

Deirdre Forrest  
Irish Aviation Authority,  
The Times Building,  
11-12 D'Olier Street,  
Dublin 2.

12<sup>TH</sup> August 2019

Dear Deirdre,

**RE: PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT SPENCER DOCK, BLOCK 2, DUBLIN 1.**

On behalf of the applicant, Spencer Place Development Company Limited, Treasury Building, Grand Canal Street, Dublin 2, please find enclosed copy of the Strategic Housing Planning Application for 464 no. residential units and shared accommodation comprising of 200 no. bed spaces at Spencer Dock, Block 2, Dublin 1.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and further to previous email correspondence, as requested, a soft copy of documentation (on CD) and hard copy is enclosed.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.spencernorthshd.ie](http://www.spencernorthshd.ie)

The development description as per the statutory notice is as follows:

Spencer Place Development Company Limited intend to apply for planning permission for a strategic housing development comprising of alterations to a previously permitted development to provide for both a Residential and Build To Rent Shared Accommodation Scheme on lands (c. 1.26 ha) located at City Block 2, Spencer Dock, Dublin 1. The site is bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2). The subject site also includes the existing operational North Lotts Pumping Station and its associated infrastructure.

The proposed alterations are sought under Sections 3 and 4 of the Planning and Development and Residential Tenancies Act 2016 as amended by the Planning and Development (Amendment) Act 2018 for alterations to previously permitted development , Reg. Ref. DSDZ2896/18 and as amended by DSDZ4279/18 to increase the total number

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of residential units from 349 units to 464 units in the form of apartments and a change of use from permitted aparthotel to Build To Rent shared accommodation comprising of 200 no. bedspaces (120 bedrooms) including associated revisions to elevations and floor plans.

The application relates to a proposed development within a Strategic Development Zone Planning Scheme area (North Lotts and Grand Canal Dock SDZ). The proposed development will consist of the following:

- Redesign of the permitted residential and aparthotel development to provide for 464 no. residential units and 200 no. shared accommodation bedspaces across a total of 120 no. bedrooms in two buildings, Block 1 (residential to the north) and Block 2 (shared accommodation and residential to the south).
- The residential development will comprise of 229 no. 1 bed units and 235 no. 2 bed units resulting in a total of 141 no. 1 bed and 157 no. 2 bed units in Block 1 and 88 no. 1 bed and 78 no. 2 bed units in Block 2.
- Block 2 will also comprise of 200 no. shared accommodation bedspaces across a total of 120 no. bedrooms
- The proposed height of the development will range from 3 no. storeys and 13 no. storeys. Block 1 will increase in height from the permitted development of max 7 no. storeys (27.5 m) to a max height of 13 no. storeys (47m). Block 2 will increase in height from a max 7 no. storeys (27.5m) to max 11 no. storeys (40.5m)
- The proposed alterations will result in revisions to all elevations including revised location and provision of private balconies / terraces and the provision of set back levels;
- Provision of link bridge at 7<sup>th</sup> storey (6<sup>th</sup> Floor) connecting Block 1 and Block 2;
- Revised location and increase in internal residential amenity space associated with the development and the provision of external communal roof terraces to serve the residential units;
- Provision of internal communal amenity space and roof terraces in the shared accommodation scheme;
- Provision of café unit in Block 2 fronting Mayor Street;
- Revised under croft layout and increase in area to include 78 no. car parking spaces and 726 no. cycle parking spaces; and an increase in plant area;
- Revised landscaping throughout the scheme and revised boundary treatments along the street frontages;
- Omission of the southern element of Block 1 above the Irish Water pumping station and revised landscaping treatment to screen the pumping station structure.
- Provision of 102 no. surface level visitor bicycle parking spaces;
- Revisions to plant at roof level;
- The development also includes, SUDs drainage, the provision of a green roof on both blocks, consequential amendments to all elevations and all associated site development works necessary to facilitate the development.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The proposed shared accommodation is in accordance with Specific Planning Policy 9 as set out in the “Sustainable Urban House: Design Standards for New Apartments 2018”. The subject site is zoned Z14 in the Dublin City Development Plan 2016-2022. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Council Development Plan 2016-2022 and the North Lotts and Grand Canal Dock SDZ Planning Scheme 2014.

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

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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.

The application together with an Environmental Impact Assessment Report 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 and Environmental Impact Assessment Report may also be inspected online at the following website set up by the applicant: [www.spencernorthshd.ie](http://www.spencernorthshd.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, 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](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

If you have any queries please do not hesitate to contact us.

Yours sincerely,



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**John Spain Associates**