

An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	Section 175
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2. **Applicant:**

Name of Applicant:	Dublin City Council
Address:	Civic Offices, Wood Quay, Dublin 8, D08 RF3F
Telephone No:	01 222 2222
Email Address (if any):	N/A

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	n/a
Registered Address (of company)	n/a
Company Registration No.	n/a
Telephone No.	n/a
Email Address (if any)	n/a

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	John Spain Associates
Address:	39 Fitzwilliam Place, Dublin 2, D02 ND61
Telephone No.	01 6625803
Mobile No. (if any)	087 3225858
Email address (if any)	rkunz@johnspainassociates.com

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [X] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Rory Kunz John Spain Associates 087 3225858

5. Person responsible for preparation of Drawings and Plans:

Name:	Karen Hassey
Firm / Company:	Bucholzmcevoy Architects
Address:	Unit C, Mountpleasant Business Centre, Upper Mountpleasant Avenue, Dublin 6 Ireland.
Telephone No:	+ 353 1 4 96 63 40
Mobile No:	
Email Address (if any):	Karen Hassey <khassey@bmcea.com>
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. Please see enclosed schedule of drawings.	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	located on a site of c. 4.68 hectares in Inchicore, Dublin 8 (including watermain works along Emmet Road to the junction with Tyrconnell Road/Grattan Crescent). The main development site is bounded by 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.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	Tile No. 3263-11 Tile No. 3263-16	
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.		
Area of site to which the application relates in hectares	4.68 ha	
Site zoning in current Development Plan for the area:	Z14 Strategic Development Regeneration Area	
Existing use of the site & proposed use of the site:	Currently vacant	
Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other X	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
2 no. other landholdings are included in the application boundary.		
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Please see Letter of Consents from the following entities: <ul style="list-style-type: none"> • HSE HSE Estates Office Bridge House, Cherry Orchard Hospital, Ballyfermot, Dublin D10 Y821 • ESB ESB Networks, 27 Lower Fitzwilliam Street, Dublin 2 		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Please see enclosed site location map.		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded? Yes: [] No: [X] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes: [] No: [X] If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [X] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
DCC. Reg. Ref 2221/21)	Part 8 permission for the demolition of the former health centre and St. Michael's community centre at Emmet Road, Inchicore, Dublin 8	Approved 25 th of May 2021

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes: [] No: [X]

If yes please specify

An Bord Pleanála Reference No.: _____

9. Description of the Proposed Development:

Brief description of nature and extent of development	See Appendix 1
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
5 no. retail/café/restaurant/class 2 financial services units.	564 sq. m
2 no. café/restaurant units	285 sq. m.
Community hub/library	2,810 sq.m.
Supermarket/shop	2,476 sq. m
Creche	816 sq. m
Residential	49,828 sqm

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	c. 1,300 sqm
Gross floor space of proposed works in m ²	56,838 sq. m
Gross floor space of work to be retained in m ² (if appropriate)	0 sqm
Gross floor space of any demolition in m ² (if appropriate)	0 sqm

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							
Apartments	110	172	250	46			578
Number of car-parking spaces to be provided		Existing: N/A	Proposed: 106		Total: 106		

13. Social Housing: SEE COVER LETTER – S 96(13) applies.

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		x
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Healthcare/community/open space
Proposed use (or use it is proposed to retain)
Residential with community, childcare, retail/café/restaurant/class 2 financial services, café/restaurant, supermarket.
Nature and extent of any such proposed use (or use it is proposed to retain).
Primarily residential (including ancillary management office 59 sq. m) with supermarket (2,476 sq. m), community hub/library (2,810 sq. m), creche (816 sq. m), 5 no. retail/café/restaurant/class 2 financial services units (564 sq. m), 2 no. café/restaurant units (285 sq. m).

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		X	
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?		X	
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			X
Does the development require the preparation of a Natura Impact Statement?			X
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		X	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			X
Do the Major Accident Regulations apply to the proposed development?			X
Does the application relate to a development in a Strategic Development Zone?			X
Does the proposed development involve the demolition of any habitable house?			X

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/> Other (please specify): _____ Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/> Public Sewer: <input checked="" type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input type="checkbox"/> Please Specify: _____
Proposed Surface Water Disposal:
Public Sewer / Drain: <input checked="" type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input type="checkbox"/> Please specify:

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [X] No:[]
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [X] No:[]
Details of other forms of public notification, if appropriate e.g. website
Site Notice: yes Newspaper Notice: Irish Independent 7 th October 2022 Website: https://emmetroad.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.
Enclosed: (Refer to Planning Report for full details relating to pre-application consultation meetings). Yes: [X] No:[]
Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: Yes: [X] No:[] set out in the cover letter by John Spain Associates.


19. Confirmation Notice:

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application. Enclosed. Portal ID number 2022192

20. Application Fee:

Fee Payable	€30,000 (paid by EFT)
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	
Date:	6 th October 2022

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

Appendix 1 Q9 Description of Development

The development will comprise 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/duplexes to have balconies or terraces), community hub/library, creche, supermarket, 5 no. retail/café/restaurant/class 2 financial services units & 2 no. café/restaurant 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). The proposed development will consist of and includes:

- A) In the southern portion of the site (*'Main Residential Area 01' - Block A*), comprises a courtyard perimeter building (306 no. apartments consisting of 76 no. studio apartments, 100 no. 1 bedroom apartments, 104 no. 2 bedroom apartments and 26 no. 3 bedroom apartments as well as a management office c. 59 sq. m) in a series of blocks as follows: Block A1 - 5 storeys (35 no. apartments), Block A2 - 7 storeys (55 no. apartments), Block A3 - 5 storeys (39 no. apartments), Block A4 – 5 storeys (20 no. apartments), Block A5 – 7 storeys (54 no. apartments), Block A6 – 5 storeys (37 no. apartments with café/restaurant at ground floor c. 80 sq. m), Block A7 – 7 storeys (54 no. apartments), and Block A8 – 3 storeys, (6 no. apartments/ 6 no. duplex units);
- B) In the central portion of the site (*'Main Residential Area 02' - Block B*), comprises a courtyard perimeter building (181 no. apartments consisting of 24 no. studio apartments, 43 no. 1 bedroom apartments, 103 no. 2 bedroom apartments and 11 no. 3 bedroom apartments) in a series of blocks as follows:
Block B1 – 5 storeys over partial below ground partial basement level (33 no. apartments) with an adjacent 2 storey creche of c. 816 sq. m with associated play areas, Block B2 – 7 storeys (54 no. apartments), Block B3 – 3 storeys (4 no. apartments/4 no. duplex units), Block B4 – 5 storeys (38 no. apartments), Block B5 – 7 storeys (48 no. apartments), including 2 no. duplex units fronting onto internal street, as well as provision of energy centre with associated plant/switch rooms and water storage/plant space (at partial below ground/basement level);
- C) In the northern portion of the site – the provision of a commercial mixed use Block C (5 storeys with 7 storey element) consisting of 91 no. apartments (10 no. studio apartments, 29 no. 1 bedroom apartments, 43 no. 2 bedroom apartments & 9 no. 3 bedroom apartments – including 5 no. duplex apartments fronting onto internal street), communal open space at third floor level, supermarket (including off-licence) of c. 2,476 sq. m GFA (c. 1,765 sq. m net retail sales area) at first floor level, with ground floor café/restaurant (c. 205 sq. m), 5 no. units (retail/café/restaurant/class 2 financial services floorspace c. 564 sq. m – to be amalgamated/subdivided as required);
- D) In the northern portion of the site the provision of a community hub/library of c. 2,810 sq. m (4 no. storeys) with flexible internal meeting rooms/spaces including internal double height halls as well as roof garden/terrace areas at second and third floor (roof levels);
- E) A new Vehicular access (as well as new adjacent service access) will be provided from St. Vincent's Street West into the undercroft level of Block C (with 3 no. internal streets provided between St. Vincent's Street West and "Patriot's Path" and Thornton Heights along boundary with Goldenbridge cemetery). The proposal also provides 106 no. car parking spaces, 8 no. motorcycle spaces as well as 1,285 no. cycle spaces within the

blocks and single storey external covered store as well as surface spaces. (At undercroft level of Block C, the development includes 54 no. car parking spaces, 5 no. motorcycle spaces and 104 no. cycle spaces);

- F) Provision of 3 no. main areas of public open space and a “*sports zone*” area adjacent to the existing Inchicore Sports Community Centre c. 0.72 hectares as well as communal open space for the residents within the blocks;
- G) The proposal includes works, and alterations (including reduction in height, removal of sections, and provision of new openings) into the existing rubble stone wall (a protected structure no. 8705);
- H) The development includes water main upgrade along the Emmet Road from the subject site for c. 200m to to the junction with Tyrconnell Road/Grattan Crescent and tie in works surrounding the site;
- I) The development will also provide for all associated works and infrastructure to facilitate the development, including accommodation works, site clearance, hard and soft landscaping (to tie into existing streets), ESB substations, bin storage, green roofs, solar panels, heat pump systems (at roof level), play equipment, attenuation areas and connection to foul and surface water drainage and water supply, and construction access will be from St. Vincent’s Street West and Patriot’s Path as required.