

An Taisce
Tailors' Hall,
Back Lane,
Dublin 8 D08 X2A3

planning@antaisce.org

Date 7th October 2022
Our Ref 20104

Dear Sir / Madam,

RE: PART X DEVELOPMENT CONSISTING OF 578 NO. RESIDENTIAL UNITS, COMMUNITY HUB/LIBRARY, CHILDCARE FACILITY, SUPERMARKET, 5 NO. RETAIL/RETAIL SERVICE RELATED 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

In accordance with Section 175(4) of the Planning and Development Act, 2000 (as amended) Dublin City Council gives notice of its intention to make an application to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended) for approval to carry out the following proposed development which is 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 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 description as per the notice is as follows:

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:

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi
Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi
Stephen Blair BA (Mod) MRUP MIPi MRTPI Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPi

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Associate Director: Ian Livingstone MA (Hons) Town & Regional Planning, MSc. Spatial Regeneration. MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2 D02 ND61. VAT No. IE 6416306U

- 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.*

The application (including EIAR) may also be viewed/downloaded on the following website:
<https://emmetroad.ie>

Any submissions/observations must be received by An Bord Pleanála not later than 17.30 on the 28th November 2022.

Yours sincerely,



John Spain Associates

The Arts Council
70 Merrion Square South
Dublin 2

Date 7th October 2022
Our Ref 20104

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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

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- 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:
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Yours sincerely,



John Spain Associates

Córas Iompair Éireann (CIE)
Curzon House,
35 Lower Abbey Street,
Dublin 1, D01 H560

property@cie.ie

Date 7th October 2022
Our Ref 20104

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Yours sincerely,



John Spain Associates

Minister for Housing, Local Government and Heritage
Department of Housing, Local Government and Heritage
Custom House,
Dublin D01 W6X0

qcsofficer@housing.gov.ie

Date 7th October 2022
Our Ref 20104

Dear Sir / Madam,

RE: PART X DEVELOPMENT CONSISTING OF 578 NO. RESIDENTIAL UNITS, COMMUNITY HUB/LIBRARY, CHILDCARE FACILITY, SUPERMARKET, 5 NO. RETAIL/RETAIL SERVICE RELATED 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

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As agreed, please find enclosed a CD copy of the Part X application.

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Yours sincerely,



John Spain Associates

Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
23 Kildare Street,
Dublin 2 D02 TD30

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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:

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- 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.*

As agreed, please find enclosed a CD copy of the Part X application.

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Any submissions/observations must be received by An Bord Pleanála not later than 17.30 on the 28th November 2022.

Yours sincerely,



John Spain Associates

Fáilte Ireland
88-95 Amiens Street
Dublin 1

planning.applications@failteireland.ie

Date 7th October 2022
Our Ref 20104

Dear Sir / Madam,

RE: PART X DEVELOPMENT CONSISTING OF 578 NO. RESIDENTIAL UNITS, COMMUNITY HUB/LIBRARY, CHILDCARE FACILITY, SUPERMARKET, 5 NO. RETAIL/RETAIL SERVICE RELATED 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

In accordance with Section 175(4) of the Planning and Development Act, 2000 (as amended) Dublin City Council gives notice of its intention to make an application to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended) for approval to carry out the following proposed development which is 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 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.

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- 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:
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Yours sincerely,



John Spain Associates

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin 24 D24 CK66

erbd@fisheriesireland.ie

Date 7th October 2022
Our Ref 20104

Dear Sir / Madam,

RE: PART X DEVELOPMENT CONSISTING OF 578 NO. RESIDENTIAL UNITS, COMMUNITY HUB/LIBRARY, CHILDCARE FACILITY, SUPERMARKET, 5 NO. RETAIL/RETAIL SERVICE RELATED 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

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Yours sincerely,



John Spain Associates

Irish Water
Planning Section
Colvill House
24-26 Talbot Street
Dublin 1

planning@water.ie

Date 7th October 2022
Our Ref 20104

Dear Sir / Madam,

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Yours sincerely,



John Spain Associates

FAO: Strategic Planning
National Transport Authority
Dún Scéine,
Harcourt Lane,
Dublin 2, D02 WT20

info@nationaltransport.ie

Date 7th October 2022
Our Ref 20104

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Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2 D02 ND61. VAT No. IE 6416306U

- 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.*

As agreed, please find enclosed a CD copy of the Part X application.

The application (including EIAR) may also be viewed/downloaded on the following website:
<https://emmetroad.ie>

Any submissions/observations must be received by An Bord Pleanála not later than 17.30 on the 28th November 2022.

Yours sincerely,



John Spain Associates

Alison Harvey
The Heritage Council
Church Lane
Kilkenny R95 X298

aharvey@heritagecouncil.ie

Date 7th October 2022
Our Ref 20104

Dear Sir / Madam,

RE: PART X DEVELOPMENT CONSISTING OF 578 NO. RESIDENTIAL UNITS, COMMUNITY HUB/LIBRARY, CHILDCARE FACILITY, SUPERMARKET, 5 NO. RETAIL/RETAIL SERVICE RELATED 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

In accordance with Section 175(4) of the Planning and Development Act, 2000 (as amended) Dublin City Council gives notice of its intention to make an application to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended) for approval to carry out the following proposed development which is 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 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 description as per the notice is as follows:

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:

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi
Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPi Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPi
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- 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);
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- 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;*
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Yours sincerely,



John Spain Associates

Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8

landuseplanning@tii.ie

Date 7th October 2022
Our Ref 20104

Dear Sir / Madam,

RE: PART X DEVELOPMENT CONSISTING OF 578 NO. RESIDENTIAL UNITS, COMMUNITY HUB/LIBRARY, CHILDCARE FACILITY, SUPERMARKET, 5 NO. RETAIL/RETAIL SERVICE RELATED 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

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