



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:	Waterside Block 9 Developments Limited
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27
Company Registration No:	635334

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

Name:	Tom Phillips, Tom Phillips + Associates
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:	Paul O'Brien
Firm/Company:	Henry J Lyons

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council
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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:	City Block 9
Address Line 2:	North Wall Quay
Address Line 3:	
Town/City:	Dublin 1
County:	Dublin
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Map Ref.: 0001418 ITM 717807.0,734522.0
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.	
Area of site to which the application relates in hectares:	Approx. 1.1 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Z14
Existing use(s) of the site and proposed use(s) of the site:	Existing: Vacant, brownfield Proposed: Residential + other uses

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

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
N/A			
State Name and Address of the Site Owner: <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	Waterside Block 9 Developments Limited, Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27.		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]		
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			
Lands of 0.85 ha. to the west (residual City Block 9 lands)			
Lands of 0.03 ha. to the east on North Wall Avenue (within the charge of Dublin City Council)			
5 No. freehold properties located to the north of the subject site on Mayor Street Upper as follows:			
1. 34 Mayor Street, Dublin 1, D01 WC74;			
2. 35 Mayor Street, Dublin 1, D01 RC39;			
3. 36 Mayor Street, Dublin 1, D01 CT54;			

4. 37 Mayor Street, Dublin 1, D01 VE10; and

5. 38 Mayor Street, Dublin 1, D01 P485.

## 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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<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
DSDZ3042/19	Amalgamation of two basements at Level -1 previously permitted under Reg. Ref. DSDZ3779/17 and Reg. Ref. DSDZ3780/17, respectively (resulting in an overall floor area of c. 17,789 sq m) and associated internal alterations to same; and construction of an additional basement level (c. 17,789 sq m ) (Level -2) below the proposed amalgamated basement level (i.e. Level -1). (The proposed amendments shall result in an increase in total basement depth from c. 3.85 m to c. 16.0 m.)	Grant Permission
DSDZ3779/17	A ten year permission for the construction of 2 No. residential buildings ranging in height from 6 storeys to 11 storeys, a with a total gross floor area above ground of circa 41,364.4 sq m accommodating 420 no. apartments The development also provides for a crèche of c 281.4 sq m and 4 no. cafe/restaurant/retail units with a total floor area of 763.5 sq m.	Grant 5-year permission
DSDZ3780/17	A ten year permission for the construction of 4 No. commercial office buildings ranging in height from 6 storeys to 8 storeys. GFA Above ground of c. 35,883 sq m.	Grant 10-year Permission

DSDZ2242/16	Demolition of five vacant buildings with a GFA of 7,363 sq m including a former retail showroom, three warehouse premises and a three-storey office building	Grant 5-year permission
DSDZ3630/15	Demolition of existing buildings and other structures on the site and the construction of a new north-south street.	Grant 5-year permission
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
N/A		
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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
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):		
The Applicant is submitting a concurrent SDZ compliant application for the residual City Block 9 lands of 0.85 hectares, with that application also including an additional 710 sq m (0.071 ha.) of lands shared with the SHD site as both schemes have an identical provision for the delivery of a pocket park. (No Planning Register Reference No. yet assigned)		
Is the applicant aware of the site ever having been flooded?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer is "Yes" above, please give details e.g. year, extent:		
N/A		
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer is "Yes" above, please give details:		
N/A		

## 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>See Appendix A attached.</p>	
<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p> <p>See HJL Drawing No. P0001 Rev. 5</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p> <p>See HJL Drawing No. P0002 Rev. 6</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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>SHDPAC0032/19</p>
<p>Meeting date(s):</p>	<p>13 May 2019</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>	



An Bord Pleanála reference number:	306158-20
Meeting date(s):	1 <sup>st</sup> Tripartite Meeting: 7 February 2020 2 <sup>nd</sup> Tripartite Meeting: 2 July 2020
<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> <p>Correspondence with Irish Water (see Appendix B of the <i>Engineering Services Report</i> provided by Cronin Sutton Consulting Engineers).</p> <p>A website link to the application documentation has been emailed to the required Prescribed Bodies with a Cover Letter. A copy of the Cover Letter is attached as Appendix B to this Application Form. (See <a href="http://www.waterfrontsouthcentralshd.ie">www.waterfrontsouthcentralshd.ie</a> )</p>	

## 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:	Irish Daily Star Date of Publication: Wednesday, 20 January 2021
(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:	Wednesday, 20 January 2021
<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] See Appendix C of this Application Form</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(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?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(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?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]  Note that all prescribed bodies requested an email link to the SHD website due to remote working practices.</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. National Transport Authority;</li> <li>2. Transport Infrastructure Ireland;</li> <li>3. Irish Rail;</li> <li>4. Commission for Railway Regulation;</li> </ol>

	<p>5. Minister for Culture, Heritage and the Gaeltacht;</p> <p>6. Heritage Council;</p> <p>7. An Taisce — the National Trust for Ireland;</p> <p>8. Failte Ireland;</p> <p>9. An Comhairle Ealaíon;</p> <p>10. Irish Water;</p> <p>11. Dublin City Council Childcare Committee; and</p> <p>12. Irish Aviation Authority.</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>28 January 2021</p>	
<p>(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?</p>	<p>Yes: [ ] No: [ <input checked="" type="checkbox"/> ]</p>	
<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>N/A</p>	
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</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>N/A</p>	

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

<p>(a) Set out how the 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"/> ]          Please see <i>Statement of Consistency</i>, prepared by Tom Phillips + Associates, dated Thursday, 28 January 2020.</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 checked="" 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 checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input type="checkbox"/> ]          Please see <i>City Block Rollout Agreement</i>, prepared by Tom Phillips + Associates, dated Thursday, 28 January 2020.</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 the proposed strategic housing development is, in the applicant’s opinion, consistent</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input type="checkbox"/> ]</p>

<p>with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Please see <i>Statement of Consistency</i>, prepared by Tom Phillips + Associates, dated Thursday, 28 January 2020.</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>Please see <i>Response to ABP Opinion</i>, prepared by Tom Phillips + Associates, dated Thursday, 28 January 2020.</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>Please see <i>Response to ABP Opinion</i>, prepared by Tom Phillips + Associates, dated Thursday, 28 January 2020.</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>Please see <i>Material Contravention Statement</i>, prepared by Tom Phillips + Associates, dated</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:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	N/A	N/A
2-bed	N/A	N/A
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
<b>Total</b>	N/A	N/A

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	N/A	N/A
1-bed	495	26,018.6
2-bed	507	42,365.4
3-bed	3	694
4-bed	N/A	N/A

4+ bed	N/A	N/A
<b>Total</b>	1005	69,078 (Total net residential floorspace – apartments only)

<b>Student Accommodation</b>			
<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	N/A	N/A	N/A
1-bed	N/A	N/A	N/A
2-bed	N/A	N/A	N/A
3-bed	N/A	N/A	N/A
4-bed	N/A	N/A	N/A
4+ bed	N/A	N/A	N/A
<b>Total</b>	N/A	N/A	N/A

(b) State total number of residential units in proposed development:	1,005
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	69,078 (Total net residential floorspace – apartments only)  121,081 (Total gross residential incl. resident amenities, plant, circulation etc)

**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>
Childcare facility (128 No. childcare spaces)	450
Restaurant	110
Foodhall	299
3 No. Cafes (110 sq m, 167 sq m and 261 sq m)	538
Restaurant (Level 32)	609
Public Bar / Function Room	407
Commercial Office	1,894
Total	4,307
<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>Please see <i>Childcare Demand Audit</i>, prepared by Tom Phillips + Associates, dated January 2021.</p>	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	4,307
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	125,388
(d) Express 15(b) as a percentage of 15(c):	3.4%

**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) 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?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(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?	✓	
(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.		✓
(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.		✓
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		✓

<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>(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>(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>		✓
<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>	<p>✓</p> <p>See Ch. 14 of the accompanying EIAR, dated Thursday, 28 January 2021</p>	
<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>	<p>✓</p> <p>Please see <i>City Block Rollout Agreement and Statement of Compliance with North Lotts and Grand Canal Dock Planning Scheme</i></p>	

	2014 prepared by Tom Phillips + Associates, dated Thursday 28, January 2021	
(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?  If "Yes", enclose details with this application.		✓
(m) Do the Major Accident Regulations apply to the proposed development?		✓
(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?  If "Yes", give details of the specified information accompanying this application.  Please see <i>Response to ABP Opinion</i> , dated Thursday, 28 January 2021, prepared by Tom Phillips + Associates, which outlines in detail the information requested by ABP in their Opinion document (received on 17 July 2020) and how the Applicant has provided responses in relation to same.	✓	

**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> :	N/A
State gross floor space of any proposed demolition, in m <sup>2</sup> :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	N/A

State total gross floor space of proposed works in m <sup>2</sup> :	125,388
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**18. Where the Application relates to Material Change of Use of Land or Structure:**

(a) State existing use of land or structure:	Brownfield - Vacant
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Mixed-Use
(c) State proposed use(s):	Residential / Mixed-Use
(d) State nature and extent of any such proposed use(s):	1,005 No. residential units and 4,307 sq m of other uses. (See attached development description.)
<p>(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:</p> <p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ] (See architectural drawing pack provided by HJL Architects)</p>	

**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) If the answer to Question 19(A) is "Yes", are details enclosed as to how the applicant proposes to comply	✓	

<p>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>		
<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>	✓	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	✓	
<p>(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.</p>	N/A	

**20. Water Services:**

<p><b>(A) Proposed Source of Water Supply:</b></p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: [ <input type="checkbox"/> ] New Connection: [ <input checked="" type="checkbox"/> ]</p> <p>(b) Public Mains: [ <input checked="" type="checkbox"/> ]</p>

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

**(D) Irish Water Requirements:**

Please submit the following information:

(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

**Enclosed:**

Yes: [  ] No: [ ]

Correspondence with Irish Water (see Appendix B of the *Engineering Services*)

<p>accompanied by evidence of engagement with Irish Water and its outcome.</p>	<p><i>Report (dated 5 January 2021) provided by Cronin Sutton Consulting Engineers)</i></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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>As above – A PCE Response dated 7 November 2019 is provided and a Design Acceptance dated 10 November 2020 is also provided.</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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><i>See Engineering Services Report (dated 5 January 2021) provided by Cronin Sutton Consulting Engineers</i></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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

## 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></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
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<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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>See enclosed <i>Mobility Management Plan Framework</i> (dated 5 January 2021) provided by Cronin Sutton Consulting Engineers</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: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</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: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]</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

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

See Cover Letter and Schedule of Documents enclosed, dated Thursday 28 January 2021. A Schedule of Drawings is attached to each drawing set.

## 24. Application Fee:

<p>(a) State fee payable for application:</p>	<p>€80,000</p>
<p>(b) Set out basis for calculation of fee:  (Cheque paid by Lanaree Limited, dated 16/12/20)</p>	<p>Maximum Fee</p>




<p>(c) Is the fee enclosed with the application?</p> <p>See cheque enclosed</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
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**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>See <i>Design Statement</i> provided by HJL Architects, dated 15 January 2021.</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)	 Tom Phillips (Tom Phillips, Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449)
Date:	Thursday, 28 January 2021

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Waterside Block 9 Developments Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	Units 15/16, The Courtyard
<b>Address Line 2:</b>	The Courtyard
<b>Address Line 3:</b>	Sandyford
<b>Town / City:</b>	Sandyford
<b>County:</b>	Dún Laoghaire Rathdown
<b>Country:</b>	Ireland
<b>Eircode:</b>	D18 YD27
<b>E-mail address (if any):</b>	eleahy@ronangrouprealestate.com
<b>Primary Telephone Number:</b>	086 8580243
<b>Other / Mobile Number (if any):</b>	

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

<b>Name(s) of Company</b>	Rory Williams and Haig Bezian
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	635334
<b>Contact Name:</b>	Eoghan Leahy
<b>Primary Telephone Number:</b>	086 8580243
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	eleahy@ronangrouprealestate.com

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

<b>First Name:</b>	Tom
<b>Surname:</b>	Phillips
<b>Address Line 1:</b>	Tom Phillips + Associates
<b>Address Line 2:</b>	80 Harcourt Street
<b>Address Line 3:</b>	Dublin 2
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 F449
<b>E-mail address (if any):</b>	<a href="mailto:tom@tpa.ie">tom@tpa.ie</a>
<b>Primary Telephone Number:</b>	01-4786055
<b>Other / Mobile Number (if any):</b>	087 2032049 (Ciara Slattery, TPA)

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

<b>First Name:</b>	Paul
<b>Surname:</b>	O'Brien
<b>Address Line 1:</b>	Henry J Lyons
<b>Address Line 2:</b>	51-54 Pearse Street
<b>Address Line 3:</b>	Dublin 2
<b>Town / City:</b>	
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	D02 KA66
<b>E-mail address (if any):</b>	<a href="mailto:paul.obrien@hjlyons.com">paul.obrien@hjlyons.com</a>
<b>Primary Telephone Number:</b>	01-8883333
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	Eoghan Leahy
<b>Mobile Number:</b>	086 8580243
<b>E-mail address:</b>	<a href="mailto:eleahy@ronangrouprealestate.com">eleahy@ronangrouprealestate.com</a>

**General Guidance Note:**

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
  - the land is zoned for residential use or for a mixture of residential and other uses,
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
  - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.



## Appendix A - Question 9. Description of the Proposed Strategic Housing Development

Waterside Block 9 Developments Limited intends to apply to An Bord Pleanála for permission for a Strategic Housing Development at a site of 1.1 ha forming part of a larger site identified as City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area (North Lotts and Grand Canal Dock SDZ). The subject site is principally bounded by: Mayor Street Upper to the north; North Wall Quay to the south; North Wall Avenue to the east; and the residual City Block 9 lands of 0.85 ha to the west.

The scheme, totalling 125,388 sq m, provides 22,499 sq m at basement levels, with 102,889 sq m from ground level upwards. The development will consist of the:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).
2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
4. Provision of 4,307 sq m of "other uses" as defined by the *Planning and Development (Housing) and Residential Tenancies Act 2016*, comprising: a childcare facility (450 sq m), a

restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.

5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site. 6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

[Public realm works (inclusive of parking and loading bays) external to the planning application site boundary will be subject to agreement with Dublin City Council.]

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development. The subject site is zoned Z14 in the *Dublin City Development Plan 2016-2022*. The application contains a statement setting out how the proposal is consistent with the objectives of the *Dublin City Council Development Plan 2016-2022* and the *North Lotts and Grand Canal Dock Planning Scheme, 2014*.



**Appendix B: Copy of Cover Letters as Issued to the Required Prescribed Bodies**

National Transport Authority  
Dún Scéine  
Harcourt Lane  
Dublin 2  
D02 WT20

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## 1.0 INTRODUCTION

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 17 July 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## 2.0 SUMMARY OF DEVELOPMENT

In summary, the development will consist of:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of:

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<sup>1</sup> c/o Cooney Carey Consulting Ltd, Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27



- 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).
2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
  3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
  4. Provision of 4,307 sq m of "other uses" as defined by the *Planning and Development (Housing) and Residential Tenancies Act 2016*, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.
  5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
  6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

### 3.0 SUBMISSION PROCEDURE

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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

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**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

Irish Aviation Authority  
The Times Building  
11-12 D'Olier Street  
Dublin 2  
D02 T449

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## 1.0 INTRODUCTION

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 17 July 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## 2.0 SUMMARY OF DEVELOPMENT

In summary, the development will consist of:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No.

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<sup>1</sup> c/o Cooney Carey Consulting Ltd, Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27





storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).

2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
4. Provision of 4,307 sq m of "other uses" as defined by the *Planning and Development (Housing) and Residential Tenancies Act 2016*, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.
5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

### 3.0 SUBMISSION PROCEDURE

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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

---

**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

CIÉ Group Property Department  
Curzon House  
35 Lower Abbey Street  
Dublin 1  
D01 H560

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## **1.0 INTRODUCTION**

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 17 July 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## **2.0 SUMMARY OF DEVELOPMENT**

In summary, the development will consist of:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No.

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<sup>1</sup> c/o Cooney Carey Consulting Ltd, Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27



storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).

2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
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5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

### 3.0 SUBMISSION PROCEDURE

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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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

---

**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

Irish Water  
Colvill House  
Dublin 1  
D01 NP86

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## 1.0 INTRODUCTION

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 17 July 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## 2.0 SUMMARY OF DEVELOPMENT

In summary, the development will consist of:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of:

<sup>1</sup> c/o Cooney Carey Consulting Ltd, Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27



- 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).
2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
  3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
  4. Provision of 4,307 sq m of "other uses" as defined by the *Planning and Development (Housing) and Residential Tenancies Act 2016*, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.
  5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
  6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

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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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

---

**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**



Ian Lumley  
An Taisce  
Tailors' Hall  
Back Lane  
Dublin 8  
D08 X2A3

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## 1.0 INTRODUCTION

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 17 July 2020.

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## 2.0 SUMMARY OF DEVELOPMENT

In summary, the development will consist of:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east

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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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

---

**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

Fáilte Ireland  
88 - 95 Amiens Street  
Dublin 1  
D01 WR86

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## 1.0 INTRODUCTION

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

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- c) the reasons, considerations and arguments on which the submission or observations is or are based.

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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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

---

**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

The Heritage Council  
Áras na hOidhreachta  
Church Lane  
Kilkenny  
R95 X264

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## 1.0 INTRODUCTION

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 17 July 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## 2.0 SUMMARY OF DEVELOPMENT

In summary, the development will consist of:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No.

<sup>1</sup> c/o Cooney Carey Consulting Ltd, Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27



storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).

2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
4. Provision of 4,307 sq m of "other uses" as defined by the *Planning and Development (Housing) and Residential Tenancies Act 2016*, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.
5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

### 3.0 SUBMISSION PROCEDURE

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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

---

**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

Commission for Railway Regulation  
Temple House  
Temple Road  
Blackrock  
Co. Dublin  
A94 Y5W5

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## **1.0 INTRODUCTION**

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 17 July 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## **2.0 SUMMARY OF DEVELOPMENT**

In summary, the development will consist of:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east

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<sup>1</sup> c/o Cooney Carey Consulting Ltd, Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27



elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).

2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
4. Provision of 4,307 sq m of "other uses" as defined by the *Planning and Development (Housing) and Residential Tenancies Act 2016*, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.
5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

### 3.0 SUBMISSION PROCEDURE

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,
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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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

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**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

The Arts Council  
70 Merrion Square  
Dublin 2  
D02 NY52

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## 1.0 INTRODUCTION

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 17 July 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## 2.0 SUMMARY OF DEVELOPMENT

In summary, the development will consist of:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of:

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<sup>1</sup> c/o Cooney Carey Consulting Ltd, Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27



- 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).
2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
  3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
  4. Provision of 4,307 sq m of "other uses" as defined by the *Planning and Development (Housing) and Residential Tenancies Act 2016*, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.
  5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
  6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

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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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

---

**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

Development Applications Unit  
Department of Culture, Heritage and the Gaeltacht  
Newtown Road  
Wexford  
Y35 AP90

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## 1.0 INTRODUCTION

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 17 July 2020.

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In summary, the development will consist of:

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<sup>1</sup> c/o Cooney Carey Consulting Ltd, Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27





- 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).
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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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

---

**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

Dublin City Childcare Committee CLG  
Ocean House  
Arran Quay  
Dublin 7  
D07 DHT3

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## 1.0 INTRODUCTION

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

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<sup>1</sup> c/o Cooney Carey Consulting Ltd, Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27



storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).

2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
4. Provision of 4,307 sq m of "other uses" as defined by the *Planning and Development (Housing) and Residential Tenancies Act 2016*, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.
5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

### 3.0 SUBMISSION PROCEDURE

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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

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**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

Land Use Planning Section  
TII  
Parkgate Business Centre  
Parkgate Street  
Dublin 8  
D08 DK10

Thursday, 28 January 2021  
[By email.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT CITY BLOCK 9, NORTH WALL QUAY, DUBLIN 1**

## 1.0 INTRODUCTION

On behalf of the applicant Waterside Block 9 Developments Limited<sup>1</sup>, please find the enclosed (via website link) Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 17 July 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## 2.0 SUMMARY OF DEVELOPMENT

In summary, the development will consist of:

1. Construction of 1,005 No. residential units (with balconies and winter gardens on all elevations) arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys over a triple-level basement (including mezzanine plant level), the former comprising: Block A (8-14 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 116 No. 1-bed; and 92 No. 2-bed; with landscaped terraces at Level 1 (south east elevation), Level 8 (south west elevation), Level 11 (south west elevation) and Level 14 (roof level)); Block B (8-41 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 172 No. 1-bed; and 247 No. 2-bed; with landscaped terraces at Level 5 (south west elevation), Level 8 (north west elevation and south west elevation), Level 11 (north elevation), Level 12 (west elevation), Level 13 (east

<sup>1</sup> c/o Cooney Carey Consulting Ltd, Units 15/16, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, D18 YD27



elevation), Level 14 (east elevation), and at Level 41 (roof level)); and Block C (11-45 No. storeys (including roof level terrace and extended access core); with an apartment mix of: 207 No. 1-bed; 168 No. 2-bed; and 3 No. 3-bed units; with landscaped terraces at Level 11 (north elevation), Level 24 (south, west and east elevation), Level 32 (south, west and east elevation), and Level 45 (roof level), incorporating a public viewing deck at Levels 44 and 45).

2. Provision of ancillary residential amenities and support facilities including: a residential study area (321 sq m), a gym/spa reception (52 sq m), a residents' games room (91 sq m), a residents' common room (110 sq m), a residents-only social space (193 sq m), a management office (96 sq m), a security office (50 sq m), concierge spaces (GFA of 369 sq m) all located at ground floor level; a residents' games room (122 sq m) located at Level 1 of Block B; a residents' common room (86 sq m) located at Level 14 of Block B; a residents' wellness club and common room (408 sq m) located at Level 24 of Block C;
3. Construction of a triple level basement, comprising two levels of basement and a mezzanine plant level (total basement area 22,499 sq m), accommodating: waste storage areas (659 sq m), plant rooms (4,228 sq m), maintenance / management offices (GFA of 92 sq m), residents' courier / parcel rooms (GFA of 210 sq m), residents' laundry rooms (GFA of 138 sq m), ancillary residential storage (GFA of 291 sq m), residents' WCs (65 sq m), a residents' gym / spa (1,529 sq m) and ancillary gym storage room (100 sq m), residents' screening rooms (240 sq m), a residents' indoor plant cultivation room (356 sq m), 176 No. car parking spaces, 10 No. motorcycle parking spaces and 1,693 No. bicycle parking spaces, with vehicular access provided by ramp from North Wall Avenue.
4. Provision of 4,307 sq m of "other uses" as defined by the *Planning and Development (Housing) and Residential Tenancies Act 2016*, comprising: a childcare facility (450 sq m), a restaurant (110 sq m), an indoor Farmers' Market/foodhall (299 sq m), and 3 No. café units (110 sq m, 167 sq m and 261 sq m, respectively), all located at ground floor level; a restaurant (609 sq m) located at Level 32 of Block C; office use (1,894 sq m) from Levels 41 to 43 inclusive at Block C; and a public bar / function room (407 sq m) located at Level 44 of Block C.
5. Provision of 84 No. surface-level bicycle parking spaces, a pocket park, an external market area, a winter garden/seating area, and new pedestrian lanes from North Wall Quay, North Wall Avenue and Mayor Street Upper to the centre of the site.
6. All enabling and site development works, landscaping (including living walls), lighting, services and connections, waste management, interim site hoarding, and all other ancillary works above and below ground including the use of existing secant piling permitted under Reg. Ref. DSDZ3779/17 and DSDZ3780/17 (as amended by DSDZ3042/19).

### 3.0 SUBMISSION PROCEDURE

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).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

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**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**



**Appendix C: Question 11 - Copy of the Confirmation Notice obtained from the EIA Portal**

**From:** [Housing Eiaportal](#)  
**To:** [Ciara Slattery](#)  
**Subject:** EIA Portal Confirmation Notice Portal ID 2021018  
**Date:** Thursday 21 January 2021 16:28:04

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A Chara,

An EIA Portal notification was received on 21/01/2021 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 21/01/2021 under EIA Portal ID number **2021018** and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2021018

**Competent Authority:** An Bord Pleanála

**Applicant Name:** Waterside Block 9 Developments Ltd

**Location:** City Block 9, North Wall Quay and Mayor Street Upper, Dublin 1.

**Description:** Construction of 1,005 No. residential units arranged in 3 No. blocks ranging in height from 8 No. storeys to 45 No. storeys.

**Linear Development:** No

**Date Uploaded to Portal:** 21/01/2021

Regards

Nicole Coughlan

—

EIA Portal team

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**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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T +353 (0) 1 888 2000 DD +353 (0) 888 2873

[www.housing.gov.ie](http://www.housing.gov.ie)