

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01 V902.

Date: 9th December 2022
JN SB 21154

Dear Sir / Madam,

RE: SECTION 175(4) APPLICATION IN RESPECT OF A PROPOSED DEVELOPMENT CONSISTING OF 543 NO. APARTMENTS, A RETAIL/CAFE UNIT, MOBILITY HUB, COMMUNITY/ARTIST WORKSPACE, CHILDCARE FACILITY AND ALL ASSOCIATED WORKS ON A SITE LOCATED ON THE FORMER ST TERESA'S GARDENS, DONORE AVENUE, DUBLIN 8.

Introduction

On behalf of the applicant, the Land Development Agency, we hereby submit this Section 175 (4) application to An Bord Pleanála in respect of a proposed residential development Donore Project, on lands at the former St. Teresa's Gardens, Donore Avenue, Dublin 8.

Proposed Development

In summary, the proposed development contains the following mix of apartments: 225 no. 1-bedroom apartments, 274 no. 2-bedroom apartments, 44 no. 3-bedroom 5-person apartments, together with retail/café unit, mobility hub, community/artist/workspace/art/cultural space and a creche.

The breakdown of each block will contain the following apartments:

- Block DCC 1 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 DCC 5 comprises 132 No. apartments in a block of 2-7 storeys;
- Block DCC 6 comprises 53 No. apartments in a block of 7 storeys;

The proposed development will also provide for public open space of 3,408 sq.m, 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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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 D02 ND61. VAT No. IE 6416306U

Location

The subject site extends to 3.26 ha and forms part of the site of the former St. Teresa's Gardens social housing complex located on Donore Avenue. The site is generally bounded by Donore Avenue to the north-east, Margaret Kennedy Court to the north-west, The Coombe Hospital to the west, the former Bailey Gibson factory buildings to the south-west, and the former Payer Wills factory to the south-east.

The application site forms part of a larger area which has been designated as a Strategic Development and Regeneration Area in the Dublin City Development Plan 2022-2028. SDRA 11, St. Teresa's Gardens and Environs includes the original St. Teresa's Gardens flat complexes, together with the former Player Wills & Bailey Gibson factory buildings, and parts of the Coombe Women's Hospital.

The cleared site of the demolished flat blocks forms the majority of the application site, with the two remaining blocks occupied solely at ground floor. These two remaining blocks are due to be demolished by Dublin City Council under a Part 8 permission (DCC Reg. Ref. 2475/18). The remaining parts of the site are vacant and overgrown. There is also a five-a-side playing pitch with surrounding fencing and lighting, which is not in use and is proposed to be removed as part of the redevelopment.

The subject site also incorporates a part of the Coombe Hospital car park to accommodate necessary sub-surface water service connections, and a small parcel of land adjoining the former Player Wills factory owned by CWTC Multi Family ICAV acting solely in respect of its' sub fund DBTR-SCR1 Fund. The redline boundary also extends out into Margaret Kennedy Road and Donore Avenue to also permit water/drainage connections.

Land Use Zoning

The subject site is located within the administrative boundary of Dublin City Council and is therefore subject to the policies and objectives of the Dublin City Development Plan 2022-2028.

The subject site is zoned Z14 Strategic Development and Regeneration Areas (SDRAs) under the Development Plan, with a zoning objective *"To seek the social, economic and physical development and/or regeneration of an area with mixed use, of which residential would be the predominant use."*

It is noted that residential, childcare facility, community facility, cultural/recreational building uses proposed as part of this planning application are all permitted in principle under the zoning objective.

The DCC Development Plan 2022-2028 was adopted by the Council on 12 November 2022 and will come into effect on 14 December 2022. As the text and maps of the adopted Plan have not been published as of the date of lodgement of this application, the proposed is understood to be the final wording as detailed in the draft plan and proposed material amendments as agreed by the Council on 12 November 2022. An Bord Pleanála will of course assess the scheme against the published plan. We have been provided with a copy of the finalised Material Alterations as agreed by the Council to inform this Planning Report.

Consultation with Planning Authority under Section 247

The evolution of the design for the proposed development has been guided and informed by the planning history of the subject site, the surrounding context, national, regional and local

planning policy objectives and the issues and points raised during the pre-application discussions with the Planning Authority.

A series of pre-application meetings and consultations were undertaken with Dublin City Council throughout 2021 and 2022 and the current scheme reflects amendments and improvements made following comments made by the Planning Authority.

The main items raised during the course of the meetings with the City Council can be identified as follows:

- Justification for the proposed scheme.
- The need to consider the relationship with the extant permissions for developments within the surrounding area.
- The need to consider the interaction of the proposed development with existing adjacent development, and the need to preserve the amenity, privacy and security of these properties.
- The elevational treatment, massing and scale of the proposed development.
- The need to consider the proposed heights, local streetscape impacts and visual impacts from the surrounding area.
- The requirement for public open space.
- Level of car parking provision.
- Need to ensure landscape proposals are integrated with SuDs.
- Access, permeability, and connectivity with surrounding areas and land uses.

The proposed development submitted to An Bord Pleanála is considered to be in accordance with the proper planning and sustainable development of the area.

Reports, Drawings, Plans and Particulars

The subject application is accompanied by architectural, landscape, arborist, civil engineering, structural and public lighting reports/drawings. The full list of enclosures submitted with this application is set out below.

Environmental Impact Assessment Report

An Environmental Impact Assessment Report and a Non-Technical Summary have been prepared by Enviroguide for and accompany this planning application.

In this context the following topics/issues have been reviewed and addressed in the context of the proposed development:

- Introduction,
- Project Description and Alternatives,
- Population and Human Health,
- Policy and Planning Context,
- Biodiversity,
- Land and Soils,
- Hydrology,
- Air Quality and Climate,
- Microclimate,
- Noise and Vibration,
- Waste,
- Archaeology and Cultural Heritage,

- Townscape and Visual Impact Assessment,
- Traffic,
- Material Assets,
- Risk Management,
- Interactions,
- Mitigation and monitoring,
- Non-Technical Summary.

In accordance with the requirements of the Regulations the following copies have been provided to the relevant parties:

- 2 no. hard copies and 2 no. soft copies to An Bord Pleanála
- 3 no. hard copies and 3 soft copies to Dublin City Council.
- 1 no. soft copy to Prescribed Bodies

EIA Portal

Appendix 1 of this cover letter comprises of a copy of a confirmation notice email from the Department of Housing, Planning and Local Government EIA Portal, stating that the information provided to the portal has been uploaded to the EIA Portal on the 5th December 2022 under Portal ID number 2022230.

Irish Water Requirements

The applicant, and the project Consulting Engineer AECOM, have undertaken consultation with Irish Water prior to the lodgement of this application. A Confirmation of Feasibility has been received from Irish Water following the Pre-Connection Enquiry (PCE) in relation to the proposed development which states that *“your proposed connection to the Irish Water networks(s) can be facilitated at this moment in time”*.

The Applicant confirms that all water and foul drainage services will be designed and installed in accordance with Irish Water standards.

A Statement of Design Acceptance has also been received from Irish Water in respect of the proposed development. A copy of the Statement of Design Assessment correspondence is included as part of the application (please see Appendix D of the Infrastructure Report prepared by AECOM).

Prescribed Bodies

As required, a copy of the application has been sent to the relevant prescribed bodies as set out below.

- Fáilte Ireland,
- Department of Housing, Local Government and Heritage
- Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
- The Heritage Council,
- An Taisce,
- Chomhairle Ealaíon (Arts Council),
- Inland Fisheries Ireland
- CIE
- National Transportation Authority
- TII

- Irish Water

Fee

The requisite fee of **€30,000.00**, made payable to An Bord Pleanála was submitted in respect of this application by EFT, a copy of this fee transmittal is enclosed with the application form.

Enclosures

The following suite and documents are submitted with this application for consideration by An Bord Pleanála:

- Application Form with Appendices including Letters of Consent, EIAR Notification and Confirmation of payment,
 - Letters of Consent from Dublin City Council, CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund (Hines) and the Coombe Women & Infants University Hospital,
 - Letter of Confirmation from DCC Housing and Community Services Department to complete lodgement of this application
 - Letter of Confirmation in regard to JSA acting as Agent
 - EIAR Portal Confirmation
 - Copy of fee Transmittal to ABP
- Site Notice,
- Newspaper Notice,
- Cover Letter to ABP,
- Cover Letter to Prescribed Bodies,
- Planning Report prepared by John Spain Associates,
 - Letter of Confirmation from DCC in regard to Community Facility provision;
 - Letter of Confirmation from DCC in regard to demolition of remaining two St. Teresa's Gardens flat complex blocks;
- Community and Social Audit prepared by John Spain Associates,
- Architectural Design Statement prepared by Metropolitan Workshop,
- Architectural Drawings and issue sheet prepared by Metropolitan Workshop,
- Building Lifecycle Report prepared by Metropolitan Workshop,
- Schedule of Accommodation prepared by Metropolitan Workshop,
- Schedule of Areas prepared by Metropolitan Workshop,
- Part V schedule of accommodation prepared by Metropolitan Workshop,
- Housing Quality Assessment prepared by Metropolitan Workshop;
- Environmental Impact Assessment Report including Non-technical summary (Volume 1), EIAR main report (Volume 2) and Appendices (Volume 3) prepared by Enviroguide and other consultants,
- Construction & Environmental Management Plan prepared by Enviroguide,
- Hydrological and Hydrogeological Risk Assessment prepared by Enviroguide,
- Infrastructure Report prepared by AECOM,
- Flood Risk Assessment prepared by AECOM,
- Construction & Demolition Waste Management Plan prepared by AECOM;
- Operational Waste Management Plan prepared by AECOM,
- Mechanical & Electrical Report, issue sheet and associated electrical drawings prepared by AECOM,
- Structural Report prepared by AECOM including Ground Investigation Report prepared by GII as Appendix B under separate cover;
- Structural Drawings and issue sheet prepared by AECOM,
- Traffic and Transport Assessment prepared by AECOM,
- Mobility Management Plan prepared by AECOM
- Public Transport Capacity Assessment prepared by AECOM,

- Outline Construction Traffic Management Plan prepared by AECOM
- Stage 1 Road Safety Audit prepared by AECOM,
- Civil Engineering Drawings and Issue Sheet prepared by AECOM;
- Energy & Sustainability Strategy prepared by AECOM;
- Appropriate Assessment Screening Report prepared by Altemar;
- Natura Impact Statement prepared by Altemar;
- Daylight and Sunlight Assessment Report prepared by 3D Design Bureau;
- Landscape Architecture & Public Realm Design Report prepared by AECOM,
- Landscape drawings and issue sheet prepared by AECOM,
- Arboricultural Assessment prepared by CMK,
- Arboricultural drawings and issue sheet prepared by CMK,
- Photomontages prepared by Innovision

If you require any additional information, please do not hesitate to contact us.

Yours faithfully,



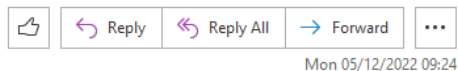
John Spain Associates

APPENDIX 1: EIAR APPENDIX NOTIFICATION

EIA Portal Confirmation Notice Portal ID 2022230



Housing Eiaportal <EIAportal@housing.gov.ie>
To ● David Ferguson



Dear David,

An EIA Portal notification was received on 05/12/2022 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 05/12/2022 under EIA Portal ID number 2022230 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2022230

Competent Authority: Dublin City Council

Applicant Name: The Land Development Agency

Location: the former St. Teresa's Gardens, Donore Avenue, Dublin 8

Description: The construction of a residential scheme of 543 no. apartments on an overall site of 3.26 ha. with retail/café unit, mobility hub, community, artist workspace, arts and cultural space, including a creche, in 4 blocks.

Linear Development: No

Date Uploaded to Portal: 05/12/2022

Regards,

Hugh Wogan,

EIA Portal team

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An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht
Department of Housing, Local Government and Heritage

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