elevation of tower.
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- 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.
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- 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

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

Yours sincerely,

Michael Connolly

STEPHEN LITTLE & ASSOCIATES

The Heritage Council,
Aras na hOidhreachta,
Church Lane,
Kilkenny.

Our Ref. 18131

05 February 2020

RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA

PROPOSED MIXED USE RESIDENTIAL AND COMMERCIAL SCHEME COMPRISING 481 NO. BUILD TO RENT APARTMENT UNITS, RESIDENTS' AMENITY SPACES AND FACILITIES, OFFICE SPACE, CAFÉ/RESTAURANT, AND RETAIL UNITS AND ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE AND LANDSCAPING WORKS AT THE FORMER HICKEYS SITE, 42A PARKGATE STREET, DUBLIN 8.

Dear Sir / Madam,

Please be advised that Ruirside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential development and associated landscaping and site infrastructure works at the former Hickeys site at Parkgate Street, Dublin 8.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information.

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

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.

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Yours sincerely,

Neil Connolly

STEPHEN LITTLE & ASSOCIATES

Inland Fisheries Ireland,
ERBD Department,
3044 Lake Drive,
Citywest Business Campus,
Dublin 24
D24 Y265

Our Ref. 18131

05 February 2020

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PROPOSED MIXED USE RESIDENTIAL AND COMMERCIAL SCHEME COMPRISING 481 NO. BUILD TO RENT APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, OFFICE SPACE, CAFÉ/RESTAURANT, AND RETAIL UNITS AND ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE AND LANDSCAPING WORKS AT THE FORMER HICKEYS SITE, 42A PARKGATE STREET, DUBLIN 8.

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Will Connolly

STEPHEN LITTLE & ASSOCIATES

An Chomhairle Ealaoin
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- **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 8th floor.
- **Block C3** (c. 6,274 sq. m): 11-storey building over partial basement with setback at 7th floor, accommodating 1no. retail unit (c. 80 sq. m), residents’ amenity areas and 82no. apartments. Residents’ roof garden at 7th 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 7th, 8th, 9th and 25th 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:
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- 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.

- 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

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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).

Yours sincerely,

Michael Connolly

STEPHEN LITTLE & ASSOCIATES

Failte Ireland,
89-95 Amiens Street,
Dublin 1.

Our Ref. 18131

05 February 2020

RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA
PROPOSED MIXED USE RESIDENTIAL AND COMMERCIAL SCHEME COMPRISING 481 NO. BUILD TO RENT APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, OFFICE SPACE, CAFÉ/RESTAURANT, AND RETAIL UNITS AND ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE AND LANDSCAPING WORKS AT THE FORMER HICKEYS SITE, 42A PARKGATE STREET, DUBLIN 8.

Dear Sir / Madam,

Please be advised that Ruirside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential development and associated landscaping and site infrastructure works at the former Hickeys site at Parkgate Street, Dublin 8.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information.

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

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 25th floor, accommodating 1no. café/restaurant (c. 208 sqm), residents’ amenity areas and 160no. apartments. Residents’ roof gardens at 9th and 25th floors. Ancillary plant / storage at ground floor level.

- **Block B1** (c. 10,520 sq. m): 10 to 13-storeys with setback at 7th 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 9th floor. Ancillary plant / storage at basement and ground floor level.
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Yours sincerely,

Mark Connolly

STEPHEN LITTLE & ASSOCIATES

An Taisce
Tailors Hall,
Back Lane,
Dublin 8.

Our Ref. 18131

05 February 2020

RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA

PROPOSED MIXED USE RESIDENTIAL AND COMMERCIAL SCHEME COMPRISING 481 NO. BUILD TO RENT APARTMENT UNITS, RESIDENTS' AMENITY SPACES AND FACILITIES, OFFICE SPACE, CAFÉ/RESTAURANT, AND RETAIL UNITS AND ASSOCIATED AND ANCILLARY SITE DEVELOPMENT, INFRASTRUCTURE AND LANDSCAPING WORKS AT THE FORMER HICKEYS SITE, 42A PARKGATE STREET, DUBLIN 8.

Dear Sir / Madam,

Please be advised that Ruirside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential development and associated landscaping and site infrastructure works at the former Hickeys site at Parkgate Street, Dublin 8.

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Proposed block description as follows:

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Yours sincerely,

Will Connolly

STEPHEN LITTLE & ASSOCIATES

Dublin Childcare Committee,
Ocean House,
Arran Quay,
Smithfield,
Dublin 7

Our Ref. 18131

05 February 2020

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- Residents' communal open space, including courtyard at ground level and residents' roof gardens at 7th, 8th, 9th and 25th 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

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).

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Stephen Little". The signature is written in a cursive, flowing style.

STEPHEN LITTLE & ASSOCIATES