

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017
Notice of Strategic Housing Development
Application to An Bord Pleanála

We, CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund, intend to apply to An Bord Pleanála for permission for a part Build to Rent and part Build to Sell Strategic Housing Development, on a site of approx. 5.5 hectares, including:

- i. the Bailey Gibson site (1.53ha) at 326-328 South Circular Road, Dublin 8, 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) at South Circular Road, Dublin 8 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, Donore Avenue, Dublin 8) 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, Dublin 8.

The development will consist of;

- i. the demolition of buildings and structures on the Bailey Gibson site, including 9 no. buildings (11,234.42 sq.m GFA) and 1 no. ESB substation (21sq.m) to make way for development of the proposed residential blocks. The demolition of the 2 existing structures on the St. Teresa's Garden site has been permitted under the extant DCC Part 8 planning permission (Reg.Ref: 2475/18);
- ii. the construction of 345 no. residential units with a cumulative gross floor area of 25,521 sq.m distributed across 5 blocks (BG 1-5) all contained within the Bailey Gibson site, comprising: (a) BG1 (Build to Rent), ranging in height from 2-7 storeys incorporating 151 units comprised of 28 studios, 108 no. 1-bed, 10 no. 2-bed and 5 no. 3-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (b) BG2 (Build to Rent), ranging in height from 2-7 storeys, incorporating 89 units comprised of 44 no. 1-bed and 45 no. 2-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (c) BG3 (Build to Rent), ranging from 3-5 storeys, incorporating 52 units comprised of 5 no. studios, 30 no. 1-bed and 17 no. 2-bed apartments all with private amenity space in the form of balconies and ground floor terraces. (d) In BG4 (Build to Sell), ranging from 3-4 storeys in height, incorporating 49 units comprised of 15 no. 1 bed and 34 no. 2 bed units all with private amenity space in the form of balconies and ground floor terraces. (e) BG5 (Build to Sell), 3 storeys in height, incorporating 4 no. 4-bedroom townhouses all with private amenity space in the form of back gardens and 1 no. on curtilage car parking space per dwelling;
- iii. the construction of resident support facilities, services and amenities with a cumulative gross floor area of 1,189 sq.m comprising: (a) In BG1, a lobby/concierge office (104 sq.m at ground floor level) and recycling/waste areas (combined 47 sq.m); (b) In BG2, a gymnasium (262 sq.m), a lobby/concierge (111 sq.m) combined marketing/coworking space (96 sq.m) and a communal kitchen/living area including circulation (262 sq.m), residents lounge (29 sq.m), storage (175 sq.m) and a recycling/waste area (65 sq.m); and, (c) In BG3, a lobby (22 sq.m) and a recycling/waste area (16 sq.m).
- iv. 2,526 sq.m of communal open space distributed as follows; in BG1, (775 sq.m); in BG3, (527 sq.m); and in BG4, (315 sq.m) all in the form of courtyards with a podium level terrace included in BG2 (909 sq.m);
- v. 21,746 sq.m of public open space distributed as follows; (a) A multi-purpose play pitch within DCC lands to the northeast of the application area (12,344 sq.m); (b) A public boulevard, 'St. Teresa's Boulevard', to the south of the proposed pitch (2,645 sq.m); (a) A public park, incorporating a playground 'St. Teresa's Playground' and surrounding amenity space to the north of the proposed pitch (2,155 sq.m); (b) A public park ('Players Park') to the east of the Bailey Gibson site (4,182 sq.m); and, (c) A public plaza ('Rehoboth Plaza') at the entrance to the Bailey Gibson site (420 sq.m);
- vi. the construction of a childcare facility in BG1 with a gross floor area of 347 sq.m and play areas, combined 84.8 sq.m;
- vii. the construction of a combined 773 sq.m of commercial floorspace as follows; (a) in BG1, 2 commercial units (82 sq.m and 240 sq.m respectively) to facilitate a range of uses including Class 1 (shop), Class 2 (financial/professional services), Class 8 (health services), Class 10 (community/arts) and Class 11 (bingo hall); (b) in BG2, 163 sq.m of commercial floorspace to facilitate a restaurant/café/bar at ground level and at basement level 288 sq.m of bulky item storage for tenants;
- viii. the provision of 88 residents car parking spaces at basement level including 10 disabled parking spaces and 36 spaces fitted with electric charging points. 12 motorcycle spaces will also be provided at basement level.
- ix. the provision of 11 resident's car parking spaces at podium level, including 1 disabled parking space and 10 reserved for a car sharing scheme, 'Go Car' or similar;
- x. 15 on street visitor car parking spaces (4 of which will be reserved for a car sharing scheme, 'Go Car' or similar), including 2 disabled parking spaces, together with 3 set down parking spaces for taxis and crèche drop offs and a loading bay to service the commercial units.
- xi. 33 on-street parking spaces for visitors to serve the playing pitch, being 4 spaces on Donore Avenue (including 2 disabled parking spaces), 20 spaces on Margaret Kennedy Road and 9 spaces provided along the proposed Western Connection Road west of the proposed playing pitch. The provision of a coach set down/visitor drop off on Donore Avenue adjacent to the pitch.
- xii. 468 long-stay bicycle parking spaces for residents and commercial units, comprising 207 spaces at basement level and 257 spaces distributed across 2 bicycle sheds, one located adjacent to BG1 (133 sq.m) and the other at ground floor within BG4 (47sq.m). 4 cargo bicycle parking spaces are provided at podium level for residents.
- xiii. 316 short-stay (visitor) bicycle parking spaces including 16 spaces for cargo bicycles, all at surface level.
- xiv. vehicular access will be from Rehoboth Place and vehicular exit will be via the existing access on South Circular Road. Provision of 4 pedestrian access points; 1 from the South Circular Road; 1 from Rehoboth Place 1 from Rehoboth Avenue and 1 from Donore Avenue. Within the site a network of new streets including a pedestrian and cycle link connecting the proposed multi-sport playing pitch with the wider development area is proposed. A new road is proposed south of the 'Players Park' to provide connectivity between the Bailey Gibson and Player Wills sites. The provision of a new road "Western Connection Road" from Margaret Kennedy Road along the western side of the Multi-Sports Playing Pitch;
- xv. on South Circular Road, removal of existing uncontrolled pedestrian crossing, and provision of a new signalised pedestrian crossing. Improvement to the footpath provision along South Circular Road opposite Rehoboth Place entry;
- xvi. replacement and realignment of footpaths to provide for improved pedestrian conditions along the western section of Donore Avenue. The installation of 1 controlled crossing and 1 uncontrolled crossing on Donore Avenue. The removal of 30 on-street car parking spaces on Donore Avenue adjacent the multi-purpose playing pitch (replacement with 33 spaces – see point xi.);
- xvii. on Rehoboth Avenue replacement of existing surface treatment to provide for a shared surface (home zone) environment.
- xviii. partial realignment and widening of Rehoboth Place to provide a new carriageway width of 5m, and minimum footpath widths of 2m on both sides of the street including the removal of 3 on-street car parking spaces.
- xix. all ancillary site development works including plant, meter rooms, rooftop solar photovoltaics, landscaping, boundary treatment and lighting.

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 (EIAR) has been prepared in respect of the proposed development.

The application together with the Environmental Impact Assessment Report (EIAR) 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: <https://bgscr1shd2.ie/>

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.

Signed:

(Agent: Paula Galvin, McCutcheon Halley Chartered Planning Consultants, Kreston House, Arran Court, Arran Quay, Dublin, D07 K271)

Date of erection of site notice **26.07.22**