

16 December 2020

Dublin City Council,
Planning Department,
Block 4, Floor 3,
Civic Offices,
Wood Quay, Dublin 8

**Re: ABP Reference: ABP-307178-20
Proposed Build to Rent Strategic Housing Development on the former Player Wills site and undeveloped land owned by Dublin City Council at South Circular Road, Dublin 8.**

A Chara,

Under article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of a Strategic Housing Development application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. As required, please find enclosed 6 no. hard copies and 1 no. electronic copy of the application.

This application for permission for a Strategic Housing Development meets the requirements outlined in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

A full description of the proposed development is set out in the statutory notices and supporting information that accompanies this application. Briefly, it is proposed to develop 732 no. new homes across 4 no. blocks (PW1, PW2, PW4 and PW5). 492 no. are proposed as build to rent apartments and incorporate a mix of dwelling sizes from studios through to 3-bedroom apartments. 240 no. are proposed as single occupancy build to rent shared accommodation. The shared accommodation incorporates generously sized private living space, ranging from 19 sq.m to 32 sq.m, thus significantly exceeding the minimum size of 12 sq.m required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018). The proposed development includes extensive resident amenities and facilities together with a childcare facility and communal amenity space and public open space. 2 no. public parks are proposed, 'Player's Park' to the northwest of the former factory building and 'St. Catherine's Park' adjacent to St. Catherine's National School.

The proposal provides for the retention, refurbishment and re use of original elements of the former Player Wills factory building. While this building is not listed on the Register of Protected Structures (RPS), it is considered to be of significant heritage value. The proposal provides for much of the original building fabric to be retained and incorporated into a sensitive and imaginative design which results in a new and contemporary mixed use development. The upper floors are adapted for shared living accommodation while the ground floor will act as a community, cultural and arts hub to serve the new residents and wider community.

www.mhplanning.ie

McCutcheon Halley is a limited partnership registered under the Limited Partnerships Act, 1907, registration no. LP512. Registered in Ireland No. 326490. Registered office: 6 Joyce House, Barrack Square, Ballincollig, Co. Cork. Directors: Brian McCutcheon, BA(Econ) DipTP DipGIS MIPI (Chairman), Tom Halley, BA(Mod), MRUP BSc ARCH(Hons) Cert. Civil Eng. MIPI.

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In addition to the proposed car parking spaces, 81 no. car parking spaces are proposed in the basement of PW2 for future residential development within the wider Masterplan/SDRA12 area and lands contiguous with SDRA 12, that will be subject to a separate application for permission. It is noted that while residential parking is incidental to the primary purpose of the building, in this case, the proposed 81 no. spaces are included to serve a future development proposal and as such constitute 'other use' for the purpose of this SHD application, as they are not associated with the residential use proposed in this application. The proposed inclusion of these 81 no. car parking spaces does not assume the outcome of any future application for permission will be successful. The 81 no. car parking spaces will not be set out or used in the absence of a separate grant of planning permission for future residential development. Accordingly, an alternative use for this area is proposed (in the event that a future grant of planning permission for residential development is not forthcoming) of storage receptacles (cage/container), see Drawing No. PL1250 and PL1251. In this event, the applicant would welcome a condition attached to any grant of permission requiring that the 81 no. spaces together with the circulation area would be used as storage ancillary to the proposed residential development in the event that planning permission for future residential development is not granted before the expiration of the subject planning permission.

This application is accompanied by a suite of supporting drawings and reports. A schedule of drawings is included at the front of each pack and a schedule of supporting reports is appended to this cover letter.

A Letter of Consent from Dublin City Council is also appended to this application for permission.

The Part V Proposal included under separate cover includes a Validation Letter from Dublin City Council's Housing and Community Services Department.

The application includes an Environmental Impact Assessment Report and a notification has been sent to the Department of Housing, Planning and Local Government (EIAPortal@housing.gov.ie). An acknowledgement from the Department is appended to this cover letter.

A Confirmation of Feasibility and Statement of Design Acceptance from Irish Water is included in Appendix II of the Civil Engineering Infrastructure Report for Planning included with this application under separate cover.

A proposed Phasing Plan is included in Appendix B of the Construction, Demolition and Environmental Management Plan included under separate cover.

A dedicated website has been established and can be accessed at www.PWSCR2SHD.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 or online at www.pleanala.ie, 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).

Please contact the undersigned if you require any further details.

Is mise, le meas,



Paula Galvin (Director)

McCutcheon Halley Chartered Planning Consultants

Schedule of Supporting Information

Report	Prepared by
Application Form	McCutcheon Halley Planning Consultants
Letter of Consent	Dublin City Council
Masterplan	Dublin City Council & Applicant
Masterplan Appropriate Assessment Screening Report	Brady Shipman Martin & Dublin City Council
Planning Statement & Statement of Consistency with Dublin City Development Plan 2016-2022	
Statement of Consistency with National, Regional & Section 28 Ministerial Guidelines	
Response to An Bord Pleanála Opinion	McCutcheon Halley Planning Consultants
Material Contravention Statement	
Shared Accommodation Demand Report	
Social Infrastructure Audit	
Childcare Demand Report	
Part V Proposal	
Design Statement	Henry J Lyons (HJL) Architects & Kohn Pederson Fox (KPF) Architects
Housing Quality Audit	
Landscape Design Statement	Niall Montgomery & Partners Landscape Architecture
Civil Engineering Infrastructure Report for Planning	
Structural Assessment Report for Planning	Barrett Mahony Consulting Engineers
Construction & Demolition Waste Management Plan	
Traffic & Transport Assessment	
Mobility Management Plan	
Stage 1 Road Safety Audit and Designers Response	Systra
Construction Traffic Management Plan	
Energy & Sustainability Report	
Public Lighting Report	O'Connor Sutton Cronin
Construction Demolition Environmental Management Plan	Garland
Operational Waste Management Plan	Byrne Environmental
Daylight, Sunlight & Overshadowing Report	
Pedestrian Comfort CFD Analysis	Integrated Environmental Solutions (IES)
Building Lifecycle Report	
Property Management Strategy Report	Aramark Property
Shared Living Operational Management Plan	LIV Consult
Volume I Environmental Impact Assessment Report - Non Technical Summary	
Volume II Environmental Impact Assessment Report	
Volume III Environmental Impact Assessment Report - Appendices	Directed by McCutcheon Halley Planning Consultants
Appropriate Assessment Screening Report	Brady Shipman Martin

Report	Prepared by
Photomontages - Verified Photomontages to accompany Landscape & Visual Assessment (Chapter 5 EIAR)	Modelworks
Photomontages - Verified Photomontages to accompany Built Heritage (Chapter 14 EIAR)	

Drawings	Prepared by
Architectural Drawing Suite inc. drawing schedule	Henry J Lyons (HJL) Architects & Kohn Pederson Fox (KPF) Architects
Landscape Drawing Suite inc. drawing schedule	Niall Montgomery & Partners Landscape Architecture
Engineering Drawing Suite inc. drawing schedule	Barrett Mahony Consulting Engineers
Transportation Drawing Suite inc. drawing schedule	Systra
Public Lighting Drawing Suite inc. drawing schedule	O'Connor Sutton Cronin

Department of Housing, Planning & Local Government – EIA Portal Notification

A Chara,

An EIA Portal notification was received on 14/12/20 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 15/12/2020 under EIA Portal ID number **2020217** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2020217

Competent Authority: An Bord Pleanála

Applicant Name: DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV

Location: Former Player Wills site and Undeveloped Land in Ownership of

Dublin City Council, South Circular Road, Dublin 8. Eircodes: D08T6DC, D08 PW25, D08 X7F8 and D08 EK00.

Description: 492 no. Build to Rent Apartments, 240 no. single-occupancy Shared Accommodation units, residential amenities and facilities, a Cultural and Community Hub, creche, retail and commercial units, basement,

open space, parking and all associated site works.

Linear Development: no

Date Uploaded to Portal: 15/12/2020

Regards

Nicole Coughlan

—

EIA Portal team

—

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil

Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0

Custom House, Dublin 1, D01 W6X0

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www.housing.gov.ie

Letter of Consent Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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Bloc 3, Urlár 2
Oifigí na Cathrach
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Block 3, Floor 2
Civic Offices
Wood Quay
Dublin 8

Tel: +353 1 222 3055
Fax: +353 1 222 2682

WebSite: www.dublincity.ie

10th December 2020

SUBJECT TO CONTRACT/CONTRACT DENIED
WITHOUT PREJUDICE

Mr. Gary Corrigan,
Managing Director, Hines Ireland,
DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV.
c/o Hines Real Estate Ireland Limited
First Floor, Block 2
Clanwilliam House
Clanwilliam Place
Dublin 2

**Re: Player/Wills Lands, South Circular Road, Dublin 8
DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV.**

Dear Sirs,

I wish to confirm that Dublin City Council has no objection to the inclusion of land of which it is the fee simple owner in a SHD planning application which will be submitted to An Bord Pleanála in respect of a development on part of the Player Wills site (Phase 2).

The subject land is as indicatively shown hatched blue on the attached drawing **PL0003 A**.

It should be noted that all costs and expenses associated with the making of any planning in this matter are the sole responsibility of the party making the application.

Yours faithfully,

Paul Clegg
Executive Manager

NOTE
 ALL DIMENSIONS TO BE CHECKED ON SITE
 NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
 RELEVANT CONSULTANTS DRAWINGS

- SITE BOUNDARY
- APPLICANT OWNERSHIP
- SITE IN DCC OWNERSHIP
- ⊕ LOCATION OF SITE NOTICE

APPLICATION SITE AREA: 3.06 HA
 DCC OWNERSHIP SITE AREA: 0.70 HA



REV	DATE	DESCRIPTION	BY	CHKD
A	08/20/20	Issue for Draft	BF	LD

PLANNING

Henry J Lyons

Architecture + Interiors +353 1 888 3333 51-54 Parnass Street
 henryjlyons.com info@henryjlyons.com Dublin D02 K466

CLIENT
 CWTC MULTI FAMILY
 Former Player Wills Site,
 South Circular Road, Dublin 8

JOB NUMBER:	95578
DATE:	SEPTEMBER 2020
SCALE:	1:500 @A0
DRAWN:	EW
CHECKED:	BF
FILE NAME:	95578_P0003_Site Layout Plan Proposed_PW

DRAWING
 GENERAL ARRANGEMENT PLAN
 SITE LAYOUT PLAN

BLOCK	DRAWING NUMBER	ZONE	REVISION
	PL0003		A