

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

7<sup>th</sup> 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.

Please find the following enclosed with this application:

- Strategic Housing Development Application Form;
- Planning application fee cheque for €13,929.60;
- Digital CD copy;
- Cover Letter;
- Copy of site notice;
- Copy of newspaper notice;
- Copy of Letters to Prescribed Bodies;
- Letter of Consent from DLRCC;
- Part V Letter with draft costings & DLRCC Validation Letter;
- Draft Build to Rent Covenant;
- EIA Screening Report prepared by John Spain Associates;
- Statement of Material Contravention prepared by John Spain Associates;
- Statement of Response to An Bord Pleanála Opinion prepared by John Spain Associates;
- Statement of Consistency prepared by John Spain Associates;
- Architectural Drawings and Issue Sheet prepared by Reddy Architecture & Urbanism;
- Design Appraisal including Schedule of Accommodation & Verified Views prepared by Reddy Architecture & Urbanism;

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 Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Senior Associate Directors: Stephanie Byrne BA MRUP MIPI Blaine Cregan B Eng BSc MSc

Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI

Associate Directors: Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc 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. VAT No. IE 6416306U

- Housing Quality Assessment prepared by Reddy Architecture & Urbanism;
- Building Lifecycle Report prepared by Reddy Architecture & Urbanism;
- BTR Operational Management Plan prepared by Liv Consult;
- Daylight & Sunlight Report prepared by Hollis;
- Internal Daylight & Sunlight Report prepared by Hollis;
- Landscape & Visual Impact Assessment prepared by prepared by ARC Consultants;
- Landscape Rationale Report, Drawings and Issue Sheet prepared by Dermot Foley Landscape Architects;
- Architectural Heritage Impact Assessment prepared by Rob Goodbody, Historic Building Consultant;
- Archaeological Assessment prepared by IAC Archaeology;
- Engineering Planning Report & Drawings prepared by Muir Associates including Irish Water Confirmation of Feasibility & Statement of Design Acceptance;
- Site Specific Flood Risk Assessment prepared by Muir Associates;
- Outline Construction Management Plan prepared by Muir Associates;
- Outline Construction and Demolition Waste Management Plan prepared by Muir Associates;
- Outline Operational Waste Management Plan prepared by Muir Associates;
- Outline Travel Plan prepared by Muir Associates;
- Quality Audit prepared by Bruton Consulting Engineers;
- Stage 1 Surface Water Audit prepared by Punch Consulting Engineers;
- Site Investigation Report prepared by Glover Site Investigation;
- Construction & Environmental Management Plan prepared by Enviroguide;
- Appropriate Assessment Screening Report prepared by Enviroguide (including Hydrological & Hydrogeological Qualitative Risk Assessment prepared by AWN Consulting);
- Ecological Statement prepared by Enviroguide;
- Building Services M&E Report prepared by Parkbourne Consulting Engineers;
- Sustainability Report prepared by Parkbourne Consulting Engineers;
- Wind Microclimate Modelling Report prepared by B-Fluid;
- Telecommunications Report prepared by ISM Ireland;
- Arboricultural Report & Drawings prepared by The Tree File.

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 the ABP Opinion dated 3<sup>rd</sup> June 2020 a copy of the application has been issued to the following authorities:

- Failte Ireland;
- An Chomhairle Ealain;
- Irish Water;
- Transport Infrastructure Ireland;
- The Minister for Culture, Heritage and the Gaeltacht;
- The Heritage Council;
- Dun Laoghaire Rathdown County Childcare Committee;
- An Taisce.

Yours faithfully,



---

John Spain Associates