



An  
Bord  
Pleanála

## Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

**1. Applicant:**

Name of Applicant:	Ruirside Developments Limited
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	Usher House, Main Street, Dundrum, Dublin 14
Company Registration No:	609652

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

Name:	Stephen Little & Associates, Chartered Town Planners and Development Consultants
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	Lisa Wynn
Firm/Company:	Reddy Architecture & Urbanism

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Dublin City Council</b>
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## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	<b>42A Parkgate Street</b>
Address Line 2:	
Address Line 3:	
Town/City:	<b>Dublin 8</b>
County:	<b>Dublin</b>
Eircode:	<b>D08 E3FY</b>
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>Map Ref. No. 3263-02 3263-08 3263-07 3263-03</b> <b>Grid Ref. no. X, Y = 713657.3699, 734406.2446</b> <b>OSi License Number – AR 0052219</b> <b>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.</b>
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
<b>[CAD .dwg file provided by Reddy Architecture + Urbanism]</b>	
Area of site to which the application relates in hectares:	<b>c. 0.82 ha</b>
Site zoning in current Development Plan or Local Area Plan for the area:	<b>Dublin City Development Plan 2016 -2022</b> <b>Z5 – “To Consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.”</b>

	<p><b>Z9 – “To preserve, provide and improve recreational amenity and open space and green networks.”</b></p> <p><b>Land use zoning objective Z5 applies to the area of the proposed works, where residential mixed use development is acceptable in principle.</b></p>
Existing use(s) of the site and proposed use(s) of the site:	<p><b>Existing use – Vacant Warehousing</b></p> <p><b>Proposed - Mixed Use Residential and Commercial Development.</b></p>

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

Please tick appropriate box to show the applicant’s legal interest in the land or structure:	Owner	Occupier	Other
			<b>X</b>

Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:

**The Davy Platform ICAV is the owner of the land. A letter of consent to make this application, dated 26 May 2021, from the Davy Platform ICAV is enclosed.**

**and;**

**Letters of consent from Dublin City Council’s Transportation and Parks Divisions are enclosed as the application site (red line boundary) extends to lands currently within their control. The map attached to these letters shows the extent of the Council’s lands.**

State Name and Address of the Site Owner:  <b>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</b>	<b>The Davy Platform ICAV, Davy House, 49 Dawson Street, Dublin 2</b>
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If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
<b>ABP Ref. 306569-20</b>	<b>ABP split decision to:</b> <ul style="list-style-type: none"> <li>Grant Permission for 321no. 'BTR' residential apartments, ancillary residents' amenity facilities, commercial office (c.3,698 sq m), retail (c.214 sq m) and café/restaurant (c.236 sq m), accommodated in 5no. blocks ranging from 8 to 13 storeys (c. 31,146 sq m) over ancillary basement area, and all associated and ancillary conservation, landscaping and site development works.</li> <li>Refuse Permission for the 29-storey 'Block A' tower (12,207 sq m gfa), accommodating 160 no. 'BTR' residential apartments, ancillary residents' amenity areas and roof gardens, 1no. café/restaurant (c.208 sq m) and ancillary plant/storage.</li> </ul>	<b>Lodged: 05/02/2020</b>  <b>ABP split decision: 28/05/2020</b>
<b>Reg Ref. 3613/06 (ABP Reg Ref. PL29N.221587)</b>	<b>Construction of a mixed use residential and commercial development to include 139no. residential units, offices, retail, restaurant and a crèche.</b>	<b>Lodged: 21/06/2006</b>  <b>Refused: 14/09/2007</b>
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [   ] No: [X]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		

Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):	
<p><b>DCC Reg. Ref. WEB1612/18</b> - Replacement of the existing 4-bay bus shelter, with a 4-bay, 6.5m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter with 1 no. 86 inch single sided digital advertising display and 1 no. static illuminated advertising display along with all associated site works and services Bus Stop No. 7078 (south side of street), in front of Parkgate House, 42A Parkgate Street, Dublin 8. <b>Decision: Grant Permission 05/03/2019</b></p>	
<p><b>DCC Reg. Ref. WEB1613/18</b> - Replacement of the existing 3-bay, bus shelter with a 3-bay, 5.2m long x 1.848m wide x 2.8m high stainless steel and glass Reliance bus shelter with walkthrough and 1 no. 86 inch single sided digital advertising display and 1 no. static illuminated advertising display along with all associated site works and services at Kingbridge House, 17-22, Parkgate Street, Dublin 8. <b>Decision: Grant Permission 05/03/2019</b></p>	
<p><b>DCC Reg. Ref. 0220/19</b> - Apartment building containing 13 apartments at 41 Parkgate Street, Dublin 8— Social Housing Exemption Cert. <b>Grant Permission 24/05/2019.</b></p>	
<p><b>DCC Reg. Ref. 3539/17 (An Bord Pleanla Ref. ABP300821-18)</b> – Demolish shed structure and construct 4-storey building comprising caf. at ground floor level and offices on upper floors at 17-22 Parkgate Street, Dublin 8. <b>ABP Decision: Grant Permission 29/08/2018</b></p>	
<p><b>DCC Reg. Ref. 2168/15</b> – Demolition of 2-storey building and construction of 3 storey office extension of existing 3-storey office building at 14, 15 &amp; 16 Parkgate Street, Dublin 8. <b>Decision: Grant Permission 31/03/2015</b></p>	
<p><b>DCC Reg. Ref. 4160/17 (An Bord Plean.la Ref. ABP301700-18)</b> – Construction of a 10 storey aparthotel at 4-6, 9-13 Parkgate Street, Dublin 8 and 8 &amp; 11 &amp; 12 Temple Street West, Dublin 7. <b>ABP Decision: Refusal 01/05/2018</b></p>	
<p><b>DCC Reg. Ref. 4653/17</b> – Construction of a new Garda Security and Crime Operations Centre at Military Road, Dublin 8.</p>	
<p><b>DCC Reg. Ref. 3145/19</b> - Demolition of existing two storey over basement building and construction of a 5-storey over basement apartment building (886 sq. m) at 41 Parkgate Street, Dublin 8. <b>Decision: Granted 17/12/2019.</b></p>	
<p><b>DCC Reg. Ref. 3210/19</b> – Part 8 application to demolish the former Stores and Barracks building and the former Administrative building and to construct a 3-5 storey residential scheme comprising 38 no. dwelling units in two blocks. <b>Decision: Pending.</b></p>	
<p><b>DCC Reg. Ref. 3001/18</b> - Demolition works to existing buildings and the construction of 18 no. one-bedroom apartments in a five storey building with</p>	

balconies and bicycle parking, bin store, landscaping, boundary treatments and all associated site and engineering works at 55B Arbour Hill, Dublin 7. **Decision: Granted 05/10/2018.**

**DCC Reg. Ref. 3328/18** - Demolition of all existing structures and construction of a new 6-8 storey residential over ground floor commercial development (c.3,166.7 sqm GFA), in one block accommodating 28 no. apartments at No.'s 1, 1A, 2 Usher Street and No.'s 29/30 Usher's Quay, Dublin 8. **Decision: Granted 10/12/2018.**

Is the applicant aware of the site ever having been flooded?

Yes: [ ] No: [X]

If the answer is "Yes" above, please give details e.g. year, extent:

N/A

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [ ] No: [X]

If the answer is "Yes" above, please give details:

N/A

## 9. Description of the Proposed Strategic Housing Development:

<p>Please provide a brief description of the nature and extent of the proposed development, including-</p> <ul style="list-style-type: none"><li>• the proposed types and numbers of houses, student accommodation or both,</li><li>• in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,</li><li>• proposed services ancillary to residential development,</li><li>• other proposed uses in the development of the land, the zoning of which facilitates such use, and</li><li>• where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.</li></ul>	
<p><b>Please refer to attached Schedule No. 1 (attached), prepared by Stephen Little &amp; Associates, for an outline description of the nature and extent of the proposed development.</b></p>	
<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed: Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

## 10. Pre-Application Consultations

<p><b>(A) Consultation with Planning Authority:</b></p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
<p>Planning Authority reference number:</p>	<p><b>27/08/2020 – SHD PAC No: 0060/20</b> <b>10/11/2020 – SHD PAC No: 0082/20</b></p>
<p>Meeting date(s):</p>	<p><b>27/08/2020</b> <b>10/11/2020</b></p>

<b>(B) Consultation with An Bord Pleanála:</b>	
State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	<b>ABP-308886-20</b>
Meeting date(s):	<b>15 April 2021</b>
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>	
Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
<b>Please see Section 5 of the Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Asscoaites for details of pre-application consultations.</b>	

#### 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ <b>X</b> ] No: [   ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Name of Newspaper: <b>Irish Daily Star</b> Date of Publication: <b>18 June 2021</b>
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ <b>X</b> ] No: [   ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	<b>18 June 2021</b>

<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [ <b>X</b> ] No: [   ]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ <b>X</b> ] No: [   ]</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [ <b>X</b> ] No: [   ]</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [   ] No: [ <b>X</b> ]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ <b>X</b> ] No: [   ]</p>
<p>If the answer to above is "Yes", is an NIS enclosed with this application?</p>	<p>Yes: [ <b>X</b> ] No: [   ]</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [ <b>X</b> ] No: [   ]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [ <b>X</b> ] No: [   ] N/A: [   ]</p>
<p>If the answer to the above is "Yes", list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. <b>Irish Water</b></li> <li>2. <b>Transport Infrastructure Ireland</b></li> <li>3. <b>Minister for Housing, Local Government and Heritage</b></li> <li>4. <b>National Transport Authority</b></li> <li>5. <b>Inland Fisheries Ireland</b></li> <li>6. <b>Irish Aviation Authority</b></li> <li>7. <b>An Taisce</b></li> </ol>



	<b>8. Heritage Council</b> <b>9. Failte Ireland</b> <b>10. An Chomhairle Ealaíonn</b> <b>11. Dublin City Childcare Committee</b>
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	<b>18 June 2021</b>
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [ ] No: [ <b>X</b> ]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [ ] No: [ ] <b>N/A</b>
If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:	<b>N/A</b>
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	<b>N/A</b>

## 12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>  Refer to Section 12 of the Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed:</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/> <b>N/A</b></p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/></p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p><b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p><b>Enclosed:</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>  Refer to Section 6 of the Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p><b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/> Refer to Section 6 of the Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</p>

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**13. Material Contravention of Development Plan/Local Area Plan:**

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	<p><b>Enclosed:</b> Yes: [ <b>X</b> ] No: [   ]</p> <p><b>Refer to Material Contravention Statement, prepared by Stephen Little &amp; Associates</b></p>
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**14. Proposed Residential Development:**

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

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

Apartments		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
Studio	7	2,811
1-bed	97	4,597
2-bed	27	2,006
3-bed	1	101

4-bed	-	-
4+ bed	-	-
<b>Total</b>	198	<b>c. 9,515 sq m Net Internal Area (includes residential units only)</b>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	-	-	-
1-bed	-	-	-
2-bed	-	-	-
3-bed	-	-	-
4-bed	-	-	-
4+ bed	-	-	-
<b>Total</b>	-	-	-

(b) State total number of residential units in proposed development:	<b>198</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>c. 12,516.8 sq m (incl. residential units and all ancillary residential amenity and circulation space)</b>  <b>[Excludes non-residential space]</b>

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
<b>Café / Restaurant</b>	<b>c. 223 sq m</b>
<b>Office</b>	<b>c. 595.6 sq m (reconfigured within proposed Block A footprint)</b>
<b>Telecommunications area</b>	<b>c. 0.36 sq m</b>
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>c. 818.96 sq m</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> : <b>(9,515 sq.m + 818.96 sq.m)</b>	<b>c. 10,334 sq. m</b>
(d) Express 15(b) as a percentage of 15(c):	<b>8%</b>

**16. Strategic Housing Development Details:**

**Note:** If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	<b>X</b>	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	<b>X</b>	

(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<b>X</b>	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?		<b>X</b>
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?  If "Yes", enclose a brief explanation with this application.		<b>X</b>
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?  If "Yes", enclose a brief explanation with this application.		<b>X</b>  <b>Note: For consented demolition works see ABP Ref. 306569- 20.</b>
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?  If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		<b>X</b>
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?  If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		<b>X</b>  <b>Note: For consented demolition works see ABP Ref. 306569- 20</b>
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?  If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		<b>X</b>



<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<b>X</b>
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		<b>X</b>
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		<b>X</b>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<b>X</b>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p><b>X</b> Refer to Section 6 and Enclosures of Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</p>	

**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):**

**Note: No demolition proposed as part of this application. For consented demolition works please see ABP Ref. 306569- 20.**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>4,450 sq m</b> <b>(within wider site ABP. 306569-20)</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>N/A</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>N/A</b> <b>(See consented ABP. 306569-20)</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>N/A</b> <b>(See consented ABP. 306569-20)</b>

**18. Where the Application relates to Material Change of Use of Land or Structure:**

(a) State existing use of land or structure:	<b>Vacant Warehousing</b>
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	<b>N/A</b>
(c) State proposed use(s):	<b>Mixed Use Residential and Commercial (Residential/Employment)</b>
(d) State nature and extent of any such proposed use(s):	<b>Refer to Sections 3 and 9 of Planning Report &amp; Statement of Consistency, prepared by Stephen Little &amp; Associates</b>

(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:

**Enclosed:** Yes: [ **X** ] No: [ ] N/A: [ ]

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	<b>X</b>	
(b) If the answer to Question 19(A) is "Yes", are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— (i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	<b>X</b>	
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	<b>X</b>	
(iii) a layout plan showing the location of proposed Part V units in the development?	<b>X</b>	
(c) If the answer to Question 19(A) is "No" by virtue of section 96(13) of the Planning and Development Act	<b>N/A</b>	

2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		
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## 20. Water Services:

<p><b>(A) Proposed Source of Water Supply:</b></p> <p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> <b>As per Consented Scheme ABP 306569- 20.</b></p> <p>(b) Public Mains: <input type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p> <p><b>Refer to Drainage and Watermain Planning Report, prepared by ARUP.</b></p>
<p><b>(B) Proposed Wastewater Management / Treatment:</b></p> <p>Please indicate as appropriate:</p> <p>(b) (a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> <b>As per Consented Scheme ABP 306569- 20.</b></p> <p>(c) Public Sewer: <input type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p> <p><b>Please refer to Drainage and Watermain Planning Report, prepared by ARUP.</b></p>

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain: ☐

Soakpit: ☐

Watercourse: ☒ **As per Consented Scheme ABP 306569- 20.**

Other (please specify): \_\_\_\_\_

**Please refer to Drainage and Watermain Planning Report, prepared by ARUP.**

**(D) Irish Water Requirements:**

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

**Enclosed:**

Yes: ☒ No: ☐

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

**Enclosed:**

Yes: ☒ No: ☐

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

**Enclosed:**

Yes: ☒ No: ☐

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

**Enclosed:**

Yes: ☒ No: ☐

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	<b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
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**See enclosed Drainage and Watermain Planning Report, prepared by Arup Consulting Engineers and Statement of Design Acceptance issued by Irish Water enclosed with this Application.**

## 21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	<b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> <b>Refer to the accompanying Transport Statement, prepared by Arup Consulting Engineers</b>
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <b>Refer to the accompanying Transport Statement, prepared by Arup Consulting Engineers</b>
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	



### 23. Maps, Plans and Drawings

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

**Each Drawing Pack (e.g. Architecture, Engineering, Landscaping, etc) is accompanied by a schedule of all drawings stating drawing number, title and scale.**

### 24. Application Fee:

State fee payable for application:	<b>€51,633.92</b>
(b) Set out basis for calculation of fee:	<b>198 dwellings x €130</b> <b>818.6 sq.m non-resi x €7.20</b> <b>EIAR €10,000</b> <b>NIS €10,000</b>
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

### 25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>Refer to Architectural Design Statement, prepared by Reddy Architecture &amp; Urbanism/Glenn Howells Architects.</b>
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### Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 <b>Agent:</b> Stephen Little & Associates
Date:	18 June 2021

## **SCHEDULE NO. 1 – BRIEF DESCRIPTION OF THE NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT**

### **PREPARED IN RESPONSE TO Q.9 OF THE STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION FORM**

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](http://www.parkgatestreetshd2.com)



## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Ruirside Developments Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	Usher House
<b>Address Line 2:</b>	Main Street
<b>Address Line 3:</b>	Dundrum
<b>Town / City:</b>	Dublin 14
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D14 N7Y8
<b>E-mail address (if any):</b>	info@charteredland.ie
<b>Primary Telephone Number:</b>	01-2164080
<b>Other / Mobile Number (if any):</b>	N/A

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

<b>Name(s) of Company Director(s):</b>	Joe O' Reilly, David Scanlon, Anne Culhane
<b>Company Registration Number (CRO):</b>	609652
<b>Contact Name:</b>	Eoin Wilcox
<b>Primary Telephone Number:</b>	01-2164080
<b>Other / Mobile Number (if any):</b>	N/A
<b>E-mail address:</b>	info@charteredland.ie

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

<b>First Name:</b>	Stephen
<b>Surname:</b>	Little
<b>Address Line 1:</b>	Stephen Little & Associates
<b>Address Line 2:</b>	26/27 Upper Pembroke Street
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02X361
<b>E-mail address (if any):</b>	info@sla-pdc.com
<b>Primary Telephone Number:</b>	01 6766507
<b>Other / Mobile Number (if any):</b>	N/A



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

<b>First Name:</b>	Lisa
<b>Surname:</b>	Wynn
<b>Address Line 1:</b>	Reddy Architecture & Urbanism
<b>Address Line 2:</b>	Dartry Mills
<b>Address Line 3:</b>	Dartry
<b>Town / City:</b>	Dublin 6
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D06 Y0E3
<b>E-mail address (if any):</b>	dublin@reddyarchitecture.com
<b>Primary Telephone Number:</b>	014987000
<b>Other / Mobile Number (if any):</b>	N/A

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

<b>Name:</b>	Eoin Wilcox
<b>Mobile Number:</b>	01-2164080
<b>E-mail address:</b>	info@charteredland.ie

