

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902.

Date: 7th October 2022
JN 20104

Dear Sir / Madam,

RE: PART X DEVELOPMENT CONSISTING OF 578 NO. RESIDENTIAL UNITS, LIBRARY/COMMUNITY HUB, CHILDCARE FACILITY, SUPERMARKET, 5 NO. RETAIL/RETAIL SERVICE UNITS, 2 NO. CAFÉ/RESTAURANT UNITS, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE AND SITE DEVELOPMENT WORKS ON A SITE LOCATED AT EMMET ROAD, INCHICORE, DUBLIN 8

Introduction

On behalf of the applicant, Dublin City Council, we hereby submit this Part X application for approval to An Bord Pleanála in respect of a proposed residential development on lands located on a site of c. 4.68 hectares at Emmet Road Inchicore, Dublin 8.

Proposed Development

In summary, the proposal will comprise a mixed-use development 578 no. apartments, consisting of 110 no. studio apartments, 172 no. 1 bedroom apartments, 250 no. 2 bedroom apartments (including 17 no. duplex apartments) and 46 no. 3 bedroom apartments (all apartments to have balconies or terraces), community facilities community hub/library, creche, supermarket, 5 no. retail services related units (retail/café/restaurant/class 2 financial services floorspace & 2 no. café units), a public plaza fronting onto Emmet Road and the installation of a new watermain c 200m in length along Emmet Road to the junction with Tyrconnell Road/Grattan Crescent. The proposal includes works to a protected structure (8705 - Richmond/Keogh Barracks, relating to works to rubble stone boundary wall).

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Location

The subject site extends to 4.68 ha and forms part of the site of the former St. Michael's social housing complex located at Emmet Road. The main development site is bounded by Emmet Road to the north, Goldenbridge Cemetery to the south, "Patriot's Path" and Richmond Barracks to the east and St. Vincent's Street West to the west. The redline boundary also extends along Emmet Road to facilitate the installation of a new watermain along Emmet Road to the junction with Tyrconnell Road/Grattan Crescent and also includes areas along Patriot's Path and St. Vincent Street West to accommodate works for the proposed development.

The overall site includes lands under the ownership of the HSE and the ESB. Letters of consent are included with the Part X application.

The application site forms part of a larger area which has been designated as a Strategic Development and Regeneration Area in the Dublin City Development Plan 2016-2022. SDR A 9, Emmet Road under the Draft Dublin City Development Plan.

Land Use Zoning

The subject site is located within the administrative boundary of Dublin City Council and is therefore subject to the policies and objectives of the Dublin City Council 2016 – 2022.

The subject site is zoned Z14 SDR A under the Development Plan, with a zoning objective "*To seek the social, economic and physical development and/or rejuvenation of an area with mixed use, of which residential and 'Z6' would be the predominant uses.*"

It is noted that residential, childcare facility, community facility, cultural/recreational building uses proposed as part of this planning application are all permitted in principle under the zoning objective.

As per the Draft Dublin City Development Plan, the subject site is zoned Z14 Strategic Development and Regeneration Areas (SDRAs) with an objective to "*seek the social, economic and physical development and/or regeneration of an area with mixed use, of which residential would be the predominant use.*"

It should be noted that the Draft Dublin City Development Plan 2022-2028 is progressing through the Development Plan making process and is currently at the Material Alterations stage. The Draft Development Plan is expected to be adopted by the Planning Authority in October 2022 and become operational before the end of this year (2022). For this reason, when a decision is made by the Board on this Part 10 application, this new development plan will be the statutory plan in place.

Consultation with Planning Authority under Section 247

The evolution of the design for the proposed development has been guided and informed by the planning history of the subject site, the surrounding context, national, regional and local planning policy objectives and the issues and points raised during the pre-application discussions with the various internal departments of Dublin City Council.

A series of pre-application meetings and consultations were undertaken with Dublin City Council throughout 2020, 2021 and 2022. The current scheme reflects amendments and improvements made following the comments made by the City Council.

- Planning Department

- Planning & Property Development: Forward Planning
- Transportation Planning
- Environment and Transportation, Roads and Traffic
- City Architects
- Engineering – Structural, Mechanical and Electrical
- Drainage Planning & Development Control
- Public Lighting
- Parks & Landscape Services
- Roads & Transportation
- Conservation
- Archaeology

The proposed development has been adapted and refined in response to consultation with each of the departments and professionals detailed above.

The proposed development submitted to An Bord Pleanála is considered to be in accordance with the proper planning and sustainable development of the area.

Notices

Site notices have been erected at the subject site on a yellow background noting that a part of the site overlaps with ABP Ref: KA29N.314091 comprising the Liffey Valley to City Centre – Bus Connects scheme (in part) on Emmet Road, which was lodged on the 31st of July 2022.

Reports, Drawings, Plans and Particulars

The subject application is accompanied by architectural, landscape, arborist, civil engineering, structural and public lighting reports/drawings. The full list of enclosures submitted with this application is set out below.

Environmental Impact Assessment Report

An Environmental Impact Assessment Report and a Non-Technical Summary as well as Appendices have been prepared for and accompany this planning application.

In this context the following topics/issues have been reviewed and addressed in the context of the proposed development:

- Chapter 1 Introduction,
- Chapter 2 Project Description and Alternatives,
- Chapter 3 Population and Human Health;
- Chapter 4 Biodiversity;
- Chapter 5 Land and Soils;
- Chapter 6 Water;
- Chapter 7 Air Quality and Climate;
- Chapter 8 Noise and Vibration;
- Chapter 9 Landscape & Visual;
- Chapter 10 Material Assets – Traffic;
- Chapter 11 Material Assets - Waste Management;
- Chapter 12 Material Assets – Utilities;
- Chapter 13 Cultural Heritage – Local History, Archaeology;
- Chapter 14 Cultural Heritage – Architectural Heritage;
- Chapter 15 Risk Management for Major Accidents and or Disasters;

- Chapter 16 Interactions of the Foregoing;
- Chapter 17 Summary of EIA Mitigation and Monitoring Measures;

In accordance with the requirements of the Regulations/An Bord Pleanála the following copies have been provided to the relevant parties:

- 2 no. hard copies and 2 no. soft copy to An Bord Pleanála;
- 3 no. copies to Dublin City Council;
- 1 no. soft copy/email link to Prescribed Authorities as agreed.

EIA Portal

It is noted the information provided to the EIA portal was uploaded to the EIA Portal on the 5th of October 2022 under Portal ID number 2022192. A copy of the email is included in the particulars.

Irish Water Requirements

The applicant, and the project Consulting Engineers OCSC, have undertaken consultation with Irish Water prior to the lodgement of this application. A Confirmation of Feasibility has been received from Irish Water following the Pre-Connection Enquiry (PCE) in relation to the proposed development and is included with the application.

Part V

Section 96(13) of the Planning and Development Act states that

“This section shall not apply to applications for permission for— (a) development consisting of the provision of cost rental housing or houses by a body standing approved for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act, 1992, for the provision of housing F468[required for households assessed under section 20 of the Housing (Miscellaneous Provisions) Act 2009 as being qualified for social housing support], where such houses are to be made available for letting or sale,”

The proposed development provides a mix which includes 24% social housing units (137 no. units) and 76% cost rental units (441 no. units) and as such the provisions of Section 96(13) apply.

Prescribed Authorities

As required, as per Article 121 (1) of the Planning and Development Regulations 2001 (as amended) an electronic copy of the application has been sent to the relevant prescribed bodies (for the purposes of 175(4) of the Planning and Development Act 2000 as amended) as set out below.

- Fáilte Ireland,
- Department of Housing, Local Government and Heritage
- Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
- The Heritage Council,
- An Taisce,
- Chomhairle Ealaíon (Arts Council),
- Inland Fisheries Ireland
- CIE
- National Transportation Authority

- TII
- Irish Water

Fee

The requisite fee of **€30,000**, made payable to An Bord Pleanála was submitted with this application (reference “Emmet Road Part 10”) by EFT.

Enclosures

The following suite and documents are submitted with this application for consideration by An Bord Pleanála:

1. Particulars (Box 1)
An Bord Pleanála Cover Letter
Site Notice
Newspaper Notice
Application Form
EIA Portal Confirmation
Letters of Consent (HSE and ESB)
Irish Water Confirmation of Feasibility
Prescribed Authorities Letters
CD Soft Copy
DGW ITM Red Line (on CD ROM)
Application Fee (€30,000) – EFT made on the 26 th of September. "EFT22092022- Emmet Road Part 10"
Operational Management Plan Hooke MacDonald
2. John Spain Associates
Planning Report (including appendix 1 Hooke MacDonald Housing Mix Report) (Box 1)
Community and Social Audit (including Creche Assessment) (Box 1)
Retail Impact Statement (Box 1)
EIAR Volume I NTS (Box 2)
EIAR Volume II Main Report (Box 2)
EIAR Volume III Appendices (note hard copy in 2 no. folders due to size) – Digital copy in one document (Box 2)
3. BMCEA Architects (Box 1)
Architectural Urban Design Statement
Architectural Drawings/Register
Housing Quality Assessment
Building Lifecycle Report
Schedule of Accommodation
4. OCSC Consulting Engineers / Bruton Engineers (Box 2)
Road Safety Audit Burton Engineers (Box 2)
Traffic and Transport Assessment (Box 2)
Engineering Services Report (Box 2)
Site Specific Flood Risk Assessment (Box 2)
Mobility Management Plan (Box 2)
Basement Impact Assessment (Box 2)

DMURs Compliance Statement (Box 2)
Construction Environmental Management Plan (hard and soft copy contained in Appendix B Volume III of the EIAR) (Box 2)
Engineering Drawings (Box 2)
5. Bernard Seymore Landscape Architects (Box 2)
Landscape Drawings and Schedule (Box 2)
Landscape Design Report (Box 2)
6. Byrne Environmental (Box 2)
Resource and Waste Management Plan (hard and soft copy contained in Appendix D Volume III of the EIAR) (Box 2)
Operational Phase Waste Management Plan (hard and soft copy contained in Appendix D Volume III of the EIAR) (Box 2)
7. M&E Inputs IN2 (Box 1)
Site Lighting Report and Drawings (Box 1)
Sunlight and Daylight Analysis Report (Box 1)
Energy Analysis Report (Box 1)
Microclimate Wind Analysis and Pedestrian Comfort Report (Box 1)
7. Enviroguide Ecological Consultant
AA Screening Report (Box 1)
Bat Survey (hard and soft copy contained in Appendix F Volume III of the EIAR) (Box 2)
Winter Bird Survey (hard and soft copy contained in Appendix F Volume III of the EIAR) (Box 2)
Hydrological Risk Assessment (Box 1)
8. Architectural Heritage Blackwood Associates Architects (Box 1)
Architectural Heritage Impact Appraisal (Box 1)
9. 3D Design Bureau (Box 1)
CGIs and Photomontages (Box 1)

If you require any additional information, please do not hesitate to contact us.

Yours faithfully,



John Spain Associates