

AN BORD PLEANÁLA
64 Marlborough Street
Dublin 1

20th December 2021

PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT (PARK WEST SHD) AT PARK WEST AVENUE AND PARK WEST ROAD, PARK WEST, DUBLIN 12

APPLICANT: GREENSEED LIMITED

Dear Sir/ Madam,

On behalf of the applicant, Greenseed Limited please find enclosed a planning application relating to a proposed Strategic Housing Development on lands at Park West Avenue and Park West Road, Park West, Dublin 12.

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

Schedule of Planning Application Contents

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

Summary of Proposed Development

The application site (c.9.4ha) is located within Park West, Dublin 12 and east of Park West Avenue and north of Park West Road. The Dublin to Cork mainline railway defines the northern boundary with Park West Business Park to the east.

The proposed development (70,694sq.m gross floor area) will consist of: -

- 750no. apartment units in 7no. blocks (Blocks A to G) comprising a mix of one, two and three bed apartments and all associated ancillary accommodation (69,989sq.m GFA).
- Non-residential uses (705sq.m GFA) including retail/ commercial units (totalling 295sq.m GFA) and a creche (410sq.m GFA).

The gross floor space of non residential uses as a percentage of overall gross floor space is 1%.

As part of the public realm and landscape proposals, a large Central Park and pedestrian boulevard is proposed within the centre of the development. Pedestrian, cycle and vehicular accesses will be provided from Park West Road and Park West Avenue. An additional dedicated pedestrian and cycle access is proposed at the north western corner of the site to provide access from the proposed development to Park West – Cherry Orchard Train Station further to the north west. Permission is also sought for all associated site and development works.

The proposed development is described in further detail in the enclosed Planning Statement.

Letters of Consent

Letters of consent are enclosed from the following: -

- Marblegate Ltd.
- Greenmarble Management Company Limited
- Dublin City Council.

Part V Proposal

The applicant proposes to allocate 10% of the proposed units on site for social housing in compliance with Part V, Section 96 (3)(b(i) of the Planning and Development Act 2000 (as amended). The proposed development comprises 750no. units and therefore the Part V requirement is 75no. Units.

A Part V Proposal, including Part V Unit Schedule and plans, have been prepared by Darmody Architecture and are included with this application. The applicant has also discussed the Part V proposal with Dublin City Council Housing Department and a Part V validation letter from Dublin City Council is enclosed with the Part V Proposal.

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

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

Section 5 Pre-application Consultation with An Bord Pleanála was carried out in relation to this proposed development under reference **ABP-308937-20** (17th February 2021).

The Board's *Notice of Pre-Application Consultation Opinion* was received on 2nd March 2021. The Board's Opinion and the responses to the Opinion are contained within the enclosed **Planning Statement**.

Statement of Consistency and Material Contravention Statement

A **Statement of Consistency and Material Contravention Statement** [BMA Planning] has been prepared and is enclosed with the current application. The Statement of Consistency examines the proposed development against the relevant objectives of the *Dublin City Development Plan 2016 – 2022* (the “Development Plan”), the *Park West – Cherry Orchard Local Area Plan 2019* (the “LAP”) and the relevant Section 28 Ministerial Guidelines.

The proposed development is a Material Contravention of the DCDP and the LAP in relation to building heights. The proposed development is also a Material Contravention of the DCDP in relation to unit mix (Ref. Section 16.10.1 Residential Quality Standards – Apartments: Mix of Residential Units of the DCDP). The **Material Contravention Statement** sets out the basis on which the Board may grant permission for the proposed development in accordance with Section 37(2)(b) of the *Planning and Development Act 2000 (as amended)*.

Copies / Distribution of Application

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

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

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

1. Transport Infrastructure Ireland
2. Iarnród Éireann
3. Coras Iompair Éireann
4. Commission for Railway Regulation
5. South Dublin County Council
6. Department of Education
7. Irish Water

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

Website

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

www.parkwestshd.ie

Application Fee

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

Conclusion

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

Yours sincerely,



John Murphy
BMA Planning

PARK WEST SHD**STAGE 3 PLANNING APPLICATION CONTENTS****Project Title: Park West SHD, Park West Avenue and Park West Road, Park West, Dublin 12.****Applicant: Greenseed Limited**

PLANNING PARTICULARS	BY
1. Cover Letter	BMA Planning
2. Application Form	BMA Planning
3. Schedule of Accommodation	Darmody Architecture
4. Part V Proposal & Validation Letter	BMA Planning
5. Site Notice	BMA Planning
6. Newspaper Notice	BMA Planning
7. Letters of Consent (3no.)	Various
8. Letter to Planning Authority	BMA Planning
9. Letters to Prescribed Bodies	BMA Planning
10. EIA Portal Notification	BMA Planning
DRAWINGS	
Architects Drawings	Darmody Architecture
Landscape Drawings	Murray & Associates
Engineering Drawings	CS Consulting
Public Lighting Plan	EDC Engineers
REPORTS	
1. Planning Statement & Response to ABP Stage 2 Opinion	BMA Planning
2. Statement of Consistency & Material Contravention Statement	BMA Planning
3. Environmental Impact Assessment Report	BMA Planning
4. EIAR Appendix 14A LVIA Verified Views	Modelworks
5. Architectural Design Statement	Darmody Architecture
6. Materials & Finishes Report	Darmody Architecture
7. Housing Quality Assessment	Darmody Architecture
8. Building Life Cycle Report	Greenseed
9. Phasing Management and Delivery Report	Greenseed
10. Landscape Design Statement	Murray & Associates
11. Sunlight, Daylight & Shadow Assessment	Chris Shackleton
12. Wind Micro-Climate Modelling Report	B-Fluid
13. Social Infrastructure Audit	Future Analytics
14. Engineering Services Report	CS Consulting
15. Site Specific Flood Risk Assessment	CS Consulting
16. DMURS Statement of Consistency	CS Consulting
17. Outline Construction Management Plan	CS Consulting
18. Traffic and Transport Assessment	CS Consulting
19. Road Infrastructure Design Report	CS Consulting
20. Residential Travel Plan	CS Consulting
21. Outline Construction & Demolition Waste Management Plan	Byrne Environmental

22. Outline Operational Waste Management Plan	Byrne Environmental
23. Energy & Sustainability Report	EDC Engineers
24. Public Lighting Report	EDC Engineers
25. Appropriate Assessment Screening	Altamar
26. Arboricultural Report	Murray & Associates
WEBSITE	
www.parkwestshd.ie	BMA/ Greenseed
DIGITAL COPY	
3no. CDs containing: - Full copy of application in pdf - Site Location Plan - Cad File /.Dwg	

APPENDIX A

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

Payment Reference No: 166927696

Printed On: Thursday, December 16, 2021 04:20:47 PM

Payment Type: SEPA Payment

Payment Status: Payment Processed

Pay From:

Account Name	CURRENT ACCOUNTS
Location	6 LR O CONNELL ST DUBLIN 1
Account Number	

Pay To:

Account Name	AN BORD PLEANALA
Location	AIB BANK
Account Number	

Payment Details:

Payment Currency	Euro
Payment Type	Standard
Payment Amount	€80,000.00
Payment Date	16/12/2021
End To End Reference	PW SHD ABP 308937 20
Payment Message	