

AN BORD PLEANÁLA
64 Marlborough Street
Dublin 1

24th May 2021

PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT (STAGE 2 REF: ABP-307984-20)

**RE: STRATEGIC HOUSING DEVELOPMENT AT FORMER O'DEVANEY GARDENS SITE,
DUBLIN 7**

APPLICANT: BARTRA ODG LIMITED.

Dear Sir/ Madam,

On behalf of the applicant, Bartra ODG Limited, please find enclosed a planning application relating to a proposed Strategic Housing Development at the Former O'Devaney Gardens Site, Dublin 7.

This Application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act').

Schedule of Planning Application Contents

A list of the drawings and documents enclosed with this application is provided at the end of this cover letter. The particulars, drawings and reports are provided in duplicate in print form and 3 CDs with this information are also enclosed.

Summary of Proposed Development

The development site, which includes lands previously part of St Bricin's Military Hospital, measures c. 5.2ha. The site is bounded to the north by North Circular Road; to the east by St Bricin's Military Hospital and Thor Place, Ashford Street, Ashford Place, Ashford Cottages and Ross Street; to the south by Montpellier Gardens and Montpelier Park; and to the west by a housing development under construction on behalf of Dublin City Council, Findlater Street, Black Street, Kinahan Street, Aberdeen Street, Sullivan Street and Montpellier Gardens.

The proposed development (102,759sqm gross floor area - GFA) will consist of:

- 1,047no. residential units (Blocks 2 to 10) comprising a mix of one, two and three bed apartments, three bed duplex and three bed houses and all associated ancillary accommodation (100,565sqm GFA)

- Non-residential uses (2194sqm GFA) including retail / commercial units, creche and a community facility.

The gross floorspace of non-residential uses as a percentage of the overall gross floorspace is 2.1%.

As part of the public realm and landscaping proposals, a large central neighbourhood park with MUGA and a secondary park with a community garden to the north will be provided. Vehicular access will be provided via the existing entrances to the site from North Circular Road, Montpellier Gardens and Thor Place, with an upgrade to the existing internal roads comprising a central boulevard between North Circular Road and Montpellier Gardens and a new street to Thor Place/ Thor Park. The development will also include all associated site and development works.

The development is described in further detail in the **Planning Statement** [BMA Planning].

Letter of Consent

A letter of consent from the owners of the lands – Dublin City Council – is enclosed.

Part V Proposal

104no. units are designated to satisfy Part V requirements of the Council and details of the Part V units are contained in the Part V Proposal contained in a separate letter enclosed with this application.

The proposed development is a partnership between the applicant and DCC as the landowner. The applicant will provide a mixed tenure development of 1,2 and 3 bed apartments, 3 bed duplex and 3 bed houses with 50% of the housing being transferred to DCC for social (30%) and affordable (20%). The remaining housing will be private.

Pre-Application Consultation and Response to An Bord Pleanála Opinion (Stage 2)

The **Planning Statement** [BMA Planning] provides the background information on the site and the proposed development and includes the required information to support this planning application to An Bord Pleanála.

Section 5 Pre-application Consultation with An Bord Pleanála was carried out in relation to this proposed development under reference **ABP-307984-20** (28th October 2020).

The Board's *Notice of Pre-Application Consultation Opinion* was received on 18th November 2020. The Board's Opinion and the responses to the Opinion are contained within the enclosed **Planning Statement**.

Statement of Consistency And Material Contravention Statement

A **Statement of Consistency And Material Contravention Statement** [BMA Planning] has been prepared and is enclosed with the current application. The Statement of Consistency examines the proposed development against the relevant objectives of the *Dublin City Development Plan 2016 – 2022* (the “Development Plan”), and the relevant Section 28 Ministerial Guidelines.

The proposed development is a Material Contravention of the Development Plan in relation to Building Heights (Ref. Section 16.7.2). The development is also contrary to other provisions of the Development Plan relating to Unit Mix (Ref. Section 16.10.1) and Block Configuration/ number of units per core (Ref. Section 16.10.1). The **Material Contravention Statement** sets out the basis on which the Board may grant permission for the proposed development in accordance with Section 37(2)(b) of the *Planning and Development Act 2000 (as amended)*.

Copies / Distribution of Application

In accordance with the requirements of the *Planning and Development (Strategic Housing Development) Regulations 2017* this application will be distributed as follows: -

- An Bord Pleanála: 2no. printed copies and 3no. digital copies.
- Dublin City Council: 6no. printed copies and 1no. digital copy.

In addition, and as required by the Board’s Pre-Application Consultation Opinion, a copy of the application has also been sent to the following: -

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Department of Culture, Heritage and the Gaeltacht
5. Heritage Council
6. An Chomhairle Ealaíon
7. An Taisce
8. Dublin City Childcare Committee

Copies of the letters to the Planning Authority and the Prescribed Bodies are enclosed with the current application.

Website

A copy of the application is available for inspection on the Internet at the following web address:

www.odg-shd.com

Application Fee

The statutory fee of **€80,000** (maximum) has been paid by direct bank transfer to An Bord Pleanála and a copy of the remittance is enclosed as **Appendix A**.

Conclusion

I trust the enclosed is in order and look forward to your decision in due course.

Yours sincerely,



Ray Ryan
BMA Planning

Project Title: Strategic Housing Development at Former O'Devaney Gardens Site, Dublin 7
Applicant: Bartra ODG Limited

STAGE 3 PLANNING APPLICATION CONTENTS

PLANNING PARTICULARS	BY
1. ABP Cover Letter (incl confirmation of payment of fee)	BMA Planning
2. ABP Application Form	BMA Planning
3. Letter of Consent	-
4. Site Notice	BMA Planning
5. Newspaper Notice	BMA Planning
6. Schedule of Accommodation	O'Mahony Pike Architects
7. Part V Proposal	BMA Planning
8. EIA Portal Confirmation Notice	BMA Planning
9. Letter to Planning Authority	BMA Planning
10. Letters to Prescribed Bodies (8)	BMA Planning
DRAWINGS	
Site Location Plan - Cad File /.Dwg	O'Mahony Pike Architects (Disc Only)
Architects Drawings (Incl. Drawing Schedule)	O'Mahony Pike Architects
Landscape Architects (Incl. Drawing Schedule)	Murray & Associates
Engineering Drawings (Incl. Drawing Schedule)	CS Consulting
Public Lighting and Utilities Drawings (Incl. Drawing Schedule)	JV Tierney & Co
REPORTS	
1. Planning Statement / Response to ABP Opinion	BMA Planning
2. Statements of Consistency And Material Contravention Statement	BMA Planning
3. Environmental Impact Assessment Report (EIAR) – Volume 1 – Main Report	BMA Planning
3a Environmental Impact Assessment Report (EIAR) – Volume 2 – Appendix 14A Landscape and Visual Assessment – Verified Views	“
4. Design Statement	O'Mahony Pike Architects
5. Housing Quality Assessment	O'Mahony Pike Architects
6. Part V Document	O'Mahony Pike Architects
7. Landscape Architects Report	Murray & Associates
8. Engineering Services Report * Includes Irish Water Confirmation of Feasibility / Irish Water Letter of Design Acceptance – Appendix F	CS Consulting
9. Traffic and Transport Assessment (incl. Traffic and Transport Statement)	CS Consulting
10. DMURS Statement of Consistency	CS Consulting
11. Residential Travel Plan Framework	CS Consulting
12. Site Specific Flood Risk Assessment	CS Consulting
13. Outline Construction Management Plan	CS Consulting
14. Screening Report for Appropriate Assessment	Openfield
15. Site Specific Construction + Demolition Waste Management Plan	Byrne Environmental
16. Operational Waste Management Plan	Byrne Environmental
17. Daylight and Sunlight Report	JV Tierney & Co
18. Site Lighting Report	JV Tierney & Co

19. Building Life Cycle Report	Aramark
20. Property Management Strategy Report	Aramark
21. Microclimatic Wind Analysis and Pedestrian Comfort Report	IN2
Website: www.odg-shd.com	
DISTRIBUTION	
An Bord Pleanala 2 hard and 3CDs	
DCC – 6 hard and 1 CD	
Prescribed Bodies - copy	

APPENDIX A

Evidence of payment of planning application fee of **€80,000**
(maximum) paid by direct bank transfer to An Bord Pleanála

Payment Reference No: 157602170

Printed On: Tuesday, May 11, 2021 12:23:58 PM

Payment Type: SEPA Payment

Payment Status: Payment Processed

Pay From:

Account Name	ODEVANEY GARDENS
Location	BALLSBRIDGE DUBLIN 4
Account Number	75861614

Pay To:

Account Name	AN BORD PLEANALA
Location	AIB BANK
Account Number	00316067

Payment Details:

Payment Currency	Euro
Payment Type	Standard
Payment Amount	€80,000.00
Payment Date	11/05/2021
End To End Reference	ODEVANEY GARDENS SHD
Payment Message	ODEVANEY GARDENS SHD