

An Taisce
Tailors Hall
Back Lane
Dublin 8

planning@antaisce.org

9th December 2022
Our Ref SB 21154

Dear Sir / Madam,

RE: SECTION 175 APPLICATION IN RESPECT OF A PROPOSED DEVELOPMENT CONSISTING OF 543 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, COMMUNITY ARTISITIC SPACE, REAIL / CAFÉ UNIT, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE ON A SITE LOCATED ON THE FORMER ST. TERESA'S GARDENS, DONORE AVENUE, DUBLIN 8

Introduction

In accordance with Section 175(4) of the Planning and Development Act 2000 (as amended) The Land Development Agency, on behalf of Dublin City Council gives notice of its intention to make to make an application for approval to An Bord Pleanála in relation to Pleanála in respect of a proposed residential development on lands at the former St. Teresa's Gardens, Donore Avenue, Dublin 8. The site is bound by Donore Avenue to the north-east, Margaret Kennedy Road to the north-west, The Coombe Women & Infants University Hospital to the west, the former Bailey Gibson factory buildings to the south-west, and the former Player Wills factory to the south-east.

Development Description

The development will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha.

In accordance with Section 175(4) of the Planning and Development Act, 2000 (as amended) The Land Development Agency, on behalf of Dublin City Council gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended) for a seven year approval to carry out the following proposed development which is located on a site of c. 3.26 hectares, located on the former St. Teresa's Gardens, Donore Avenue, Dublin 8. The site is bound by Donore Avenue to the north-east, Margaret Kennedy Road to the north-west, The Coombe Women & Infants University Hospital to the west, the former Bailey Gibson factory buildings

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to the south-west, and the former Player Wills factory to the south-east. The development will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha.

The development (GFA of c. 53,227 sqm) contains the following mix of apartments: 225 No. 1 bedroom apartments (36 no. 1-person & 189 no. 2-person), 274 No. 2 bedroom apartments (including 52 No. 2 bed 3 person apartments and 222 No. 2 bed 4 person apartments), 44 No. 3 bedroom 5-person apartments, together with retail/café unit (168 sq.m.), mobility hub (52 sq.m.) and 952 sq.m. of community, artist workspace, arts and cultural space, including a creche, set out in 4 No. blocks.

The breakdown of each block will contain the following apartments:

- Block DCC1 comprises 111 No. apartments in a block of 6-7 storeys;
- Block DCC 3 comprises 247 No. apartments in a block of 6-15 storeys;
- Block DCC5 comprises 132 No. apartments in a block of 2-7 storeys;
- Block DCC6 comprises 53 No. apartments in a block of 7 storeys;

The proposed development will also provide for public open space of 3,408 sqm, communal amenity space of 4,417 sqm and an outdoor play space associated with the creche. Provision of private open space in the form of balconies or terraces is provided to all individual apartments.

The proposed development will provide 906 no. residential bicycle parking spaces which are located within secure bicycle stores. 5% of these are over-sized spaces which are for large bicycles, cargo bicycles and other non-standard bicycles. In addition, 138 spaces for visitors are distributed throughout the site.

A total of 79 no. car parking spaces are provided at undercroft level. Six of these are mobility impaired spaces (2 in each of DCC1, DCC3 & DCC5). 50% of standard spaces will be EV fitted. Up to 30 of the spaces will be reserved for car sharing (resident use only). A further 15 no. on-street spaces are proposed consisting of:

- 1 no. accessible bay (between DCC5 & DCC6)
- 1 no. short stay bay (between DCC5 & DCC6)
- 1 no. crèche set-down / loading bay (between DCC5 & DCC6)
- 1 no. set-down / loading bay (northern side of DCC5)
- 1 no. set-down/loading bay (northern side of DCC 3)
- 10 no. short stay spaces (north-east of DCC1)

In addition, 4 no. motorcycle spaces are also to be provided.

Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson & Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 & ABP-308917-20).

The development will also provide for all associated ancillary site development infrastructure including site clearance & demolition of boundary wall along Margaret Kennedy Road and playing pitch on eastern side of site and associated fencing/lighting, the construction of foundations, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, boundary walls, attenuation area and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

Submissions or observations

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development. The application documentation including the Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **from 16th December 2022 until 7th February 2023** at the following locations:

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The application (including EIAR & NIS) may also be viewed/downloaded on the following website: www.donoreprojectpart10.ie


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- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
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Please see enclosed soft copy of the application documentation.

Yours sincerely,



John Spain Associates

An Chomhairle Ealaíon (Arts Council)
70 Merrion Square South,
Dublin 2 D02 NY52

planning@artscouncil.ie

9th December 2022
Our Ref SB 21154

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The breakdown of each block will contain the following apartments:

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- 1 no. set-down / loading bay (northern side of DCC5)
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- 10 no. short stay spaces (north-east of DCC1)

In addition, 4 no. motorcycle spaces are also to be provided.

Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson & Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 & ABP-308917-20).

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Yours sincerely,



John Spain Associates

Coras Iompair Eireann
CIE Group Property Management
35 Lower Abbey Street
Dublin 1

property@cie.ie

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Yours sincerely,



John Spain Associates

Department of Housing, Local Government and Heritage
Newtown Road,
Wexford,
Y35 AP90
Manager.DAU@housing.gov.ie

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The application (including EIAR & NIS) may also be viewed/downloaded on the following website: www.donoreprojectpart10.ie


Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period, (submissions or observations may also be made through the Board's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel>) to be received on or before 5.30 p.m. on the **(7th February 2023)** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by 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, as amended), in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading *Legal Notices – Judicial Review Notice* on the An Bord Pleanála website www.pleanala.ie or on the Citizens Information website www.citizensinformation.ie

Please see enclosed soft copy of the application documentation.

Yours sincerely,



John Spain Associates

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

9th December 2022
Our Ref SB 21154

Dear Sir / Madam,

RE: SECTION 175 APPLICATION IN RESPECT OF A PROPOSED DEVELOPMENT CONSISTING OF 543 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, COMMUNITY ARTISITIC SPACE, REAIL / CAFÉ UNIT, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE ON A SITE LOCATED ON THE FORMER ST. TERESA'S GARDENS, DONORE AVENUE, DUBLIN 8

Introduction

In accordance with Section 175(4) of the Planning and Development Act 2000 (as amended) The Land Development Agency, on behalf of Dublin City Council gives notice of its intention to make to make an application for approval to An Bord Pleanála in relation to Pleanála in respect of a proposed residential development on lands at the former St. Teresa's Gardens, Donore Avenue, Dublin 8. The site is bound by Donore Avenue to the north-east, Margaret Kennedy Road to the north-west, The Coombe Women & Infants University Hospital to the west, the former Bailey Gibson factory buildings to the south-west, and the former Player Wills factory to the south-east.

Development Description

The development will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha.

In accordance with Section 175(4) of the Planning and Development Act, 2000 (as amended) The Land Development Agency, on behalf of Dublin City Council gives notice of its intention to make an application for approval to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended) for a seven year approval to carry out the following proposed development which is located on a site of c. 3.26 hectares, located on the former St. Teresa's Gardens, Donore Avenue, Dublin 8. The site is bound by Donore Avenue to the north-east, Margaret Kennedy Road to the north-west, The Coombe Women & Infants University Hospital to the west, the former Bailey Gibson factory buildings to the south-west, and the former Player Wills factory to the south-east. The development

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi
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will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha.

The development (GFA of c. 53,227 sqm) contains the following mix of apartments: 225 No. 1 bedroom apartments (36 no. 1-person & 189 no. 2-person), 274 No. 2 bedroom apartments (including 52 No. 2 bed 3 person apartments and 222 No. 2 bed 4 person apartments), 44 No. 3 bedroom 5-person apartments, together with retail/café unit (168 sq.m.), mobility hub (52 sq.m.) and 952 sq.m. of community, artist workspace, arts and cultural space, including a creche, set out in 4 No. blocks.

The breakdown of each block will contain the following apartments:

- Block DCC1 comprises 111 No. apartments in a block of 6-7 storeys;
- Block DCC 3 comprises 247 No. apartments in a block of 6-15 storeys;
- Block DCC5 comprises 132 No. apartments in a block of 2-7 storeys;
- Block DCC6 comprises 53 No. apartments in a block of 7 storeys;

The proposed development will also provide for public open space of 3,408 sqm, communal amenity space of 4,417 sqm and an outdoor play space associated with the creche. Provision of private open space in the form of balconies or terraces is provided to all individual apartments.

The proposed development will provide 906 no. residential bicycle parking spaces which are located within secure bicycle stores. 5% of these are over-sized spaces which are for large bicycles, cargo bicycles and other non-standard bicycles. In addition, 138 spaces for visitors are distributed throughout the site.

A total of 79 no. car parking spaces are provided at undercroft level. Six of these are mobility impaired spaces (2 in each of DCC1, DCC3 & DCC5). 50% of standard spaces will be EV fitted. Up to 30 of the spaces will be reserved for car sharing (resident use only). A further 15 no. on-street spaces are proposed consisting of:

- 1 no. accessible bay (between DCC5 & DCC6)
- 1 no. short stay bay (between DCC5 & DCC6)
- 1 no. crèche set-down / loading bay (between DCC5 & DCC6)
- 1 no. set-down / loading bay (northern side of DCC5)
- 1 no. set-down/loading bay (northern side of DCC 3)
- 10 no. short stay spaces (north-east of DCC1)

In addition, 4 no. motorcycle spaces are also to be provided.

Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson & Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 & ABP-308917-20).

The development will also provide for all associated ancillary site development infrastructure including site clearance & demolition of boundary wall along Margaret Kennedy Road and playing pitch on eastern side of site and associated fencing/lighting, the construction of foundations, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, boundary walls, attenuation area and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

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Please see enclosed soft copy of the application documentation.

Yours sincerely,



John Spain Associates

Failte Ireland
88-95 Amiens Street
Dublin 1

planning.applications@failteireland.ie

9th December 2022
Our Ref SB 21154

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The breakdown of each block will contain the following apartments:

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- 10 no. short stay spaces (north-east of DCC1)

In addition, 4 no. motorcycle spaces are also to be provided.

Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson & Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 & ABP-308917-20).

The development will also provide for all associated ancillary site development infrastructure including site clearance & demolition of boundary wall along Margaret Kennedy Road and playing pitch on eastern side of site and associated fencing/lighting, the construction of foundations, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, boundary walls, attenuation area and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

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Please see enclosed soft copy of the application documentation.

Yours sincerely,



John Spain Associates

Heritage Council
Church Lane,
Kilkenny
R95 X298

aharvey@heritagecouncil.ie

9th December 2022
Our Ref SB 21154

Dear Sir / Madam,

RE: SECTION 175 APPLICATION IN RESPECT OF A PROPOSED DEVELOPMENT CONSISTING OF 543 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, COMMUNITY ARTISITIC SPACE, REAIL / CAFÉ UNIT, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE ON A SITE LOCATED ON THE FORMER ST. TERESA'S GARDENS, DONORE AVENUE, DUBLIN 8

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Yours sincerely,



John Spain Associates

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Co. Dublin D24 Y265

dublin@fisheriesireland.ie

9th December 2022
Our Ref SB 21154

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The proposed development will provide 906 no. residential bicycle parking spaces which are located within secure bicycle stores. 5% of these are over-sized spaces which are for large bicycles, cargo bicycles and other non-standard bicycles. In addition, 138 spaces for visitors are distributed throughout the site.

A total of 79 no. car parking spaces are provided at undercroft level. Six of these are mobility impaired spaces (2 in each of DCC1, DCC3 & DCC5). 50% of standard spaces will be EV fitted. Up to 30 of the spaces will be reserved for car sharing (resident use only). A further 15 no. on-street spaces are proposed consisting of:

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- 1 no. set-down / loading bay (northern side of DCC5)
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- 10 no. short stay spaces (north-east of DCC1)

In addition, 4 no. motorcycle spaces are also to be provided.

Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson & Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 & ABP-308917-20).

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Please see enclosed soft copy of the application documentation.

Yours sincerely,



John Spain Associates

Irish Water
Colvill House,
24-26 Talbot St
Dublin 1

spatialplanning@water.ie

9th December 2022
Our Ref SB 21154

Dear Sir / Madam,

RE: SECTION 175 APPLICATION IN RESPECT OF A PROPOSED DEVELOPMENT CONSISTING OF 543 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, COMMUNITY ARTISITIC SPACE, REAIL / CAFÉ UNIT, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE ON A SITE LOCATED ON THE FORMER ST. TERESA'S GARDENS, DONORE AVENUE, DUBLIN 8

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The development (GFA of c. 53,227 sqm) contains the following mix of apartments: 225 No. 1 bedroom apartments (36 no. 1-person & 189 no. 2-person), 274 No. 2 bedroom apartments (including 52 No. 2 bed 3 person apartments and 222 No. 2 bed 4 person apartments), 44 No. 3 bedroom 5-person apartments, together with retail/café unit (168 sq.m.), mobility hub (52 sq.m.) and 952 sq.m. of community, artist workspace, arts and cultural space, including a creche, set out in 4 No. blocks.

The breakdown of each block will contain the following apartments:

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In addition, 4 no. motorcycle spaces are also to be provided.

Vehicular, pedestrian and cyclist access routes are provided from a new entrance to the north-west from Margaret Kennedy Road. Provision for further vehicular, pedestrian and cyclist access points have been made to facilitate connections to the planned residential schemes on the Bailey Gibson & Player Wills sites for which there are extant permissions (Ref. No.'s ABP-307221-20 & ABP-308917-20).

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Please see enclosed soft copy of the application documentation.

Yours sincerely,



John Spain Associates

National Transport Authority
Dún Scéine,
Harcourt Lane,
Dublin 2, D02 WT20

info@nationaltransport.ie

9th December 2022
Our Ref SB 21154

Dear Sir / Madam,

RE: SECTION 175 APPLICATION IN RESPECT OF A PROPOSED DEVELOPMENT CONSISTING OF 543 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, COMMUNITY ARTISITIC SPACE, REAIL / CAFÉ UNIT, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE ON A SITE LOCATED ON THE FORMER ST. TERESA'S GARDENS, DONORE AVENUE, DUBLIN 8

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Development Description

The development will consist of the construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha.

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The breakdown of each block will contain the following apartments:

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The proposed development will also provide for public open space of 3,408 sqm, communal amenity space of 4,417 sqm and an outdoor play space associated with the creche. Provision of private open space in the form of balconies or terraces is provided to all individual apartments.

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Yours sincerely,



John Spain Associates

Transport Infrastructure Ireland
Parkgate Business centre,
Parkgate Street.
Dublin 8

landuseplanning@tii.ie

9th December 2022
Our Ref SB 21154

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