

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

2nd March 2020

Dear Sir/Madam,

RE: APPLICATION FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT AT DOCKLANDS INNOVATION PARK, 128-130 EAST WALL ROAD, DUBLIN 3

On behalf of the applicant, EWR Innovation Park Ltd., please find enclosed a planning application for mixed use residential and commercial development at Docklands Innovation Park, 128-130 East Wall Road, Dublin 3.

Application Copies

The enclosed 2 no. hard copies and 3 no. soft copies are provided as per Article 297 (5) of the Planning and Development (Strategic Housing Development) Regulations 2017 which states:

An applicant shall submit to the Board 2 printed copies of his or her application for permission for a proposed strategic housing development, together with 3 copies of the application in a machine readable form on digital devices

Development Details

The proposed development is described in the public notices as follows:

EWR Innovation Park Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at Docklands Innovation Park, 128-130 East Wall Road, Dublin 3. The site is bound to the north by East Wall Road, to the south by residential development at Island Quay, to the west by the Beckett Building and to the east by Merchants Road.

The proposed development will consist of:

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 Mary MacMahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI
Associate Directors: Stephanie Byrne BA MRUP MIPI, Niall Byrne BSc(Hons) M.Sc MRTPI MIPI

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. VAT No. IE 6416306U

Demolition of the existing 2 no. / 3 no. storey light industrial / commercial units on the site (Units 1 to 43) c. 11,059 sq.m. retaining units 11, 15, 16 (c. 2,606 sq.m.) on site and construction of 336 residential apartment units comprising of 161 no. 1 bed units, 171 no. 2 bed units and 4 no. 3 bed units in 6 no. blocks ranging in height from 4 no. storeys to 10 no. storeys over basement level. The unit breakdown comprises of:

- Block 1 will comprise of 43 no. apartment units (15 no 1 beds and 28 no. 2 beds) and will be a maximum height of 5 no. storeys (16.9m) (4 no. storeys with set back 5 no. storey). A communal roof terrace is also proposed at 5th floor level.
- Block 2 will comprise of 74 no. apartment units (37 no. 1 bed, 33 no. 2 beds and 4 no. 3 beds) with a maximum height of 10 no. storeys (32.6m) (9 no. storeys with a 10 no. storey set back penthouse level). Block 2 will include residential communal space at ground floor level including concierge and multi purpose residential amenity spaces.
- Block 3 will comprise of 63 no. apartment units (35 no. 1 beds and 28 no. 2 beds) with a proposed height of 7 no. storeys (22.9m).
- Block 4 will comprise of 62 no. apartment units (33 no. 1 beds and 29 no. 2 beds) with a proposed height of 7 no. storeys (22.9m)
- Block 5 will comprise of 69 no. apartment units (34 no. 1 beds and 35 no. 2 beds) with a maximum height of 8 no. storeys (26.3m) (7 no. storeys with a set back 8 no. storey). 3 no. commercial office spaces (780 sq.m.) and 1 no. café / restaurant (210 sq.m.) are proposed at ground floor level. 1 no. commercial office unit at the north west corner of the block also extends to first floor level. A communal residential amenity space and roof top terrace is also proposed at roof level (8 no. storey).
- Block 6 will comprise of 25 no. apartment units (7 no 1 beds and 18 no. 2 beds) with a maximum height of 7 no. storeys (23.5m) (stepping down to 4 no. storeys to the south) A creche (120 sq.m.) and retail unit (205 sq.m.) are proposed at ground floor level including an outdoor play space associated with the creche. A communal roof top terrace is also proposed at 7 no. storey.
- Unit 11 comprises of c. 375 sq.m. and is 2 no. storeys (7.3m) in height. The existing use of the building as a light industrial use with ancillary offices will be retained on the site. All external elevations are proposed to be refurbished and re-clad to merge with the new proposal.
- Unit 15/16 comprises of c. 2,076 sq.m. and is 3 no. storeys (8.9m) in height. A change of use is proposed from light industrial use to office of c. 408 sq.m. at ground floor. The remainder of the building c. 1,668 sq.m. will be retained as light industrial use. All external elevations are proposed to be refurbished and re-clad to merge with the new proposal.
- Unit 16 comprises of c.155 sq.m. and is 3 no. storeys in height (8.9m). A change of use is proposed from light industrial to office. All external elevations are proposed to be refurbished and re-clad to merge with the new proposal.

The proposed development also includes the provision of landscaping works comprising of hard and soft landscaping, provision of public open space (3,285 sq.m) including children's play area and communal open spaces, new internal roads and new boundary treatments, ESB substations, bin stores, PV Panels at roof level, provision 195 no. car parking spaces and 420 no. bicycle parking spaces at basement and surface level, fascia signage associated with each commercial / retail unit, foul and surface water drainage, SUDS, and all associated site development works necessary to facilitate the development.

The site is zoned Z14 in the Dublin City Development Plan 2016-2022 under which the proposed uses are permitted in principle. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022.

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 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 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 may also be inspected online at the following website set up by the applicant: www.ewripshd.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 or on the Citizens Information Service website: www.citizensinformation.ie.

Enclosures

The following documentation has been submitted to An Bord Pleanála and 6 no. copies have been provided herein to Dublin City Council in accordance with Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017:

- Strategic Housing Development Application Form;
- Application fee cheque €60,276
- Digital copy – CD;
- Architectural Drawings and Design Statement prepared by MCORM Architects;

- Housing Quality Assessment and Schedule of Areas prepared by MCORM Architects;
- Landscape Report prepared by Mitchells and Associates;
- Environmental Report and drawings prepared by John Spain Associates;
- Statement of Consistency prepared by John Spain Associates;
- Material Contravention Statement prepared by John Spain Associates
- An Bord Pleanála Response Document prepared by John Spain Associates
- Community Audit prepared by John Spain Associates ;
- Engineering Planning Report and drawings prepared by POGA Engineering;
- Traffic and Transport Assessment prepared by NRB Consulting Engineers;
- Site Specific Flood Risk Assessment prepared by JBA Consulting;
- Basement Impact Assessment Prepared by POGA Engineering;
- Preliminary Construction and Waste Management Plan prepared by POGA Engineering;
- Operational Waste Management Plan prepared by AWN;
- Sunlight and Daylight Analysis prepared by IES;
- Archaeological Desktop Assessment prepared by IAC;
- AA Screening prepared by Openfield;
- M & E Utilities Report prepared by In2;
- Site Lighting Report prepared by In2;
- Wind Analysis prepared by In2;
- Sustainability Report prepared by In2 ;
- CGI's prepared by 3DDB;
- Residential Life Cycle Report prepared by LIV;
- Operational Management Plan prepared by LIV;
- Commercial and Employment Report prepared by Element 78;
- Ascotic Report prepared by AWN;
- Hydrological Assessment prepared by AWN;
- Landscape and Visual Impact Assessment prepared by Mitchells and Associates;
- Ecological Report prepared by Brian Keeley;
- Telecommunications report prepared by ISM.

We trust that the documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017 and application guidance documents issued by An Bord Pleanála.

In preparing this planning application, including all drawings and reports, we had regard to the issues raised during pre-application meetings with Dublin City Council the tri-partite meeting with the Board and the requirements of relevant Section 28 Guidelines and the Dublin City Development Plan 2016-2022.

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

Yours sincerely,



John Spain Associates