

Cora Cunningham
Executive Officer,
Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

2nd February 2021

Dear Sir / Madam,

RE: Planning application for proposed strategic housing development in respect of a site at the Old Bakery Site, also known as 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7

Please find enclosed an Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

The development will consist of the demolition of the existing buildings on site and the construction of a Build to Rent (BTR) residential scheme comprising:

- 205 no. apartments within 3 no. blocks ranging in height up to 12 storeys.
- A new café/ retail unit area, and public plaza to the east of the site.
- The apartment mix will comprise 55 no. studios, 85 no. 1-bed, and 65 no. 2 bed apartments along with internal residential amenity space (located in block C at ground and top floor levels and including gym, lounge, shared workspaces, parcel store, reception,). All apartments with balconies/ terraces facing north/ south/ east/ west. Communal open space will be provided on the top floor of each block and at the ground floor level.
- Provision of 29 no. car parking spaces (20 no. at basement and 9 no. at surface); 272 no. residential bicycle parking spaces along with a further 72 no. visitor surface parking spaces.
- Vehicular and pedestrian connection via Phibsborough Road with two additional pedestrian accesses to be provided along the Royal Canal to the north (necessitating alterations to the existing boundary wall).
- All associated site development works and services provisions including bin storage areas, substations, plant rooms, boundary treatments and landscaping.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant Dublin City Council 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.

A Natura Impact Statement has been prepared in respect of the proposed development.

Also please note that a website, <https://www.crossgunsshd.ie> has been created.

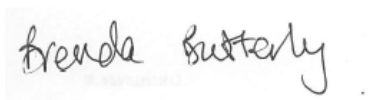
In line with this Act we have submitted 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to Dublin City Council as the local Planning Authority for this area. In addition to this, and as requested in the Pre-application Opinion, a copy of the application has also been sent to each of the following prescribed bodies:

- Irish Water
- National Transport Authority
- Waterways Ireland
- Minister of Culture, Heritage and the Gaeltacht,
- An Taisce – the National Trust for Ireland
- Heritage Council
- An Comhairle Ealaíonn
- Fáilte Ireland

All of the prescribed bodies listed above have requested a digital copy of the application and no hard copy be sent to them as set out in the attached letters.

If you have any enquiries, please don't hesitate to contact this office.

Yours Faithfully,

A handwritten signature in black ink that reads "Brenda Butterly". The signature is written in a cursive, flowing style.

Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

Digital Copy Requests

Email from Irish Water's CDS Developer Liason Team on 29th September 2020 requesting a USB copy of SHD applications:

From: CDStraining <CDStraining@water.ie>
Sent: Tuesday 29 September 2020 10:00
To: CDStraining <CDStraining@water.ie>
Subject: SHD Planning documentation.

Hello

Due to the ongoing Covid-19 pandemic, Irish Water is seeking the assistance of the development community to help minimise our requirement to attend the office. In this regard, it is preferable for Irish Water to receive the SHD Planning Documentation in USB format rather than paper format with a cover letter. The USB should be sent to the same address as the paper format: CDS Planning, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 2

We also urge the development community to continue to submit their designs to CDSdesignqa@water.ie ahead of any full SHD application to An Bord Pleanála for assessment. Upon review of an acceptable design Irish Water will provide the developer with a Statement of Design Acceptance.

Many thanks

CDS Developer Liaison Team

Email from David Clements in the National Transport Authority requesting a CD copy of the application:

From: David Clements <David.Clements@nationaltransport.ie>
Sent: Tuesday 6 August 2019 16:06
To: info <info@mcgplanning.ie>
Subject: NTA Referrals

Dear Sir / Madam,

In relation to any referrals that are made to the NTA, in particular those pertaining to Strategic Housing Developments, can you please inform the relevant staff members that we only require a CD and cover letter, rather than a hard copy of the application.

Thanks,

David Clements
Land Use & Transport Planner
Transport Planning and Capital Investment



Dún Scéine
Iveagh Court
Harcourt Lane
Dublin 2

Tel: + 353 (0)1 879 8305
Email: david.clements@nationaltransport.ie
Web: www.nationaltransport.ie

Email from Orla Foster in Waterways Ireland requesting an electronic copy of the application:

Caitlin Marley

From: Orla Foster <orla.foster@waterwaysireland.org>
Sent: Wednesday 21 October 2020 10:00
To: Caitlin Marley
Cc: Heather Humphreys; John McKeown; AnnMarie Donnelly
Subject: RE: SHD Planning Applications

Hi Cait

I confirm that an electronic version is preferable.

Please send to Heather Humphreys heather.humphreys@waterwaysireland.org who will distribute to the relevant staff in Waterways Ireland.

Regards

Orla

Email from Michael Murphy in the Department of Culture, Heritage and the Gaeltacht requesting a CD copy of the application:

Saoirse Kavanagh

From: Manager DAU <Manager.DAU@chg.gov.ie>
Sent: Thursday 20 August 2020 10:11
To: Saoirse Kavanagh
Cc: Customer Service
Subject: FW: SHD Planning Applications

Tá an t-eolas sa ríomhphost seo faoi rún, chomh maith le gach comhad atá ceangailte leis, agus i gcomhair úsáid an duine nó an chórais a bhfuil sé dírithe air amháin. Má fhaigheann tú an ríomhphost seo trí bhotún, cuir scéal chugainn ag webmaster@chg.gov.ie. Tá an ríomhphost seo arna sheiceáil ag scanóir víreas agus dealramh air go bhfuil sé glan.

The information in this email, and any attachments transmitted with it, are confidential and are for the intended recipient only. If you receive this message in error, please notify us via webmaster@chg.gov.ie. This e-mail has been scanned by a virus scanner and appears to be clean.

Saoirse

We will of course accept a CD/USB stick. If I could ask you to send a copy of the cover letter to this email address (that deals with all planning related consultation matter) that would be fantastic.

Can I ask where the SHD is please ?

Thanks and regards

Michael Murphy

An Roinn Cultúir, Oidhreacht agus Gaeltachta
Department of Culture, Heritage and the Gaeltacht
Aonad na nIarratas ar Fhorbairt
Development Applications Unit

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

Email from Ian Lumley in the Heritage Council requesting a CD copy of the application:

Saoirse Kavanagh

From: Ian Lumley <heritage@antaisce.org>
Sent: Thursday 27 June 2019 18:46
To: Saoirse Kavanagh
Subject: An Taisce consultation on SHD Planning Applications to An Bord Pleanála

| Saoirse,

An Taisce would be pleased to receive all future SHD documents in soft copy on a CD with a hard copy cover letter.

Thanks

Ian Lumley

Ger Croke in the Heritage Council requesting an electronic copy of the application:

Saoirse Kavanagh

From: Ger Croke <gcroke@heritagecouncil.ie>
Sent: Tuesday 24 September 2019 10:55
To: Saoirse Kavanagh
Subject: RE: SHD Planning Applications

Hi Saoirse

We would prefer to receive these applications by email if possible. A Cover letter with files attached would be the ideal scenario or else a link to where the files can be found.

Many Thanks

Martina
On behalf of Alison Harvey, Planning & Development Officer

The planning team in the Arts council requesting an electronic copy of the application:

Saoirse Kavanagh

From: Planning <planning@artscouncil.ie>
Sent: Thursday 28 May 2020 14:46
To: Brenda Butterly
Subject: Automatic reply: Taylors Lane SHD

Thank you for contacting the Arts Council in relation to a planning application. As a prescribed body, we are specifically interested in capital projects that have any arts, cultural, cultural heritage or public art aspect to the proposed development.

During the current Covid -19 period of restrictions and working remotely, it is our preference to receive your relevant documentation via an online link. If that is not possible, you may post your documentation on a USB key or CD to Planning, Arts Council, 70 Merrion Square, Dublin 2.

Renewed thanks,
Planning Team | Strategic Development Department | Arts Council

Yvonne Jackson from Failte Ireland requesting a CD copy of the application:

Nicky Casey

From: planning applications <planning.applications@failteireland.ie>
Sent: Wednesday 1 April 2020 12:27
To: Nicky Casey
Subject: Re: SHD Planning Applications to An Bord Pleanála

Hello Nicky,

Thank you for your e-mail.

Fáilte Ireland would prefer if possible to receive this information by e-mail. We have a dedicated e-mail address for planning information, applications, documentation etc. So, for all future planning related information please send by e-mail to planning.applications@failteireland.ie This will ensure the information/notifications will get to the Environmental & Planning Unit Team and reviewed in a timely manner.

However if this is not possible, please send by soft copy on a CD with a hardcopy cover letter to; Mr Shane Dineen, Manager of Environment & Planning, Fáilte Ireland, 88/95 Amiens Street, Dublin 1, D01 WR86.

Regards & thanks,

Yvonne

Yvonne Jackson

Product Development-Environment & Planning Support | Fáilte Ireland
Áras Fáilte, 88/95 Amiens Street, Dublin 1. D01WR86
T +353 (0)1 884 7224 | www.failteireland.ie



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