

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

Our Ref. 20061

18 June 2021

**RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA
PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. ‘BUILD-TO-RENT’
APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, CAFÉ/RESTAURANT,
REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE
SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE
STREET, DUBLIN 8.**

Dear Sir / Madam,

Please be advised that Ruirside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential led development and associated ancillary site works and other structural and landscape works proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20) at 42A Parkgate Street, Dublin 8.

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

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

Ruirside Developments Ltd, intends to apply to An Bord Pleanála for Permission for a period of 8 years for Strategic Housing Development at this site (c. 0.82 hectares), at 42A Parkgate Street, Dublin 8.

The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site.

The application site benefits from permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development, save for the proposed amendments described below.

Permission is sought for a 30-storey residential building (‘Block A’) (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates: 198no. ‘Build To Rent’ residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with ‘winter garden’ balconies on the building’s eastern elevation. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents’ private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents’ private communal amenity areas within the consented scheme ABP-306569-20. 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A. Ancillary residential bicycle storage (22no. spaces), refuse,

circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors. Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include: At the interface of proposed Block A with the consented Block B2 office building: a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building; a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and, localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A. 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area. Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level. New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016 – 2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.parkgatestreetshd2.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

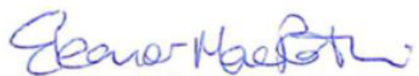
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- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Yours Faithfully,



Eleanor MacPartlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

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

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sla-pdc.com

Our Ref. 20061

18 June 2021

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

PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. 'BUILD-TO-RENT' APARTMENT UNITS, RESIDENTS' AMENITY SPACES AND FACILITIES, CAFÉ/RESTAURANT, REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE STREET, DUBLIN 8.

Dear Sir / Madam,

Please be advised that Ruiside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential led development and associated ancillary site works and other structural and landscape works proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20) at 42A Parkgate Street, Dublin 8.

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

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

Ruiside Developments Ltd, intends to apply to An Bord Pleanála for Permission for a period of 8 years for Strategic Housing Development at this site (c. 0.82 hectares), at 42A Parkgate Street, Dublin 8.

The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site.

The application site benefits from permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development, save for the proposed amendments described below.

Permission is sought for a 30-storey residential building ('Block A') (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates: 198no. 'Build To Rent' residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with 'winter garden' balconies on the building's eastern elevation. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents' private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents' private communal amenity areas within the consented scheme ABP-306569-20. 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A. Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors. Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include: At the interface of proposed Block A with the consented Block B2 office building: a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building; a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and, localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A. 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area. Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level. New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016 – 2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.parkgatestreetshd2.com

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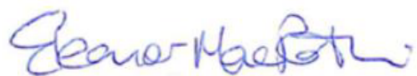
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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

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Yours Faithfully,



Eleanor MacPartlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

Minister for Culture, Heritage and the Gaeltacht,
Department of Culture, Heritage and the Gaeltacht,
Newton Road,
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PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. ‘BUILD-TO-RENT’
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REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE
SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE
STREET, DUBLIN 8.**

Dear Sir / Madam,

Please be advised that Ruiside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential led development and associated ancillary site works and other structural and landscape works proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20) at 42A Parkgate Street, Dublin 8.

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

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

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The application site benefits from permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development, save for the proposed amendments described below.

Permission is sought for a 30-storey residential building (‘Block A’) (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates: 198no. ‘Build To Rent’ residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with ‘winter garden’ balconies on the building’s eastern elevation. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents’ private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents’ private communal amenity areas within the consented scheme ABP-306569-20. 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A. Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors. Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include: At the interface of proposed Block A with the consented Block B2 office building: a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building; a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and, localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A. 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area. Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level. New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016 – 2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.parkgatestreetshd2.com

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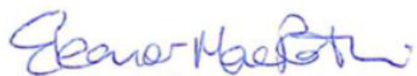
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Yours Faithfully,



Eleanor MacPartlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

National Transport Authority,
Dun Sceine,
Iveagh Court,
Harcourt Lane,
Dublin 2.
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info@sla-pdc.com
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PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. ‘BUILD-TO-RENT’ APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, CAFÉ/RESTAURANT, REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE STREET, DUBLIN 8.

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

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Permission is sought for a 30-storey residential building (‘Block A’) (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates: 198no. ‘Build To Rent’ residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with ‘winter garden’ balconies on the building’s eastern elevation. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents’ private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents’ private communal amenity areas within the consented scheme ABP-306569-20. 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A. Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors.

Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include: At the interface of proposed Block A with the consented Block B2 office building: a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building; a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and, localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A. 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area. Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level. New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

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An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.parkgatestreetshd2.com

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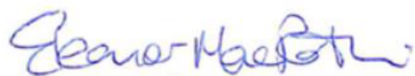
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Associate Director
STEPHEN LITTLE & ASSOCIATES

Inland Fisheries Ireland,
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3044 Lake Drive,
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Our Ref. 20061

18 June 2021

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

PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. ‘BUILD-TO-RENT’ APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, CAFÉ/RESTAURANT, REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE STREET, DUBLIN 8.

Dear Sir / Madam,

Please be advised that Ruiside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential led development and associated ancillary site works and other structural and landscape works proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20) at 42A Parkgate Street, Dublin 8.

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

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

Ruiside Developments Ltd, intends to apply to An Bord Pleanála for Permission for a period of 8 years for Strategic Housing Development at this site (c. 0.82 hectares), at 42A Parkgate Street, Dublin 8.

The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site.

The application site benefits from permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development, save for the proposed amendments described below.

Permission is sought for a 30-storey residential building (‘Block A’) (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates: 198no. ‘Build To Rent’ residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with ‘winter garden’ balconies on the building’s eastern elevation. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents’ private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents’ private communal amenity areas within the consented scheme ABP-306569-20. 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A. Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors.

Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include: At the interface of proposed Block A with the consented Block B2 office building: a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building; a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and, localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A. 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area. Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level. New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016 – 2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.parkgatestreetshd2.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

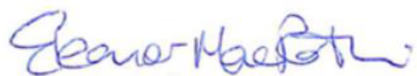
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- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Yours Faithfully,



Eleanor MacPartlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

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

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Our Ref. 20061

18 June 2021

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

PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. 'BUILD-TO-RENT' APARTMENT UNITS, RESIDENTS' AMENITY SPACES AND FACILITIES, CAFÉ/RESTAURANT, REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE STREET, DUBLIN 8.

Dear Sir / Madam,

Please be advised that Ruirside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential led development and associated ancillary site works and other structural and landscape works proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20) at 42A Parkgate Street, Dublin 8.

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

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

Ruirside Developments Ltd, intends to apply to An Bord Pleanála for Permission for a period of 8 years for Strategic Housing Development at this site (c. 0.82 hectares), at 42A Parkgate Street, Dublin 8.

The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site.

The application site benefits from permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development, save for the proposed amendments described below.

Permission is sought for a 30-storey residential building ('Block A') (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates: 198no. 'Build To Rent' residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with 'winter garden' balconies on the building's eastern elevation. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents' private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents' private communal amenity areas within the consented scheme ABP-306569-20. 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A. Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors.

Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include: At the interface of proposed Block A with the consented Block B2 office building: a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building; a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and, localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A. 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area. Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level. New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016 – 2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.parkgatestreetshd2.com

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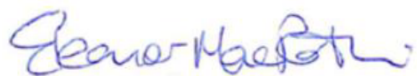
- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission 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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Yours Faithfully,



Eleanor MacPartlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

An Taisce
Tailors Hall,
Back Lane,
Dublin 8.

Contact:
t: 353-1-676 6507
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sla-pdc.com

Our Ref. 20061

18 June 2021

**RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA
PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. ‘BUILD-TO-RENT’
APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, CAFÉ/RESTAURANT,
REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE
SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE
STREET, DUBLIN 8.**

Dear Sir / Madam,

Please be advised that Ruirside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential led development and associated ancillary site works and other structural and landscape works proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20) at 42A Parkgate Street, Dublin 8.

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

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

Ruirside Developments Ltd, intends to apply to An Bord Pleanála for Permission for a period of 8 years for Strategic Housing Development at this site (c. 0.82 hectares), at 42A Parkgate Street, Dublin 8.

The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site.

The application site benefits from permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development, save for the proposed amendments described below.

Permission is sought for a 30-storey residential building (‘Block A’) (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates: 198no. ‘Build To Rent’ residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with ‘winter garden’ balconies on the building’s eastern elevation. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents’ private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents’ private communal amenity areas within the consented scheme ABP-306569-20. 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A. Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors. Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include: At the interface of proposed Block A with the consented Block B2 office building: a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building; a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and, localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A. 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area. Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level. New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016 – 2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.parkgatestreetshd2.com

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Yours Faithfully,



Eleanor MacPartlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

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

Contact:
t: 353-1-676 6507
info@sla-pdc.com
sla-pdc.com

Our Ref. 20061

18 June 2021

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

PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. ‘BUILD-TO-RENT’ APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, CAFÉ/RESTAURANT, REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE STREET, DUBLIN 8.

Dear Sir / Madam,

Please be advised that Ruiside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential led development and associated ancillary site works and other structural and landscape works proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20) at 42A Parkgate Street, Dublin 8.

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

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Permission is sought for a 30-storey residential building (‘Block A’) (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates: 198no. ‘Build To Rent’ residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with ‘winter garden’ balconies on the building’s eastern elevation. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents’ private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents’ private communal amenity areas within the consented scheme ABP-306569-20. 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A. Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors. Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include: At the interface of proposed Block A with the consented Block B2 office building: a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building; a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and, localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A. 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area. Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level. New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

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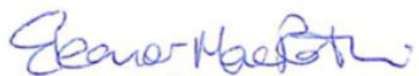
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Yours Faithfully,



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STEPHEN LITTLE & ASSOCIATES

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Dublin 1.

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Our Ref. 20061

18 June 2021

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

PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. ‘BUILD-TO-RENT’ APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, CAFÉ/RESTAURANT, REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE STREET, DUBLIN 8.

Dear Sir / Madam,

Please be advised that Ruiside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential led development and associated ancillary site works and other structural and landscape works proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20) at 42A Parkgate Street, Dublin 8.

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

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

Ruiside Developments Ltd, intends to apply to An Bord Pleanála for Permission for a period of 8 years for Strategic Housing Development at this site (c. 0.82 hectares), at 42A Parkgate Street, Dublin 8.

The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site.

The application site benefits from permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development, save for the proposed amendments described below.

Permission is sought for a 30-storey residential building (‘Block A’) (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates: 198no. ‘Build To Rent’ residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with ‘winter garden’ balconies on the building’s eastern elevation. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents’ private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents’ private communal amenity areas within the consented scheme ABP-306569-20. 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A. Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors. Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include: At the interface of proposed Block A with the consented Block B2 office building: a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building; a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and, localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A. 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area. Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level. New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016 – 2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.parkgatestreetshd2.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

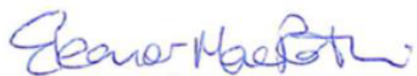
- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

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

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Yours Faithfully,



Eleanor MacPartlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

An Chomhairle Ealaoin
The Arts Council,
70 Merrion Square,
Dublin 2

Our Ref. 20061

18 June 2021

**RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA
PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. ‘BUILD-TO-RENT’
APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, CAFÉ/RESTAURANT,
REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE
SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE
STREET, DUBLIN 8.**

Dear Sir / Madam,

Please be advised that Ruirside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential led development and associated ancillary site works and other structural and landscape works proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20) at 42A Parkgate Street, Dublin 8.

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

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

Ruirside Developments Ltd, intends to apply to An Bord Pleanála for Permission for a period of 8 years for Strategic Housing Development at this site (c. 0.82 hectares), at 42A Parkgate Street, Dublin 8.

The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. There are Protected Structures on site.

The application site benefits from permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development, save for the proposed amendments described below.

Permission is sought for a 30-storey residential building (‘Block A’) (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates: 198no. ‘Build To Rent’ residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with ‘winter garden’ balconies on the building’s eastern elevation. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents’ private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents’ private communal amenity areas within the consented scheme ABP-306569-20. 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A. Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors. Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include: At the interface of proposed Block A with the consented Block B2 office building: a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building; a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and, localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A. 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area. Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level. New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016 – 2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.parkgatestreetshd2.com

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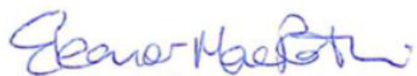
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- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

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

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Yours Faithfully,



Eleanor MacPartlin
Associate Director
STEPHEN LITTLE & ASSOCIATES

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

Our Ref. 20061

18 June 2021

**RE: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA
PROPOSED MIXED USE RESIDENTIAL LED DEVELOPMENT COMPRISING 198 NO. ‘BUILD-TO-RENT’
APARTMENT UNITS, RESIDENTS’ AMENITY SPACES AND FACILITIES, CAFÉ/RESTAURANT,
REPLACEMENT OFFICE USE AND ANCILLARY ACCOMMODATION AND WORKS, LOCATED IN THE SITE
SUBJECT OF OTHERWISE CONSENTED DEVELOPMENT UNDER ABP-306569-20 AT 42A PARKGATE
STREET, DUBLIN 8.**

Dear Sir / Madam,

Please be advised that Ruirside Developments Ltd, Usher House, Main Street Dundrum, Dublin 14 intend to apply to An Bord Pleanála for permission for proposed mixed use residential led development and associated ancillary site works and other structural and landscape works proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20) at 42A Parkgate Street, Dublin 8.

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

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

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The application site benefits from permission for residential-led mixed use strategic housing development under ABP 306569-20 (i.e. the consented development). Permission is not being re-sought for the consented development, save for the proposed amendments described below.

Permission is sought for a 30-storey residential building (‘Block A’) (c.14,364 sq m gfa), including residential, café/restaurant, replacement office use and ancillary accommodation and works, located in the eastern apex of the site subject of otherwise consented development under ABP-306569-20.

The proposed new Block A building accommodates: 198no. ‘Build To Rent’ residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with ‘winter garden’ balconies on the building’s eastern elevation. Ancillary internal (c.384 sq m) and external (c.255 sq m) residents’ private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to other residents’ private communal amenity areas within the consented scheme ABP-306569-20. 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A. Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and non-residential back of house and circulation areas at ground and mezzanine floors. Building Maintenance Unit (BMU) at roof level.

Ancillary and associated site works and other structural and landscape works are proposed to tie the proposed new Block A building in with the consented development (ABP 306569-20). Proposed amendments to the consented scheme, include: At the interface of proposed Block A with the consented Block B2 office building: a reduction by c.909 sq m total of office floor area over 6 floors within the consented Block B2 office building; a reduction by c.35 sq m of external residential amenity and associated minor amendments to landscaping at roof level of consented Block B2; and, localised changes to the northern Parkgate St façade of the consented Block B2 to include a shadow gap at its junction with proposed Block A. 16no. additional bicycle parking spaces accommodated within consented Block B1 undercroft area. Minor localised amendments to adjoining consented public realm area to tie in with proposed Block A at ground level. New telecommunications infrastructure at roof level of consented Block B1, including: 4no. 300mm microwave link dishes mounted on 2no. 2m high steel poles fixed to the consented lift shaft overrun, housed within GRP radio friendly shrouds, to mitigate potential for interference with existing telecommunication channels.

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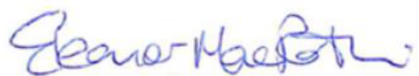
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Yours Faithfully,



Eleanor MacPartlin
Associate Director
STEPHEN LITTLE & ASSOCIATES