

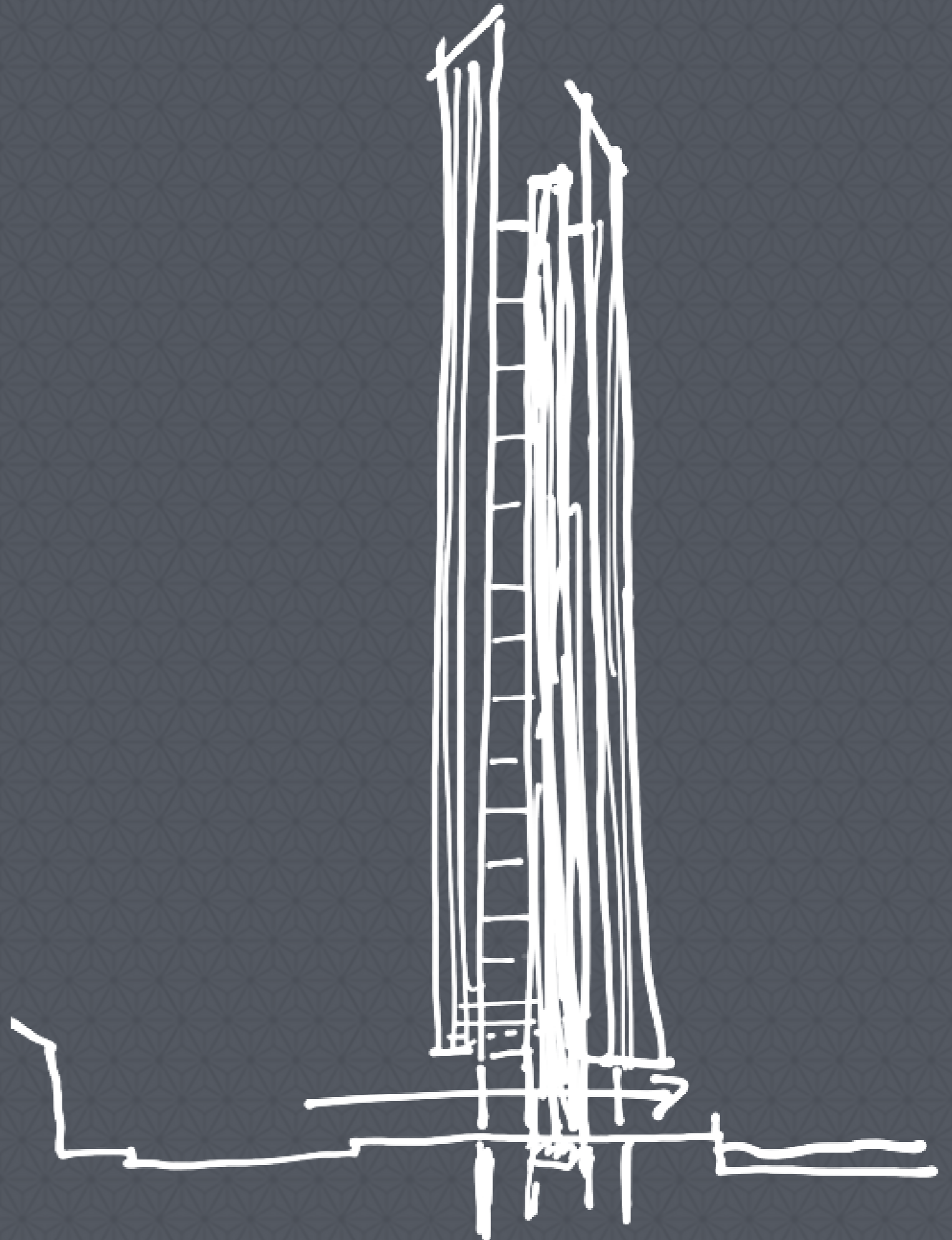
# Response to An Bord Pleanála Opinion

42A Parkgate St.  
Dublin 8

Mixed Use, Residential &  
Commercial Development  
ABP - SHD Application\_  
Project Ref: P18-107D



Reddy Architecture + Urbanism  
in Association with  
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This document provides a response to the issues raised by the Bord following the Tripartite meeting. It provides additional information and references to relevant drawings and documents.



# 1 Proposed Amendments

Drawings (plans, sections and elevations), as necessary, which clearly outline all proposed amendments to the previously permitted scheme on the overall site (permitted under ABP-306569-20)

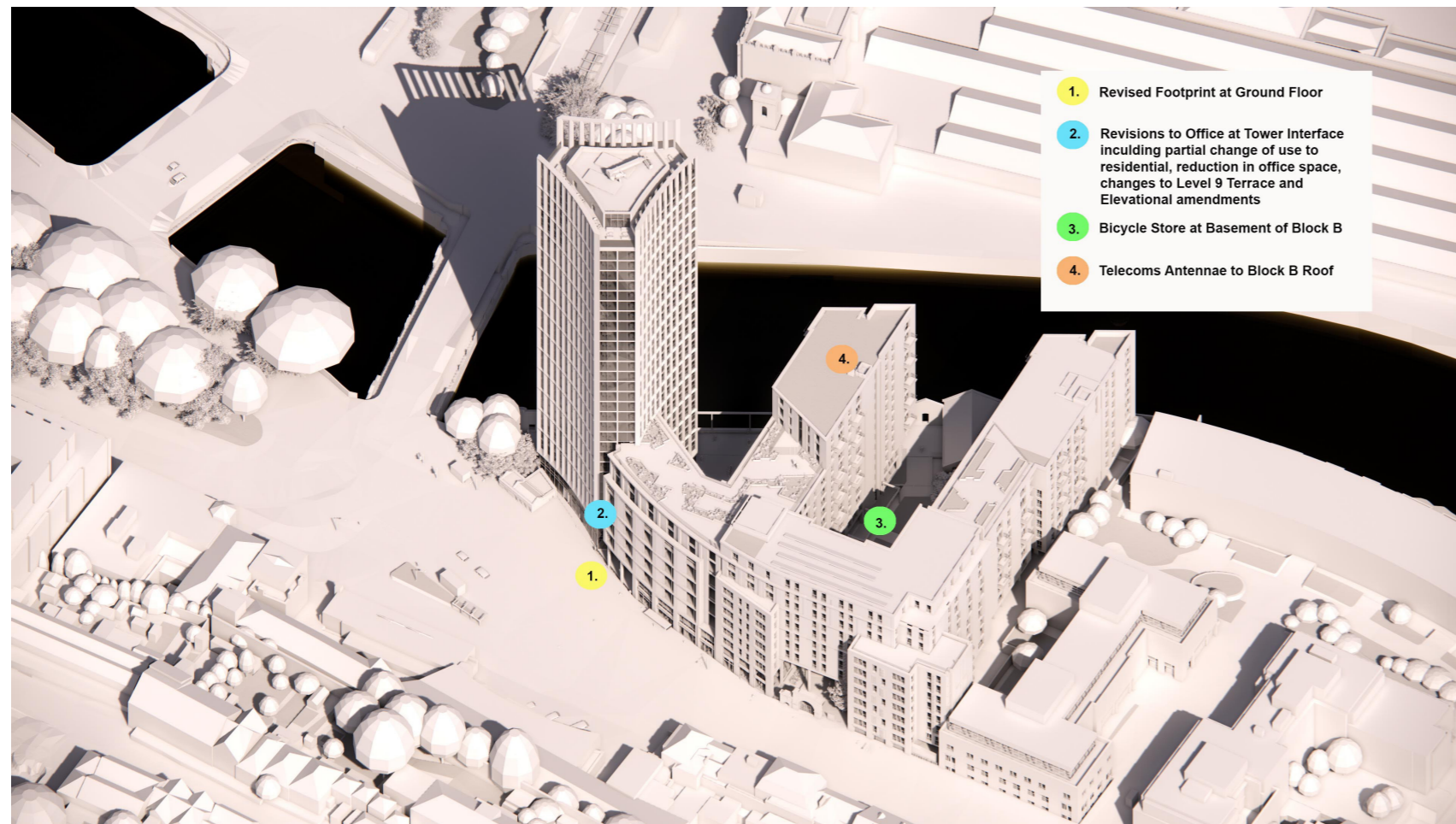
The Amendment areas are set out in this document.

Please refer also to the Architectural Drawings which clearly identify the permitted and proposed scheme and the proposed amendment areas.

The Schedule of Accommodation also highlights the amendments









# 1.1 Revised Footprint at Ground Floor

The attached diagram indicates the proposed change to the Tower footprint



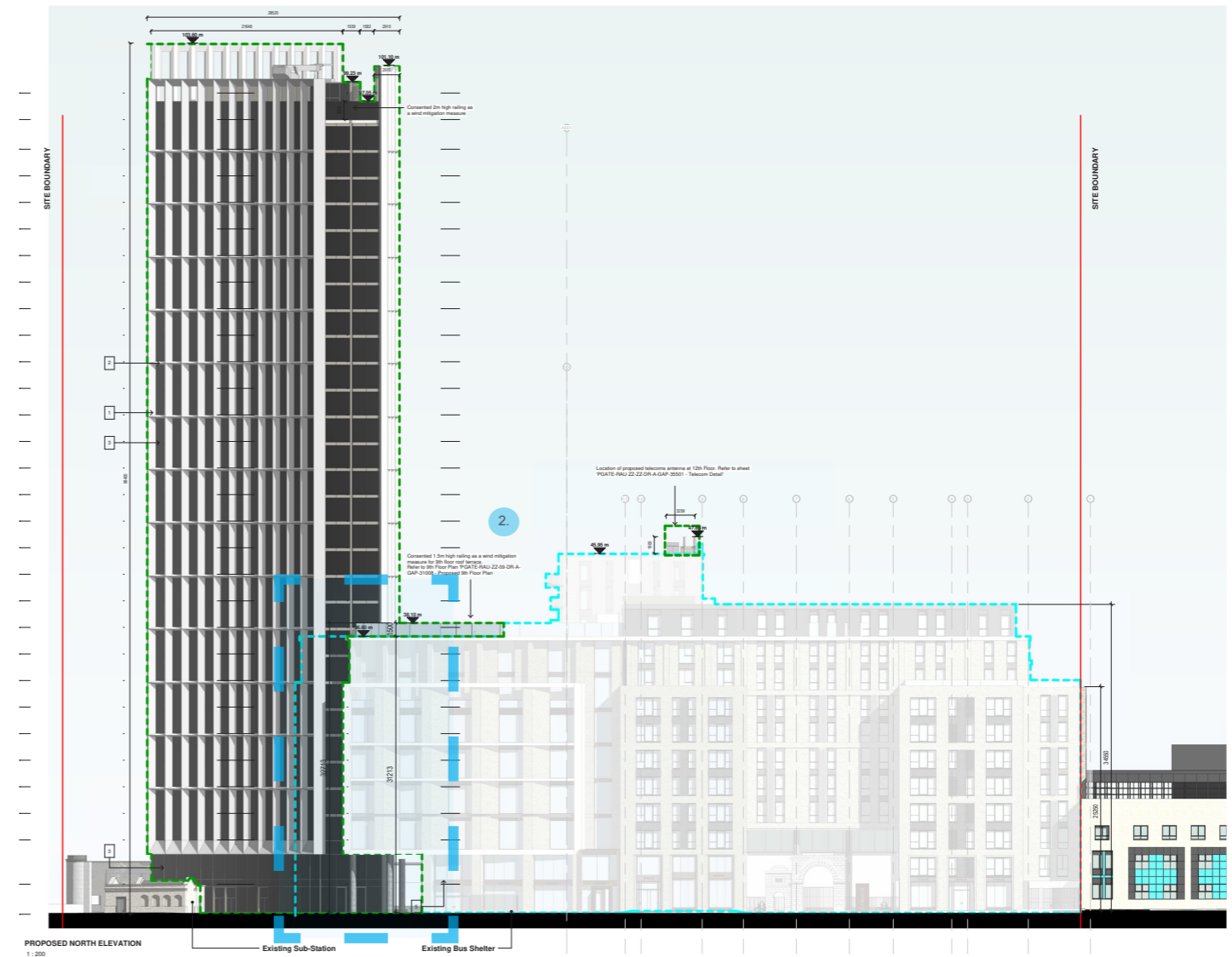


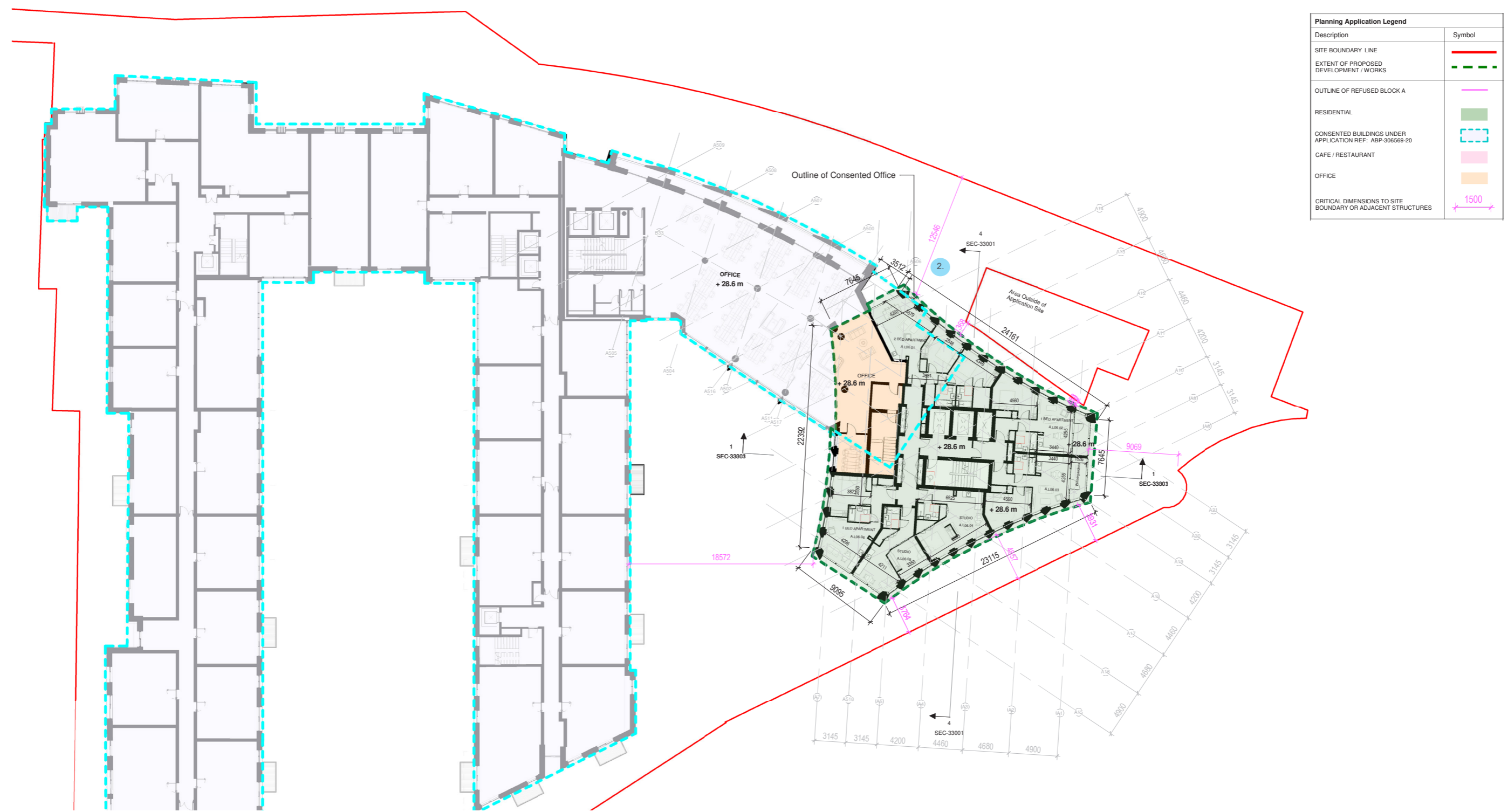
## 1.2 Office Amendments

The permitted Office area is proposed to be reduced under this planning application. The area within the footprint of the proposed tower is highlighted on the adjacent image.

The Overall proposed reduction in area for the consented Office Building in Block B is 357sqm over the entire building. Part of the original office that falls within the footprint of the proposed new tower has a proposed change of use to residential, (c.509sqm)

At Level 9 There is a small reduction of c.35sqm in the roof terrace due to the revised footprint of the tower and minor revisions to the landscaping for access to the lounge within the Tower.





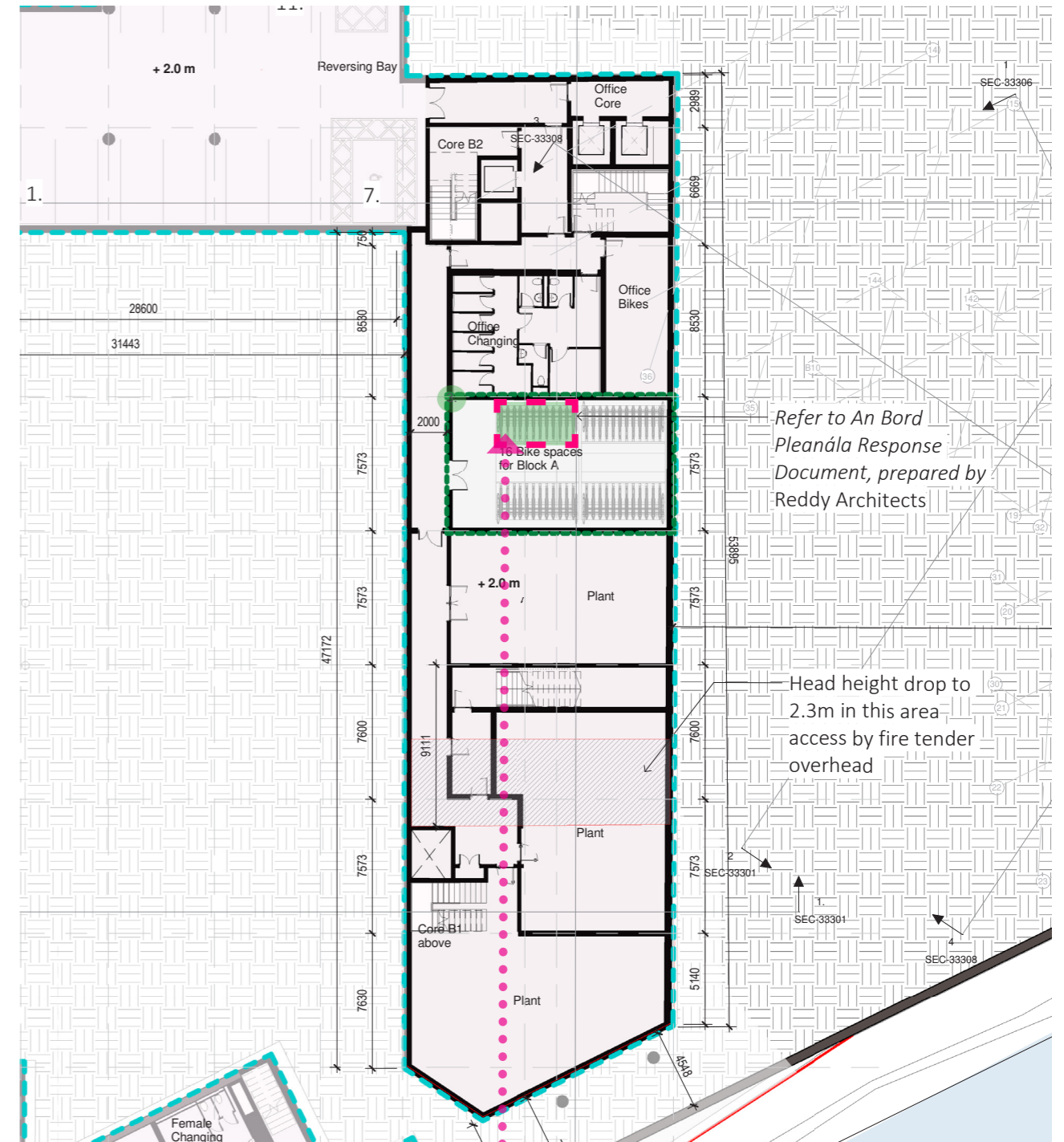
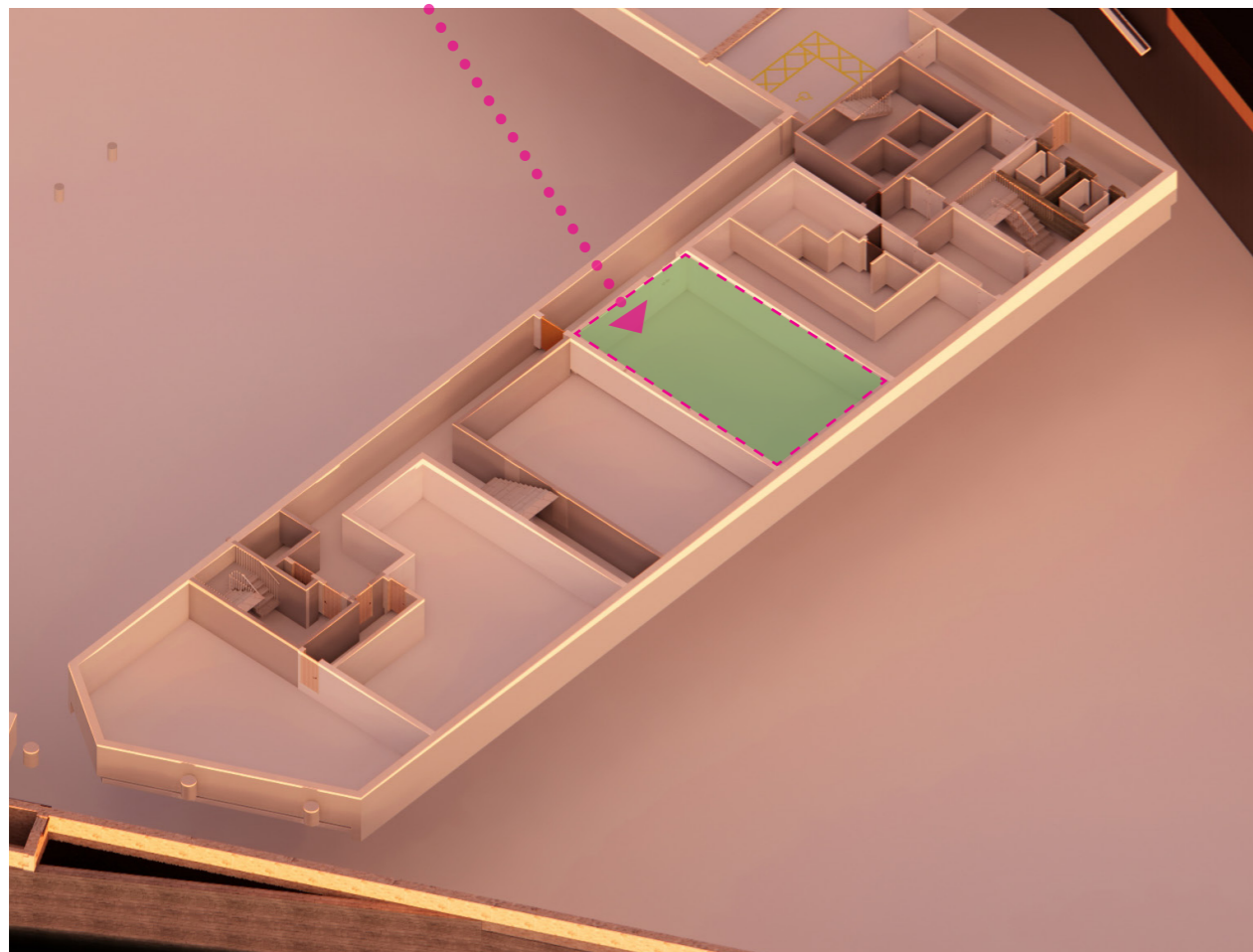
Planning Application Legend	
Description	Symbol
SITE BOUNDARY LINE	
EXTENT OF PROPOSED DEVELOPMENT / WORKS	
OUTLINE OF REFUSED BLOCK A	
RESIDENTIAL	
CONSENTED BUILDINGS UNDER APPLICATION REF: ABP-306569-20	
CAFE / RESTAURANT	
OFFICE	
CRITICAL DIMENSIONS TO SITE BOUNDARY OR ADJACENT STRUCTURES	



### 1.3 Basement Cycle Parking

There is a surplus space available in the permitted basement Block B cycle parking area that is proposed to be used for Residents of Block A. The permitted scheme's bike parking is predominately located in the Block C Undercroft. This does not affect the Undercroft area in any way. As the office space and the F&B are now lower in overall area the extra required bike storage amounts to 22 spaces in Block A, with additional 16 located in the Undercroft. The parking area is accessed from the Block B ground floor.

Block A Undercroft Bike Store



Refer to An Bord Pleanála Response Document, prepared by Reddy Architects

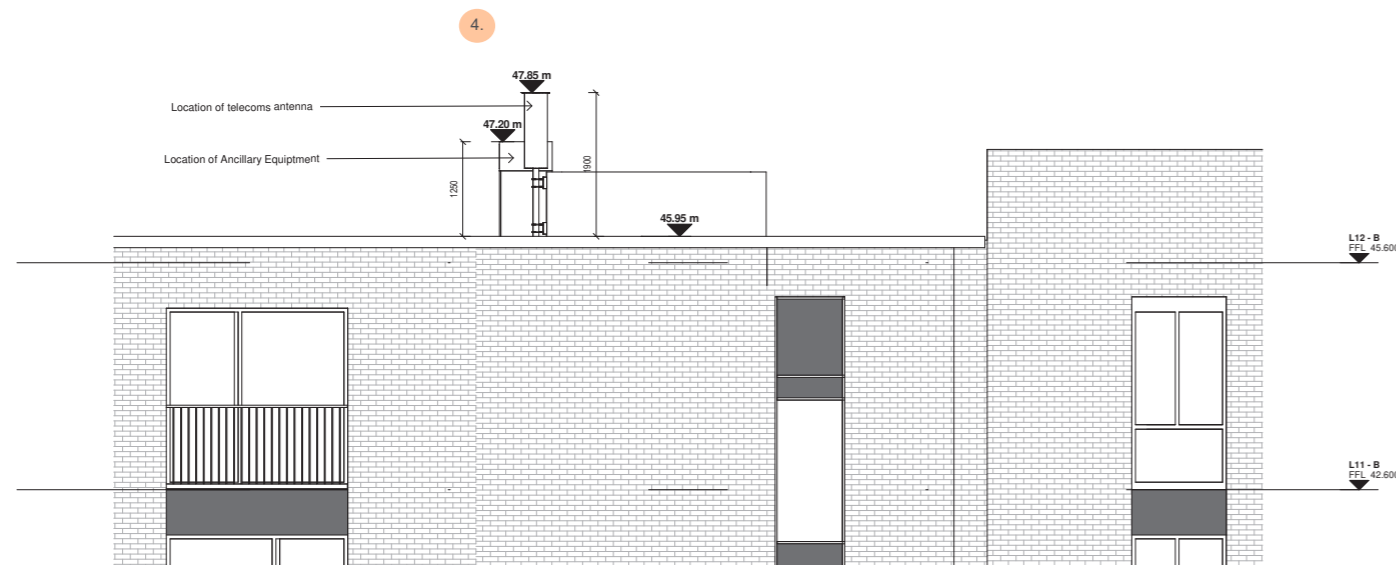
Head height drop to 2.3m in this area - access by fire tender overhead

16 Bike parking spaces for Block A

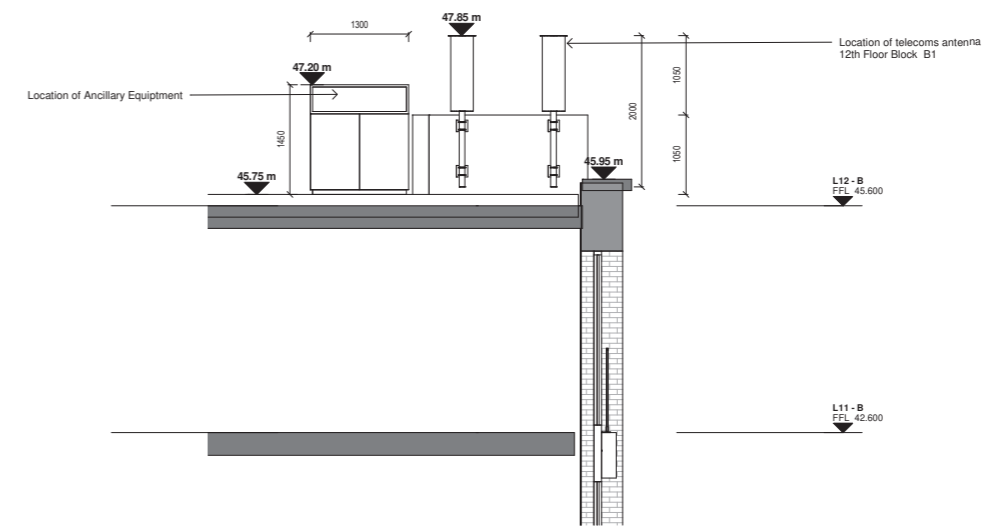
location	use	units/GFA	long-term cycle parking		short-term cycle parking	
			ratio	quantum	ratio	quantum
secure (basement)	residential	519	1 per unit	519	none	0
	office	3282	1 per 100m <sup>2</sup>	33	none	0
	F&B	187.7	1 per 150m <sup>2</sup>	1	none	0
surface					none	20 (suggested)
<b>Total</b>				<b>553</b>		<b>20</b>

## 1.4 Telecoms Booster Antennae

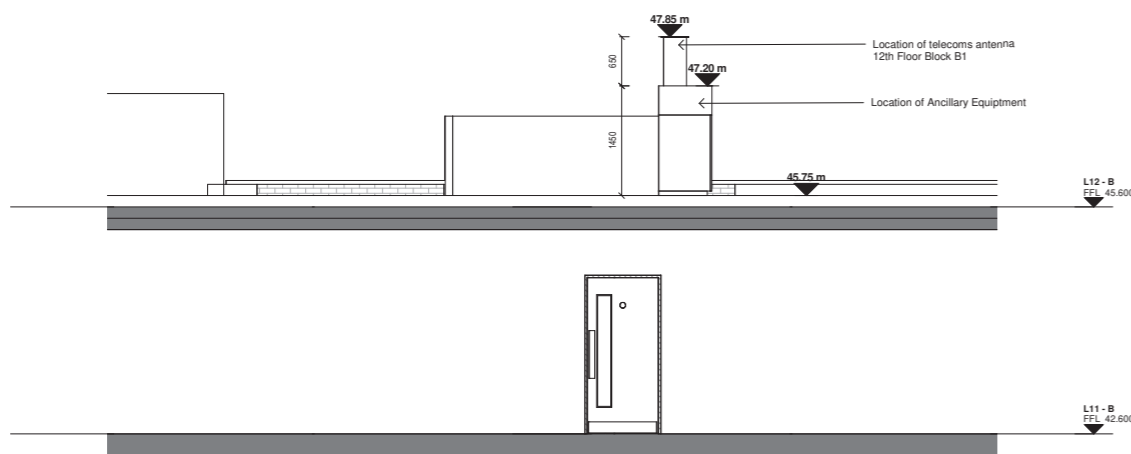
Details of proposed Antennae at Roof Level on the Permitted Block B are located in the ISM report and on the Architectural Drawings. The proposal is for 4No, Ø0.3m microwave link dishes mounted on 2No. 2m high steel poles fixed to the lift shaft overrun within GRP radio friendly shrouds. These are required as a result of the tower and are not for commercial purposes.



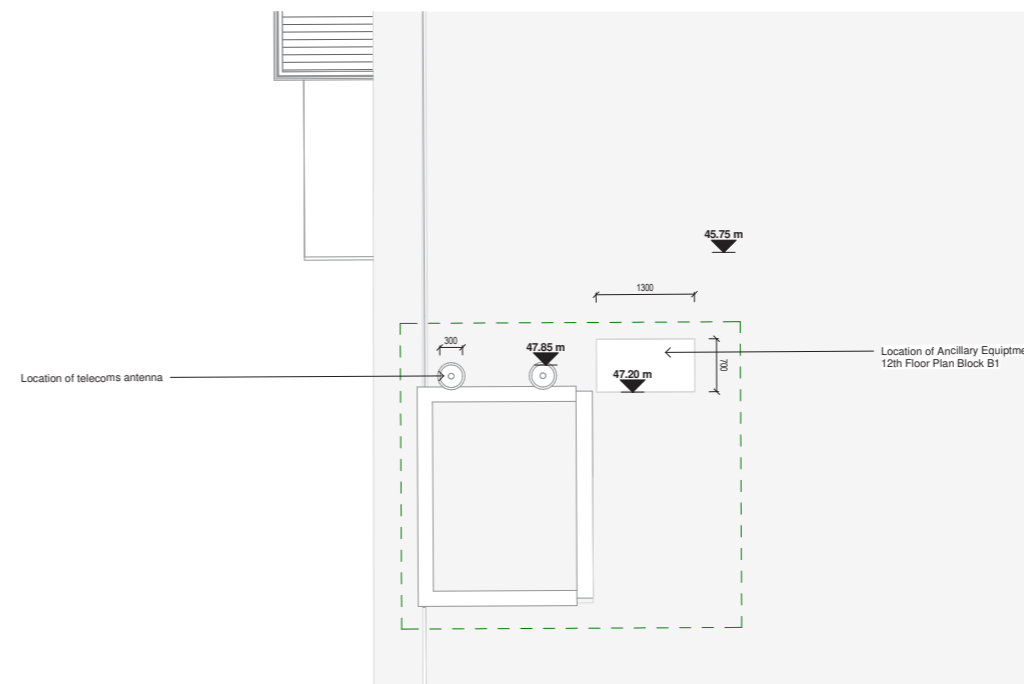
Telecom - Proposed West Elevation  
1 : 50



Telecom North Elevation  
1 : 50

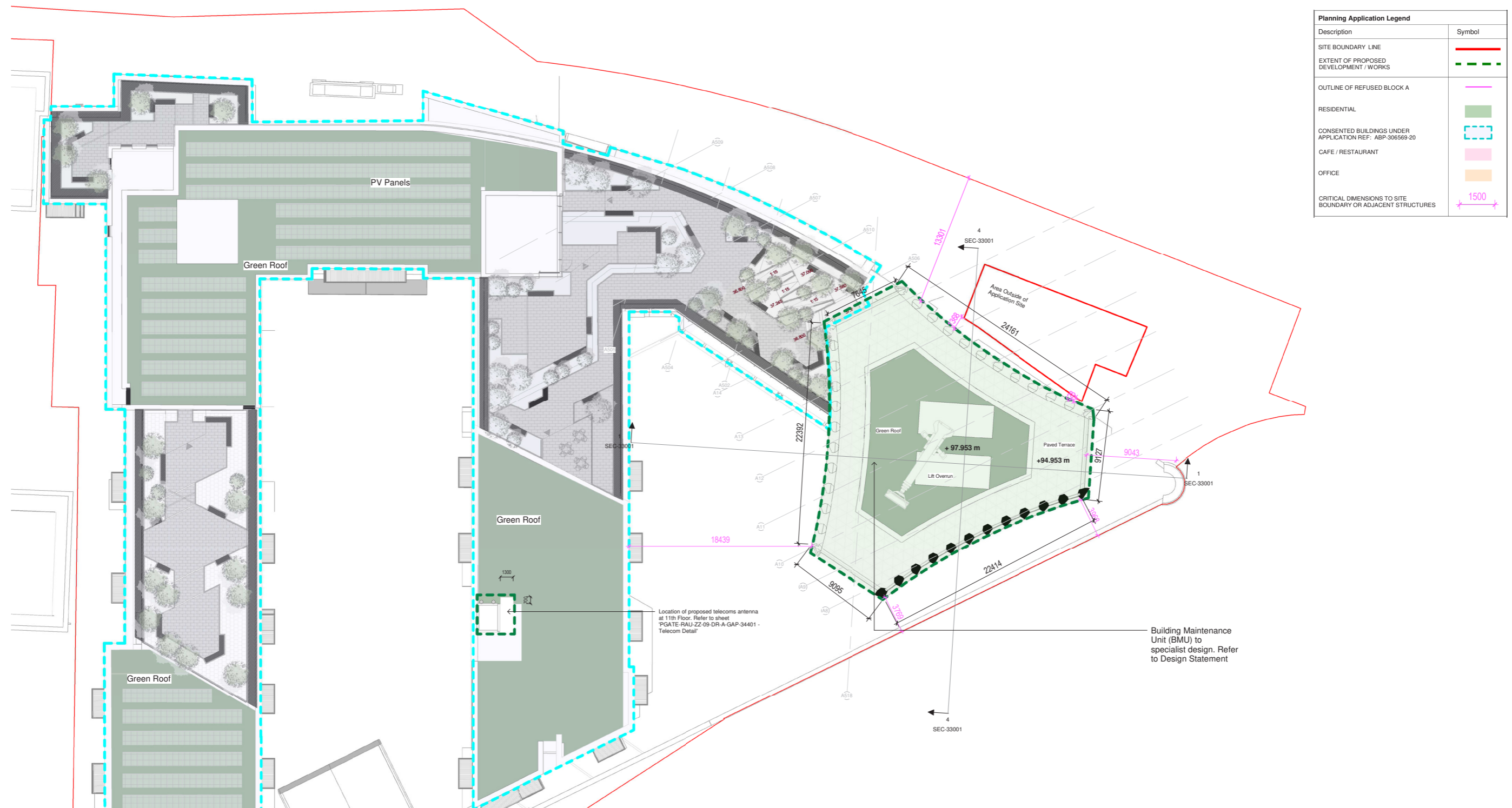


Telecom - Proposed East Elevation



Telecom - Proposed Block B Roof Plan





Planning Application Legend	
Description	Symbol
SITE BOUNDARY LINE	
EXTENT OF PROPOSED DEVELOPMENT / WORKS	
OUTLINE OF REFUSED BLOCK A	
RESIDENTIAL	
CONSENTED BUILDINGS UNDER APPLICATION REF: ABP-306569-20	
CAFE / RESTAURANT	
OFFICE	
CRITICAL DIMENSIONS TO SITE BOUNDARY OR ADJACENT STRUCTURES	

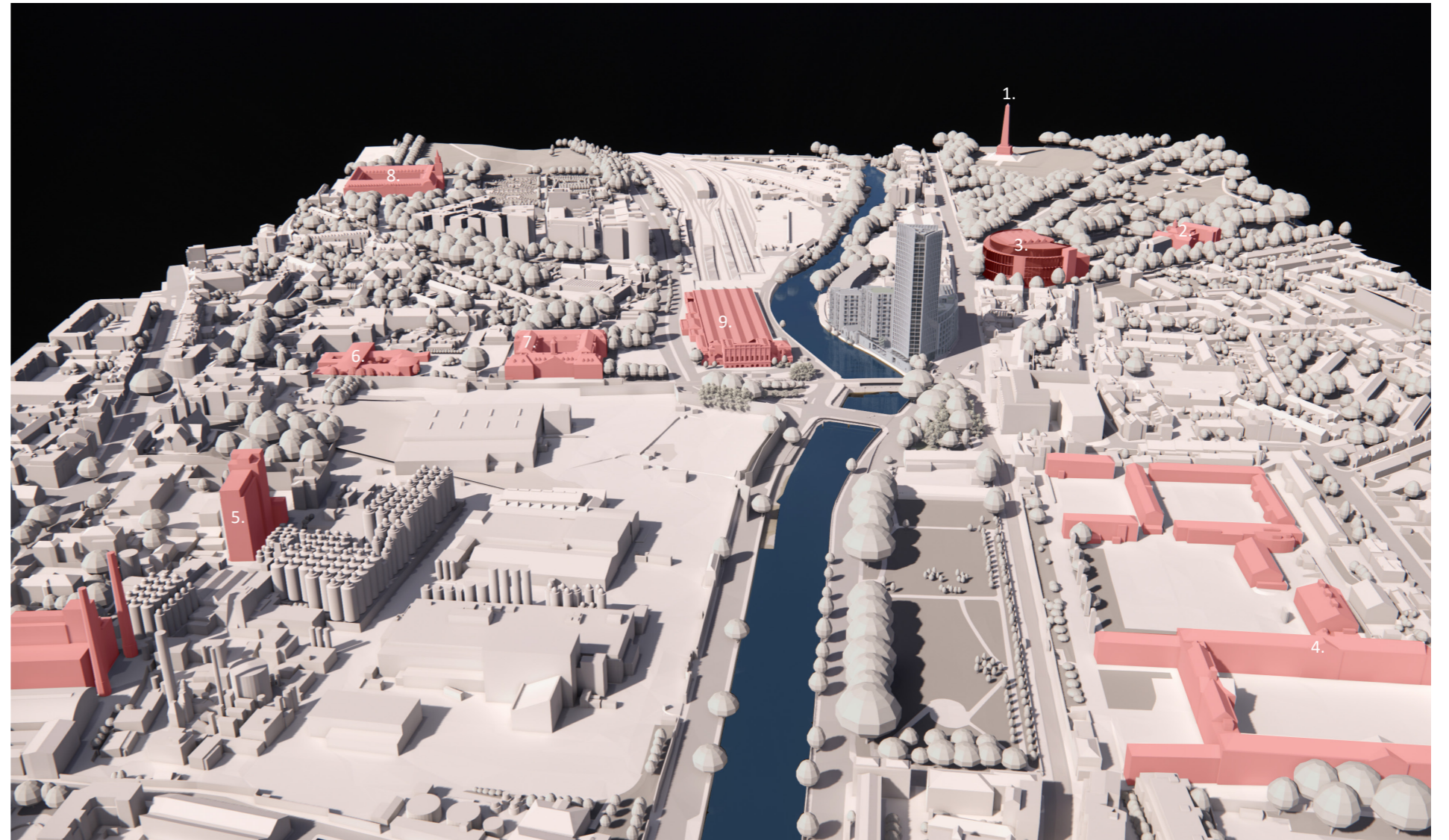


## 2 Visual Impact Assessment

A visual Impact Assessment that includes photo-montages, cross sections, axonometric views and CGIs clearly showing the relationship between the proposed development and existing permitted development within the wider area.

The assessment should address the contribution of the block to the skyline and any impacts on key views, including local views along Parkgate Street and in the vicinity of Heuston Station and Sean Heuston Bridge, along the Quays, from Phoenix Park, Island Bridge and Kilmainham to the west and from the wider historic areas of the city.

Please refer to documents submitted by ARC which address all of the above issues.



1. Wellington Monument 2. The Royal Infirmary 3. The Criminal Courts of Justice 4. Collins Barracks 5. Guinness Brewery 6. St Patrick's Hospital 7. Dr Steeven's Hospital 8. The Royal Hospital Kilmainham 9. Heuston Station.



### 3 Materials Strategy

A Materials Strategy that details all materials proposed for the building, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials (including any cladding or framework system) on the proposed block. The statement should present a justification for the materials being used having regard to the need for high quality and sustainable finishes that create a distinctive character for the development overall, whilst also responding to the character of the area. In addition, the documentation should include architectural drawings and imagery at a scale that articulates the detail of the scheme including: cross sections through blocks, streets and open spaces; details of finishes and frontages; the treatment of any feature elements including reveals, cut outs, undersides, entrances, landscaped areas and pathways; typical design details for base, middle and upper sections of the block; and detail of the proposed cladding system. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development. In this regard, a Building Life Cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).

Please refer to Mitchell & Assoc. Landscape Report for details of paving finishes etc. and Section 5.6 of this document for details of Facade materials

Please also refer to Section 8.14 of the Architectural Design Report for further Details on the Architectural treatment.

In terms of the Facade the proposal is for a mix of curtain wall glazing and reconstituted stone cladding.

The Curtain wall glazing gives a streamlined high quality finish to the points and the base of the building.

Reconstituted stone simulates the appearance and quality of natural stone. Because of its strength, three-dimensional adaptability and the quality of textures, reconstructed stone enables architects to create in a way not possible with any other material.

Panels are low-maintenance, fire-resistant, durable, energy efficient, benefit from good acoustic performance and are of the highest quality.

In order to provide for the material quality appropriate for this landmark building final approval on façade finishes would be determined following the appointment of the approved specialist sub-contractor and through the presentation of suitably sized sample panels on site for agreement with the Planning Authority.

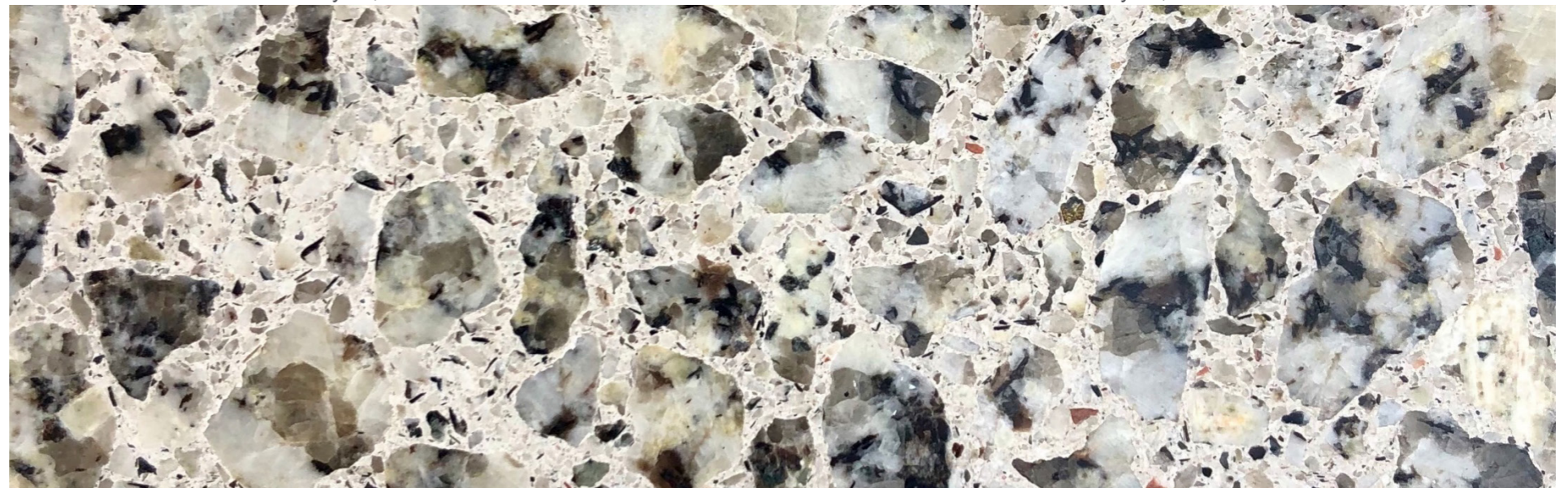
Aramark have prepared the Building Life Cycle Report included with this application.



Precast Concrete Facade: The Bryant, New York



Precast Concrete Facade: The Bryant, New York



Precast Panel Texture



## 4 Communal/ Recreational Amenity

Details showing areas of proposed open space and communal/recreational amenities, clearly outlining quantum of such spaces; their proposed uses and detailing which areas will be available to residents of the proposed block

The proposed Tower includes both internal and external and private and communal amenity spaces.

Private amenity spaces is provided in the form of Winter gardens to the apartments on the East point of the building.

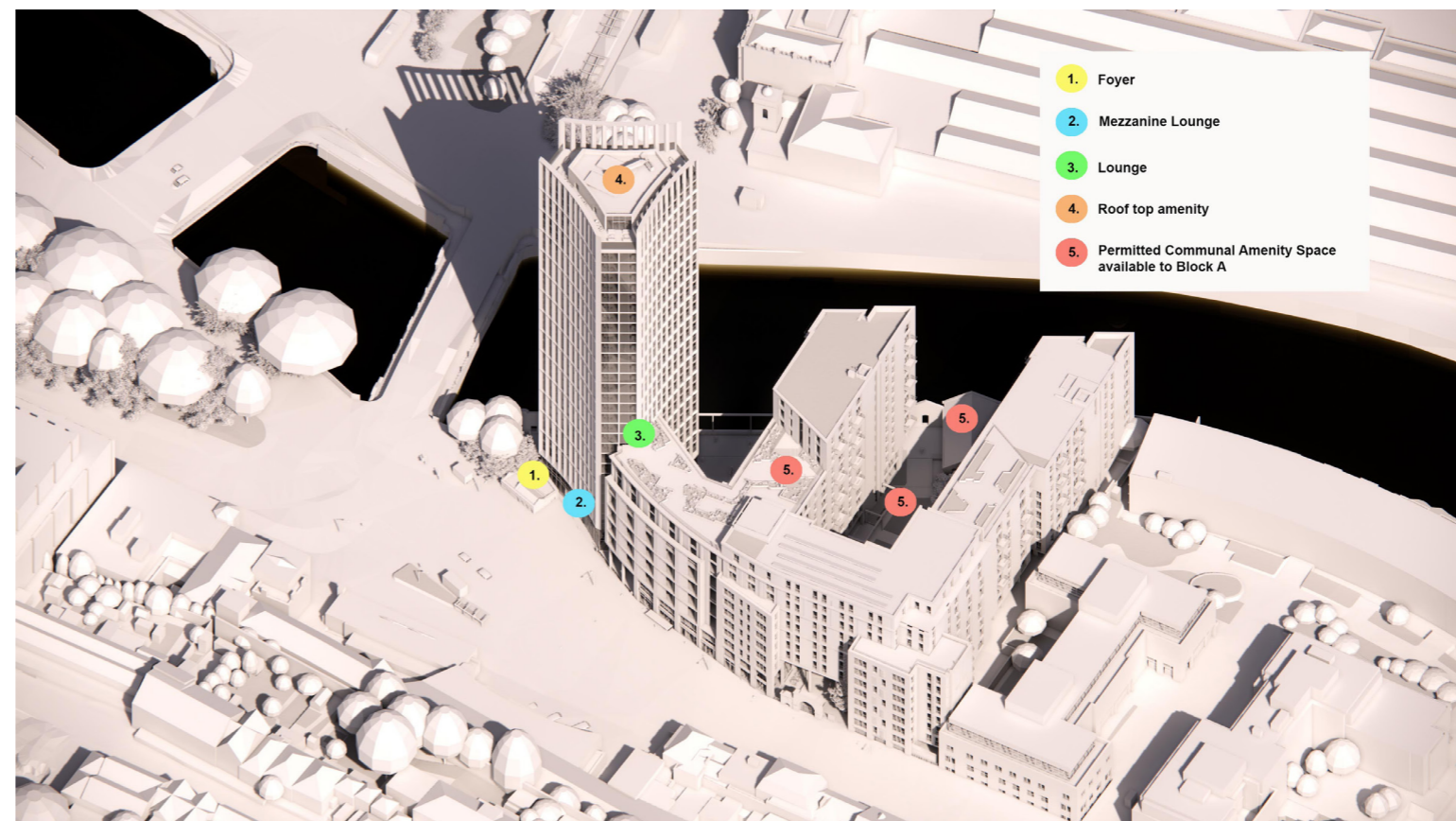
At Ground Floor Level a generous Foyer space provides amenity and activates the Ground Floor of the building along with the commercial Cafe unit.

At mezzanine level residents have access to a communal lounge space.

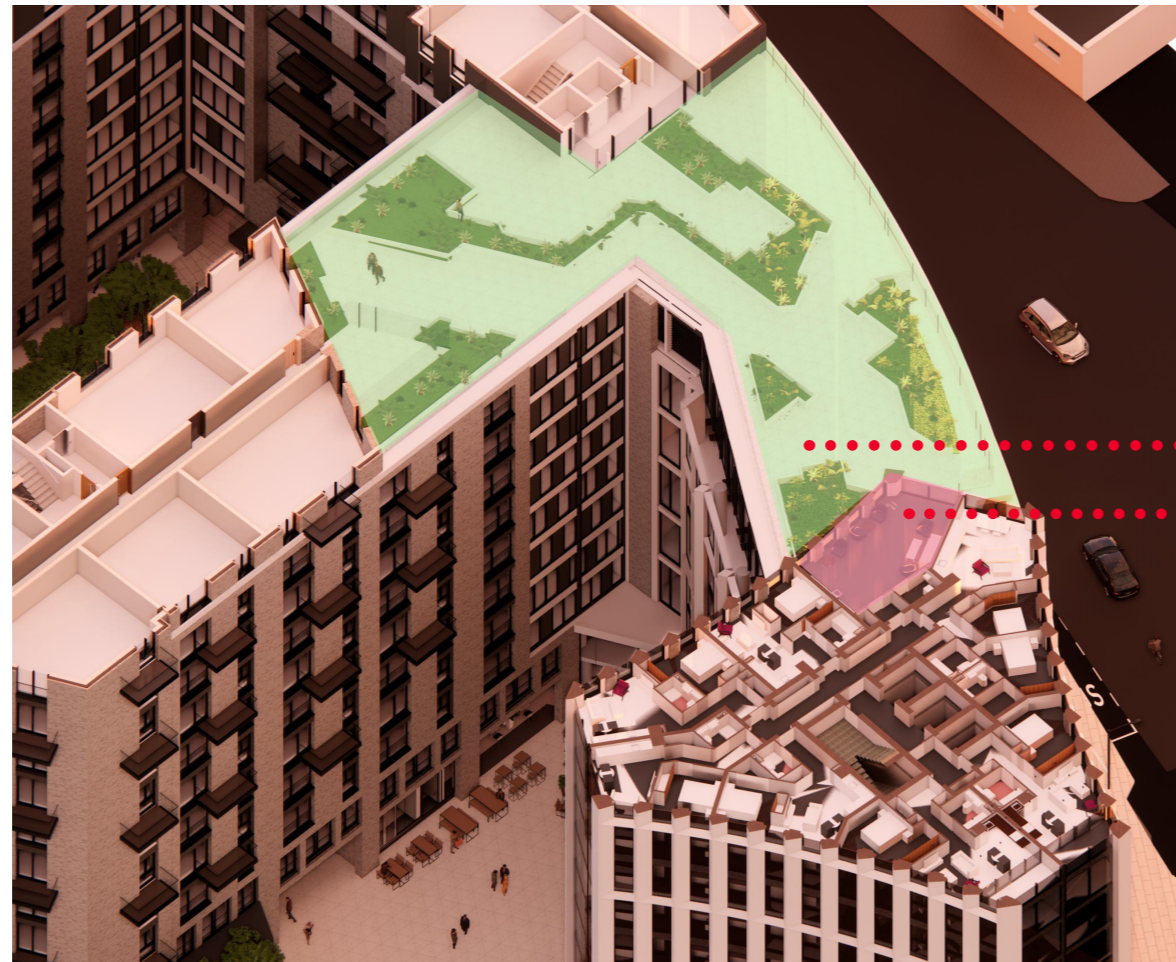
A further Lounge is provided at 9th Floor with access to the communal terrace that forms part of the previously permitted scheme.

At roof level an internal lounge and external terrace provide a world class communal space with views over the city in all directions.

Supplementary communal space is available with access to the previously approved communal courtyard, the co-working space at mezzanine level in the permitted office building and the River Building with Gym facilities.

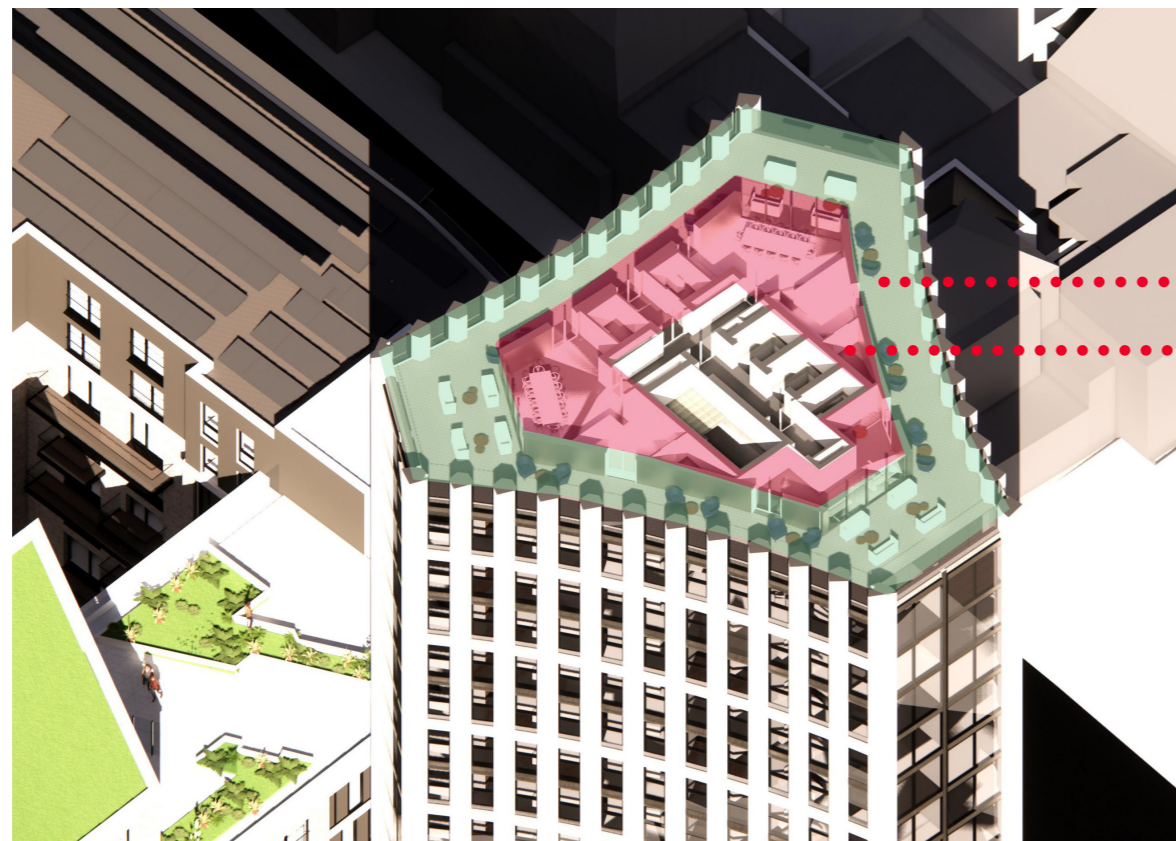






External Amenity Space - 565sqm

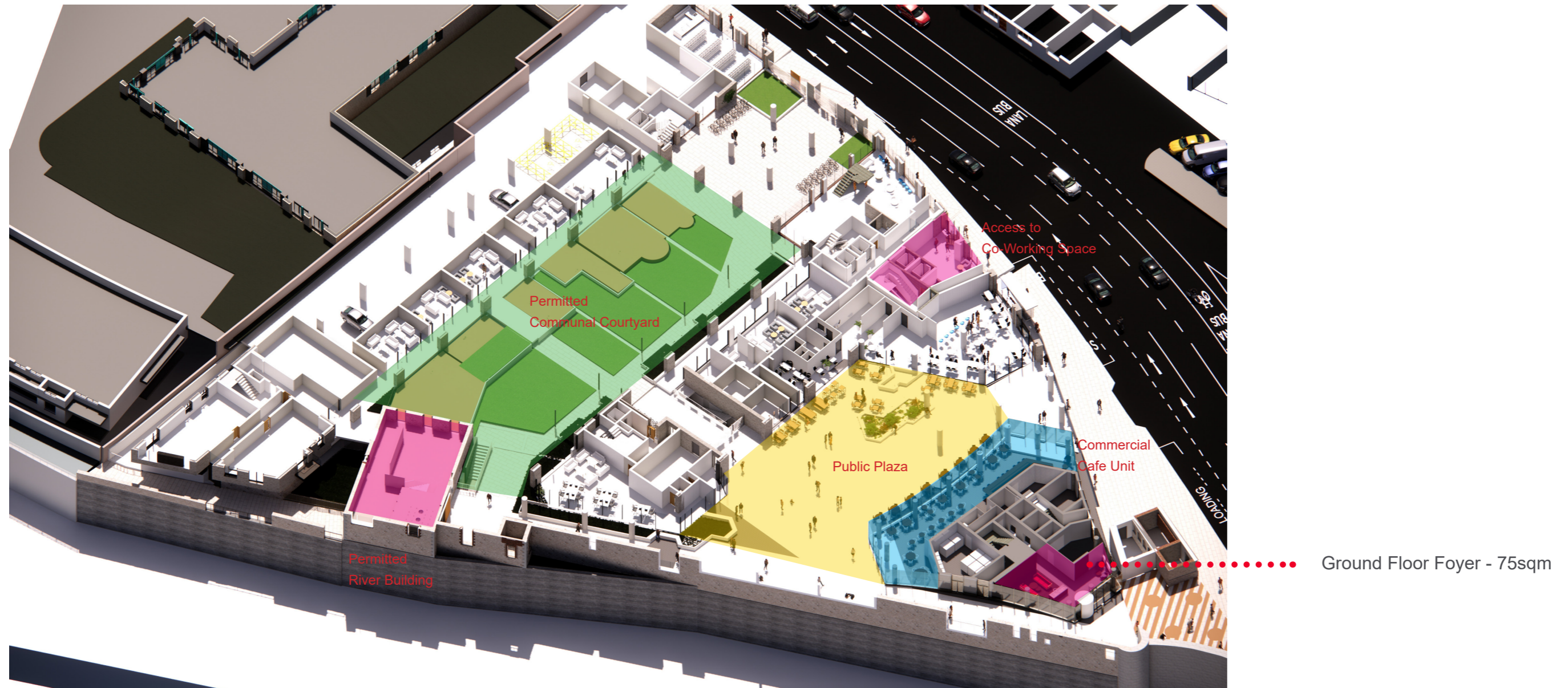
Lounge with access to Level 9 Roof of Permitted Scheme - 49sqm



External Amenity Space - 255sqm

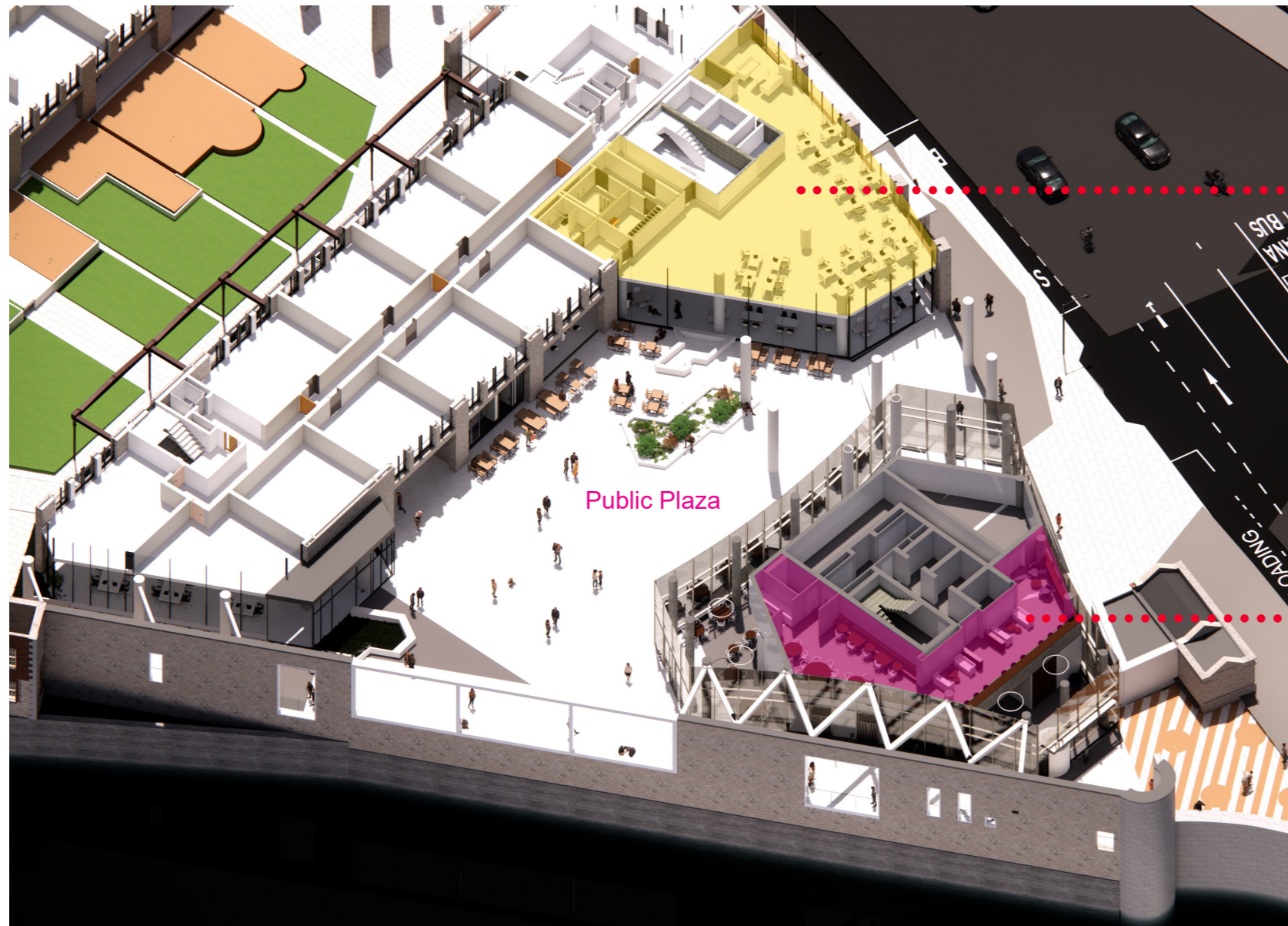
Roof top Internal Amenity - 128sqm





Residents of the Tower will have access to the permitted amenity space in the River Building and the Communal Courtyard as well as the Co-working space at Mezzanine Level in Block B, accessed via the Block B Foyer





Permitted Co-Working Space B1

Mezzanine Lounge - 132sqm

Consented Amenity Provision		Block B1	Block C1	Block C2	Block C3	Surplus	Total Consented
Total Internal Amenity		764	281	180	67		1292
External Communal Amenity			621		391	601	2677
External Private Amenity			175		159	149	512
						29	4481

	Block A	Block B1	Block C1	Block C2	Block C3	Surplus	Total Consented
Total Internal Amenity	384	764	281	180	67		1292
External Communal Amenity		255	621		391	601	2677
External Private Amenity		318	175		159	149	512
Total Proposed		957					
Total Consented							4481

Reduction in Level 9 Roof Terrace							35
Total Remaining Consented Amenity							4446

Total Overall Amenity Provision	5403
Total Requirement for Consented Scheme	3330
Total Requirement for Proposed Scheme	1950
Total Masterplan Requirement	5280
Surplus	123



## 5 Housing Quality Assessment

A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, which shows compliance ABP-308886-20 Pre-Application Consultation with the various requirements of the 2020 Guidelines on Design Standards for New Apartments.

Please refer to the Housing Quality Assessment Report.

## 6 Daylight Sunlight Analysis

Please refer to the daylight sunlight analysis report.

## 7 Traffic and Transport

Additional details in relation to traffic and transport matters, having regard to the requirements of the Transportation Planning Division (report dated 18/01/2021) as indicated in the Planning Authority's Opinion (Addendum B).

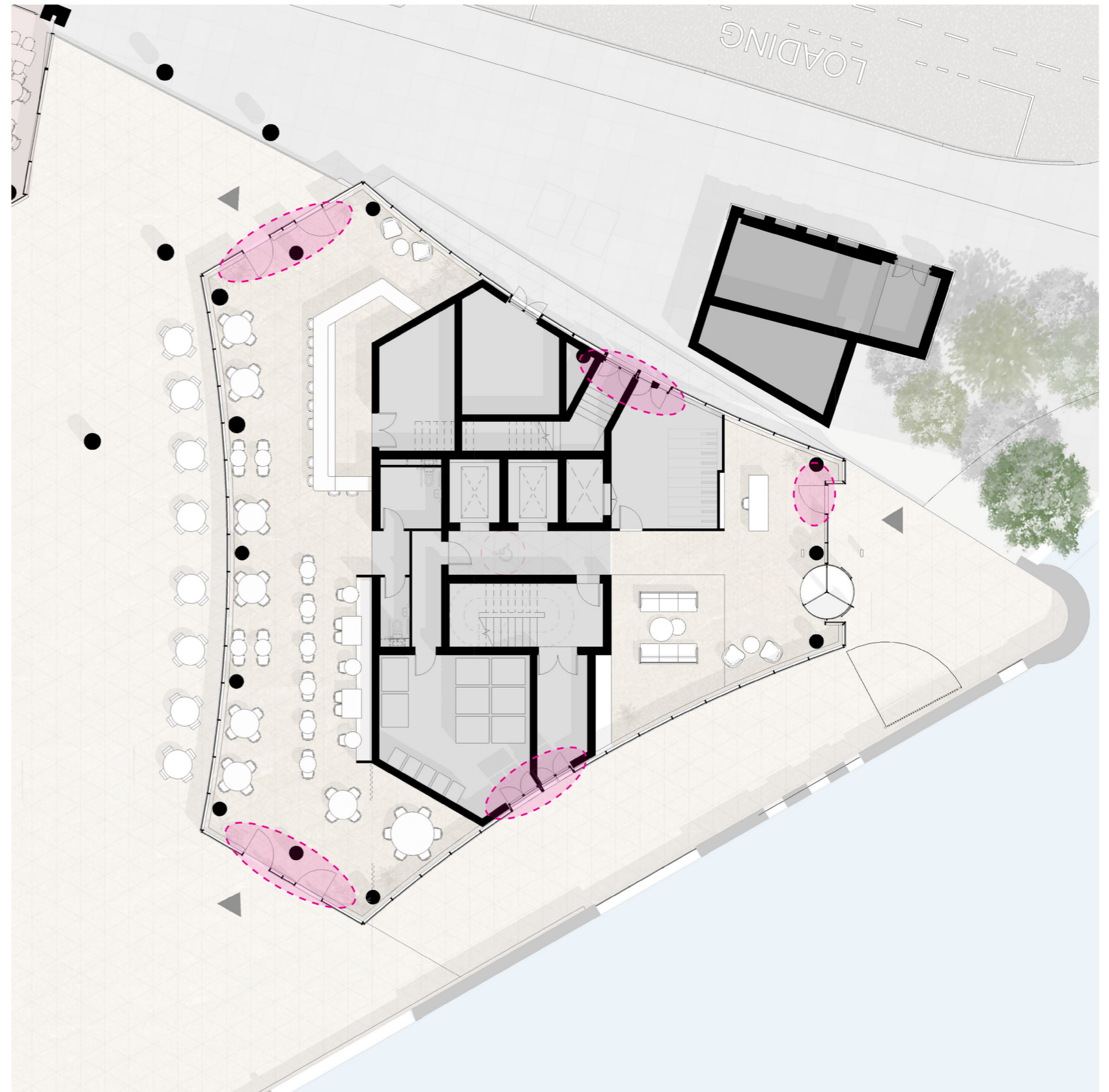
The following requirements for additional drawings, information and clarifications should be addressed:

1. The proposed building line shall not extend into the public footpath, and the application drawings shall clearly demonstrate the interface between the proposed building line and the public realm. A drawing detailing topographical survey information overlain by proposed site layout shall be provided.

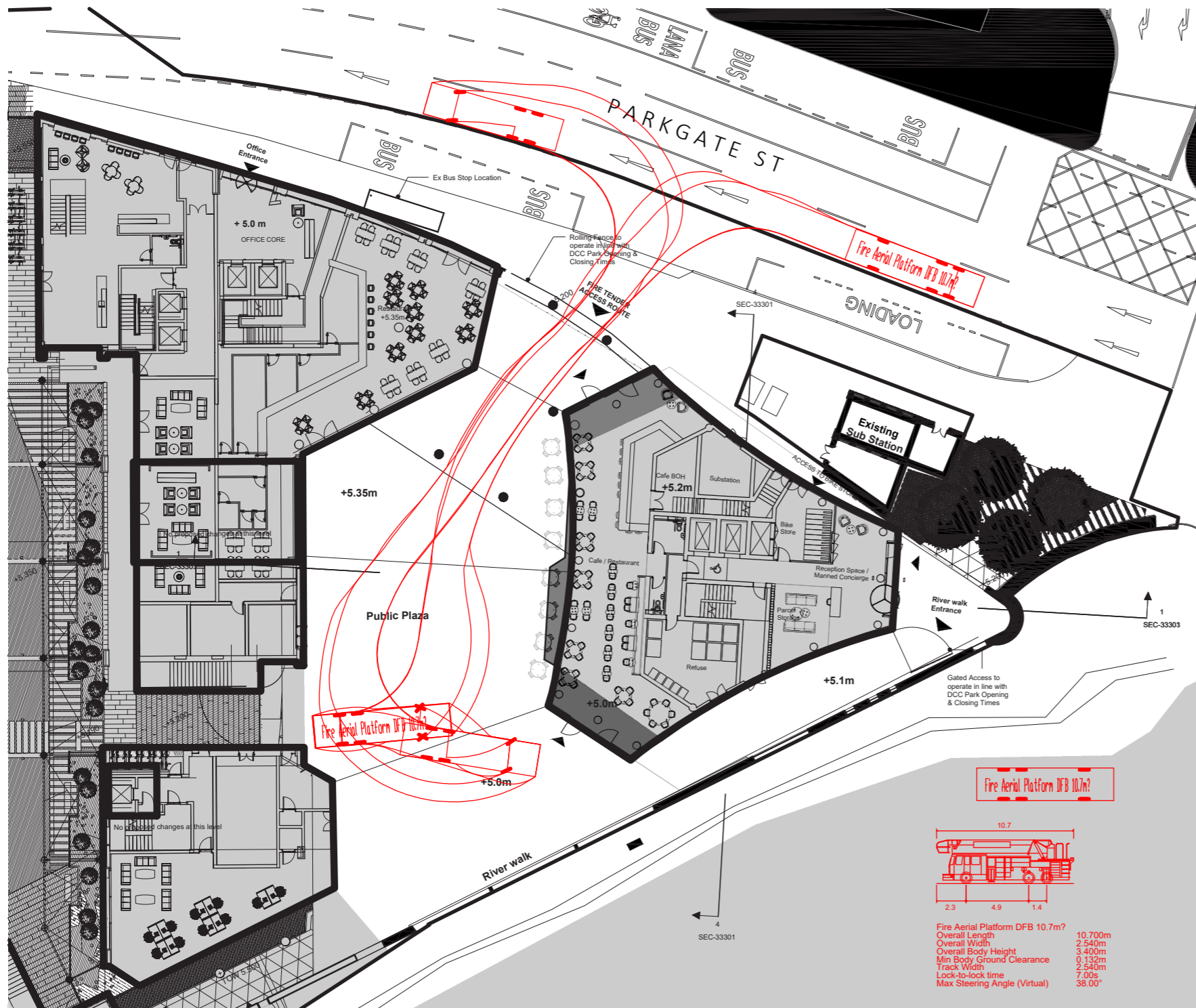
This has been addressed, please refer to the Architectural Drawings (Drawing Number PGATE-RAU-ZZ-ZZ-DR-A-MPL-31004)

2. The submitted Ground Floor Plan incorrectly shows outward opening doors onto Parkgate Street as part of permitted scheme under reg. ref. SHD0001/20 (ABP Ref. 306569-20). The design of the entrance to the public open space varies between the various submitted layout drawings. The applicant should ensure that the permitted scheme is accurately detailed as part of the overall site layout submission, unless where changes are proposed and that any proposed changes are clearly noted.

The outward opening doors on the ground floor of the tower have been adjusted to inward opening as was consented previously. Please refer to the Architectural Drawings.







3. It is not clear from the proposed layout of Block A whether this reduces the access clearance for the public open space. Auto-track drawings are to be submitted if the proposed development impact on permitted vehicular access arrangements.

This has been addressed, please see Autotrack drawing attached (ARUP DRAWING TSK0012-001)

4. The EIAR should consider the construction phasing programme having regard to permitted and proposed blocks, if applicable. If completion and occupation of the development is to be phased with construction then the impact should be assessed.

This has been addressed, please refer to the EIAR

5. The preliminary construction management plan shall address proximity and potential impact on the LUAS.

This has been addressed, please refer to the Construction and Environmental Management Plan in the EIAR Appendix 4.1

**ARUP**

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Project Title  
Parkgate Street Development

Client  
Chartered Land

Drawing Title  
Site Autotrack Analysis  
Fire Tender 10,7m

Scale at A3  
1:400 (@A3)

Role  
Consulting

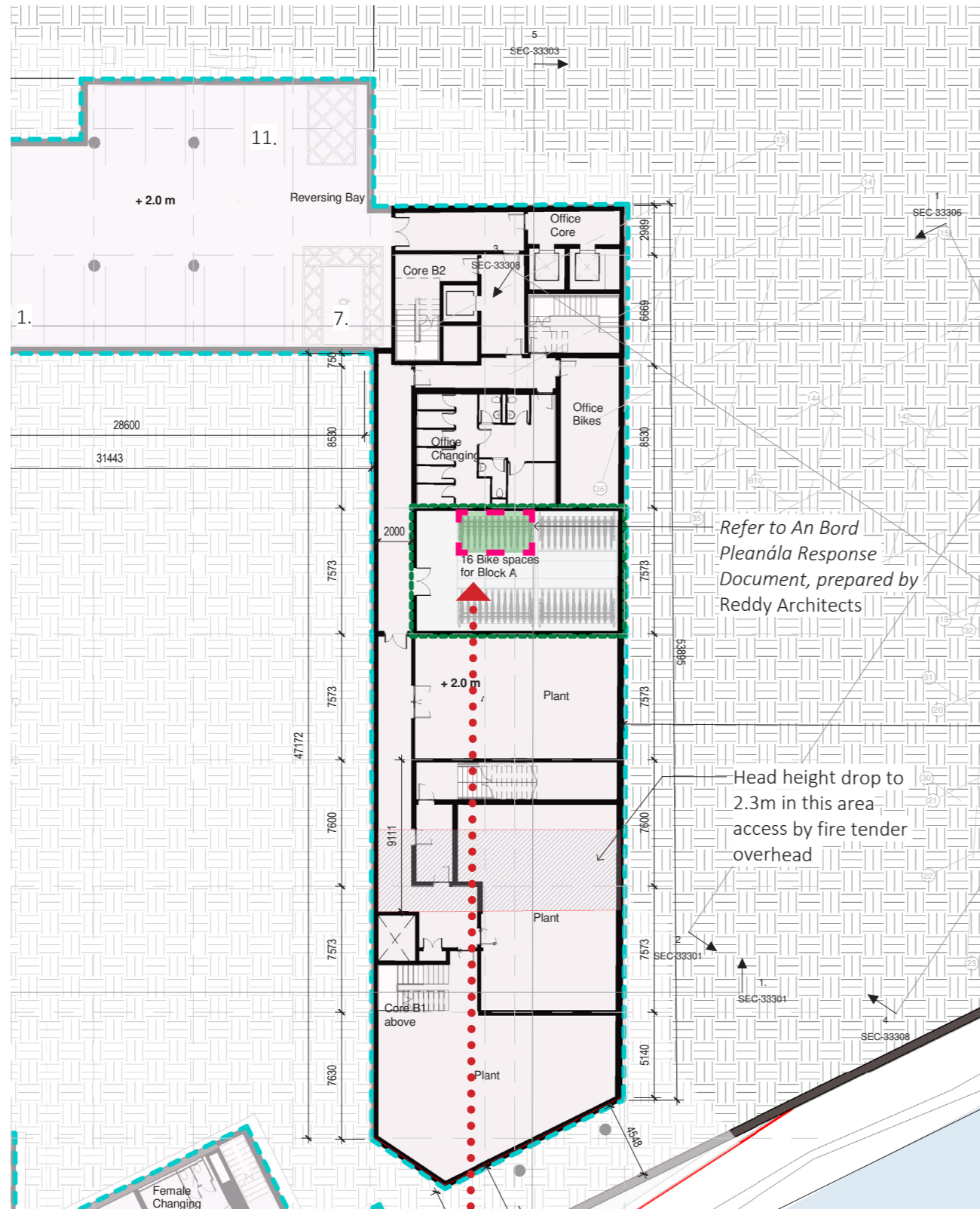
Suitability  
Sketch

Arup Job No  
265381-00

Rev  
SK1

Name  
TSK0012-001





16 Bike parking spaces for Block A

6. Additional cycle parking layouts should be clearly demonstrated and clarity provided on the overall provision and assignment of spaces. The provision of additional visitor cycle parking should be considered including cargo bike spaces.

This has been addressed, please see attached diagram, the proposal is for 16 double stacked bicycle parking spaces in the Undercroft. Further information is available in the Housing Quality Assessment.



## 8 Local Authority Ownership

A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority, if any.

Please refer to PGATE-RAU-ZZ-ZZ-DR-A-31004

Lands inside the Red Line that belong to DCC are highlighted in blue and will remain in their ownership. No lands are proposed to be taken in charge outside of the red line boundary.

