

Transport Infrastructure Ireland

26 July 2022

Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

Re: Application for permission for a proposed Build to Rent and Build to Sell Strategic Housing Development comprising 345 residential units, a childcare facility, 2 commercial units, a food and beverage unit, a sports pitch, public park and playground and all associated ancillary and infrastructural development at the former Bailey Gibson site, the former Player Wills site, St. Teresa's Gardens and the 'Boys Brigade' pitches, Dublin 8

Dear Sir / Madam,

Under article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of a Strategic Housing Development application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion (ABP-311959-21).

The Statutory Notices included with this application should be referenced for a description of the proposed development.

This application for permission for a SHD meets the requirements outlined in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The proposed development site is generally within that area defined by Dublin City Council (DCC) as Strategic Development Regeneration Areas (SDRA) 12, St. Teresa's Gardens & Environs in the Dublin City Development Plan 2016-2022. The lands included in the application area are.

- i. the Bailey Gibson site (1.53ha) owned by the Applicant and where it is proposed to develop inter-alia blocks BG1-BG5;
- ii. part of the Player Wills site (0.69ha) owned by the Applicant which is included to facilitate the development of part of the proposed public park and drainage works;
- iii. Dublin City Council (DCC) owned lands (2.83ha) (the Boys Brigade pitch and part of St. Teresa's Gardens) to the east and northeast of the Bailey Gibson site where it is proposed to develop a multi-purpose play pitch, a public park, a playground and a new street network; and,

- iv. The balance (0.45ha) of the application area is to facilitate connections to municipal services and improvement works to public roads and footpaths at Rehoboth Place, Rehoboth Avenue, South Circular Road and Donore Avenue.

A Schedule of Application Documentation is appended to this letter. It provides an overview of the suite of reports and drawings submitted with this application. A schedule of drawings is included at the front of each drawing pack.

A Letter of Consent from Dublin City Council is also appended to this letter.

This application is accompanied by a Part V Proposal (HJL) which provides full details on proposed social and affordable units and costings.

A Confirmation of Feasibility and Statement of Design Acceptance from Irish Water is appended to the Engineering Infrastructure Report that accompanies this application.

A proposed Phasing Plan is appended to the Construction and Environmental Management Plan (DCON) submitted with this application.

A proposed Taking in Charge Plan (Drawing L1-105 Taking in Charge) is included within the suite of landscape drawings that accompanies this application.

An Environmental Impact Assessment Report (EIAR) accompanies this application. A notification has been sent to the Dept. of Housing, Planning and Local Government (EIAPortal@housing.gov.ie). An acknowledgement from the Dept. has been received with reference EIA Portal ID number 2022134 and is available to view at the below link:

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

The required fee of €80,000 was paid to An Bord Pleanála via electronic transfer on the 03/06/2022, evidence of this is appended to this letter.

It is noted that section 8(1)(b) requires the sending of a copy of the application in both printed form and electronic form to prescribed bodies. Thus, on behalf of the applicant, **please find enclosed 1 no. hard copy and 1 no. electronic copy of the complete application documentation.**

A dedicated website has been established and can be accessed at <https://bgscr1shd2.ie/>

Please contact the undersigned if you require any further details.

Yours Sincerely,



Paula Galvin (Director)
McCutcheon Halley Chartered Planning Consultants.

Schedule of Appendices included with this Cover Letter

- Appendix 1 – Schedule of Application Documentation
- Appendix 2 - Letter of Consent issued by Dublin City Council
- Appendix 3 – Part V Validation Letter from Dublin City Council’s Housing and Community Services Department
- Appendix 4 - Evidence of electronic transfer to An Bord Pleanála on 03/06/2022 of the required fee of €80,000