

Irish Water
Colvill House,
94-96 Talbot Street,
Dublin 1

7 January 2021

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT PLANING APPLICATION IN RESPECT OF A BUILD TO RENT RESIDENTIAL APARTMENT & CAFÉ DEVELOPMENT ON LANDS AT ST. MICHAEL'S HOSPITAL CAR PARK, CROFTON ROAD, DUN LAOGHAIRE, COUNTY DUBLIN

On behalf of the applicant, Fitzwilliam DL Ltd., please find enclosed a Strategic Housing Development planning application for residential development comprising 102 no. Build to Rent units and commercial café on lands at St. Michael's Hospital Car Park, Crofton Road, Dun Laoghaire, County Dublin.

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, a copy of the application has been provided for your information.

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The proposed development in described in the published notice as follows:

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Building 01 (fronting onto Crofton Road) comprises part 5 no. storeys, part 6 no. storeys, part 8 no. storeys and extending to part 13 no. storeys in height (with setback at 13th storey level) and will accommodate 42 no. 1-bed apartments and 15 no. 2-bed apartments (c. 5,047 sqm). A flagpole extends from 8th storey level at Building 01. Building 02 to the south extends to 9 no. storeys in height (with setback at 9th storey level including a

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Internal residential support facilities and amenities in the form of a co-working/study space, gym, games area, lounge/kitchen area, and multi-purpose recreational space, alongside a reception, postal and waste storage areas (c. 363 sqm) is provided at ground floor level of Building 01, with an enclosed amenity space at 13th storey level which will be publicly accessible on occasions, (extending to c. 77.4 sqm). A publicly accessible café unit is provided at ground floor level of Building 01 extending to c. 93 sqm. Additional internal residential support facilities are found at ground floor level of Building 02 in the form of a bicycle repair station, waste and storage units (c. 45.8 sqm).

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The development includes a shared right of way providing access to St. Michael's Hospital along the western perimeter of the site, accessed from Crofton Road. This provides access to 3 no. car parking spaces (including 1 no. disabled space) and 2 no. motorcycle parking spaces located between the two buildings. A secondary pedestrian right of way is provided via a landscaped route along the eastern perimeter of the site providing access to St. Michael's Hospital. A total of 150 no. secured bicycle parking spaces are provided at the ground floor level of Building 02, with additional external bicycle parking within the external courtyard (26 visitor spaces) and public open space at the northern perimeter for café use (8 public bicycle parking spaces).

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The site is zoned MTC – Major Town Centre with an objective “*to protect, provide for and/or improve major town centre facilities*” under the Dun Laoghaire-Rathdown County Development Plan 2016-2022, under which the proposed ‘residential’, ‘café’ and occasional ‘community facility’ [Building 01 roof level amenity] uses are permitted in principle. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2016-2022.

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Yours faithfully,



John Spain Associates

Minister for Culture, Heritage and the Gaeltacht
The Manager,
Development Applications Unit
Department of Culture, Heritage and the Gaeltacht
Newtown Road
Wexford
Y35 AP90
manager.DAU@chq.gov.ie

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Yours sincerely,



John Spain Associates

TII
Transport Infrastructure Ireland
Parkgate Business Centre,
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Dublin 8
D08 DK10
landuseplanning@tii.ie

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An Chomhairle Ealain / The Arts Council,
70 Merrion Square South,
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If you have any queries please do not hesitate to contact us.

Yours faithfully,



John Spain Associates

An Taisce
Tailors' Hall
Back Lane
Dublin 8
planning@antaisce.org

7 January 2021

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT PLANING APPLICATION IN RESPECT OF A BUILD TO RENT RESIDENTIAL APARTMENT & CAFÉ DEVELOPMENT ON LANDS AT ST. MICHAEL'S HOSPITAL CAR PARK, CROFTON ROAD, DUN LAOGHAIRE, COUNTY DUBLIN

On behalf of the applicant, Fitzwilliam DL Ltd., please find enclosed a Strategic Housing Development planning application for residential development comprising 102 no. Build to Rent units and commercial café on lands at St. Michael's Hospital Car Park, Crofton Road, Dun Laoghaire, County Dublin.

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, a copy of the application has been provided for your information.

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Building 01 (fronting onto Crofton Road) comprises part 5 no. storeys, part 6 no. storeys, part 8 no. storeys and extending to part 13 no. storeys in height (with setback at 13th storey level) and will accommodate 42 no. 1-bed apartments and 15 no. 2-bed apartments (c. 5,047 sqm). A flagpole extends from 8th storey level at Building 01. Building 02 to the

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south extends to 9 no. storeys in height (with setback at 9th storey level including a terrace), and will accommodate 38 no. 1-bed apartments and 7 no. 2-bed apartments (c. 3,718 sqm).

Internal residential support facilities and amenities in the form of a co-working/study space, gym, games area, lounge/kitchen area, and multi-purpose recreational space, alongside a reception, postal and waste storage areas (c. 363 sqm) is provided at ground floor level of Building 01, with an enclosed amenity space at 13th storey level which will be publicly accessible on occasions, (extending to c. 77.4 sqm). A publicly accessible café unit is provided at ground floor level of Building 01 extending to c. 93 sqm. Additional internal residential support facilities are found at ground floor level of Building 02 in the form of a bicycle repair station, waste and storage units (c. 45.8 sqm).

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Yours faithfully,



John Spain Associates

Dun Laoghaire Rathdown County Council
Childcare Committee
Unit 16 Deansgrange Business Park
Blackrock
County Dublin
info@dlrchildcare.ie

7 January 2021

Dear Emma Jane,

RE: STRATEGIC HOUSING DEVELOPMENT PLANING APPLICATION IN RESPECT OF A BUILD TO RENT RESIDENTIAL APARTMENT & CAFÉ DEVELOPMENT ON LANDS AT ST. MICHAEL'S HOSPITAL CAR PARK, CROFTON ROAD, DUN LAOGHAIRE, COUNTY DUBLIN

On behalf of the applicant, Fitzwilliam DL Ltd., please find enclosed a Strategic Housing Development planning application for residential development comprising 102 no. Build to Rent units and commercial café on lands at St. Michael's Hospital Car Park, Crofton Road, Dun Laoghaire, County Dublin.

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, a copy of the application has been provided for your information.

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

Yours sincerely,



John Spain Associates

Fáilte Ireland
88 - 95 Amiens Street
Dublin 1
D01 WR86
customersupport@failteireland.ie

7 January 2021

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT PLANING APPLICATION IN RESPECT OF A BUILD TO RENT RESIDENTIAL APARTMENT & CAFÉ DEVELOPMENT ON LANDS AT ST. MICHAEL'S HOSPITAL CAR PARK, CROFTON ROAD, DUN LAOGHAIRE, COUNTY DUBLIN

On behalf of the applicant, Fitzwilliam DL Ltd., please find enclosed a Strategic Housing Development planning application for residential development comprising 102 no. Build to Rent units and commercial café on lands at St. Michael's Hospital Car Park, Crofton Road, Dun Laoghaire, County Dublin.

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Yours faithfully,



John Spain Associates

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264
aharvey@heritagecouncil.ie

7 January 2021

Dear Alison,

RE: STRATEGIC HOUSING DEVELOPMENT PLANING APPLICATION IN RESPECT OF A BUILD TO RENT RESIDENTIAL APARTMENT & CAFÉ DEVELOPMENT ON LANDS AT ST. MICHAEL'S HOSPITAL CAR PARK, CROFTON ROAD, DUN LAOGHAIRE, COUNTY DUBLIN

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(c. 5,047 sqm). A flagpole extends from 8th storey level at Building 01. Building 02 to the south extends to 9 no. storeys in height (with setback at 9th storey level including a terrace), and will accommodate 38 no. 1-bed apartments and 7 no. 2-bed apartments (c. 3,718 sqm).

Internal residential support facilities and amenities in the form of a co-working/study space, gym, games area, lounge/kitchen area, and multi-purpose recreational space, alongside a reception, postal and waste storage areas (c. 363 sqm) is provided at ground floor level of Building 01, with an enclosed amenity space at 13th storey level which will be publicly accessible on occasions, (extending to c. 77.4 sqm). A publicly accessible café unit is provided at ground floor level of Building 01 extending to c. 93 sqm. Additional internal residential support facilities are found at ground floor level of Building 02 in the form of a bicycle repair station, waste and storage units (c. 45.8 sqm).

A total of c. 765 sqm of communal landscaped open space is provided, included at the courtyard between the two buildings, roof terraces at 6th storey level [western elevation], 9th storey level [southern elevation] and 13th storey level [enclosed - north, east and west] at Building 01 and at the 9th storey level [west elevation] roof terrace of Building 02. A total of c. 681 sqm of landscaped public open space is located to the north of Building 01, adjacent to Crofton Road including a pedestrian route along the eastern perimeter of the site. Balconies are included at both buildings.

The development includes a shared right of way providing access to St. Michael's Hospital along the western perimeter of the site, accessed from Crofton Road. This provides access to 3 no. car parking spaces (including 1 no. disabled space) and 2 no. motorcycle parking spaces located between the two buildings. A secondary pedestrian right of way is provided via a landscaped route along the eastern perimeter of the site providing access to St. Michael's Hospital. A total of 150 no. secured bicycle parking spaces are provided at the ground floor level of Building 02, with additional external bicycle parking within the external courtyard (26 visitor spaces) and public open space at the northern perimeter for café use (8 public bicycle parking spaces).

The development also includes an ESB substation at ground floor level of Building 01, bin stores, services and drainage infrastructure, green roofs, boundary treatments and all ancillary development works necessary to facilitate the development. Modifications to the configuration of the roadway and footpath, including new road markings are included at Crofton Road to facilitate the implementation of a new vehicular entrance at the western perimeter.

The site is zoned MTC – Major Town Centre with an objective “*to protect, provide for and/or improve major town centre facilities*” under the Dun Laoghaire-Rathdown County Development Plan 2016-2022, under which the proposed ‘residential’, ‘café’ and occasional ‘community facility’ [Building 01 roof level amenity] uses are permitted in principle. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire-Rathdown County 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

Dun Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.stmichaelsshd.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 or online at www.pleanala.ie 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.

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

Yours sincerely,



John Spain Associates