

Irish Water,
Blackwater House,
Mallow Business Park,
Mallow,
County Cork

2nd February 2020

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.

On behalf of the applicant, Bindford Limited, please find enclosed a planning application for a Strategic Housing Development on a site at the Old Bakery Site, also known as 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

A digital copy of the application is enclosed, 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. Please note, in line with your email confirmation dated 29/09/2020, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: <https://www.crossgunsshd.ie>

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

Bindford Limited intend to apply to An Bord Pleanála for permission for a Build To Rent (BTR) Strategic Housing Development on this site of c.0.7269 ha, at the Old Bakery Site, also known as 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7. The site is bounded by the Royal Canal to the North, the Phibsborough Road and a protected structure (RPS Ref: 6732) to the East, a laneway to the rear of residential properties (which front Leinster Street North) to the south and a residential development (Shandon Mill) to the West.

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.

The application together with a Natura impact statement, 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: <https://www.crossgunsshd.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.

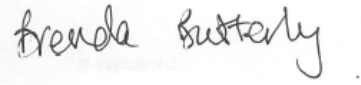
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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

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 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 style with a small dot at the end.

Brenda Butterly (Agent)

McGill Planning

45 Herbert Lane

Dublin 2

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

National Transport Authority,
Dún Scéine,
Harcourt Lane,
Dublin 2,
D02 WT20.

2nd February 2020

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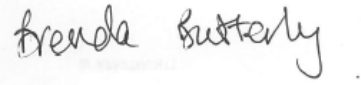
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Yours Faithfully,

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Brenda Butterly (Agent)

McGill Planning

45 Herbert Lane

Dublin 2

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

Waterways Ireland
Property & Legal Section
2 Sligo Road
Enniskillen
Co Fermanagh
BT74 7JY

2nd February 2020

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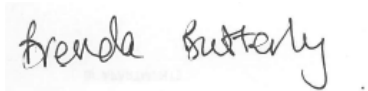
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Brenda Butterly (Agent)

McGill Planning

45 Herbert Lane

Dublin 2

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

Development Applications Unit,
Department of Culture Heritage and the Gaeltacht,
Newtown Road,
Wexford,
County Wexford
Y35 AP90

2nd February 2020

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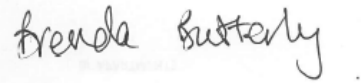
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Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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

An Taisce,

An Taisce,
Tailors' Hall,
Back Lane,
Dublin,
D08 X2A3
Ireland.

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- **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.

The application together with a Natura impact statement, 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: <https://www.crossgunsshd.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:

- (m) 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,
- (n) the subject matter of the submission or observations, and
- (o) 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.

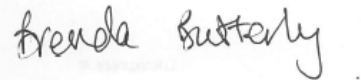
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If you have any enquiries, please don't hesitate to contact this office.

Yours Faithfully,

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Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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

|

The Heritage Council,
Church Lane,
Gardens,
Kilkenny,
R95 X298

2nd February 2020

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.

On behalf of the applicant, Bindford Limited, please find enclosed a planning application for a Strategic Housing Development on a site at the Old Bakery Site, also known as 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

A digital copy of the application is enclosed, 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. Please note, in line with your email confirmation dated 24/09/2019, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: <https://www.crossgunsshd.ie>

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

Bindford Limited intend to apply to An Bord Pleanála for permission for a Build To Rent (BTR) Strategic Housing Development on this site of c.0.7269 ha, at the Old Bakery Site, also known as 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7. The site is bounded by the Royal Canal to the North, the Phibsborough Road and a protected structure (RPS Ref: 6732) to the East, a laneway to the rear of residential properties (which front Leinster Street North) to the south and a residential development (Shandon Mill) to the West.

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.
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- **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).**
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- (q) the subject matter of the submission or observations, and
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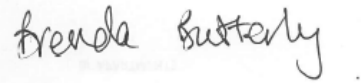
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Yours Faithfully,

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Brenda Butterly (Agent)

McGill Planning

45 Herbert Lane

Dublin 2

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

An Chomhairle Ealaíon,
70 Merrion Square,
Dublin 2
D02 NY52

2nd February 2020

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.

On behalf of the applicant, Bindford Limited, please find enclosed a planning application for a Strategic Housing Development on a site at the Old Bakery Site, also known as 113 Phibsborough Road, Cross Guns Bridge, Phibsborough, Dublin 7, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

A digital copy of the application is enclosed, 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. Please note, in line with your email confirmation dated 28/05/2020, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: <https://www.crossgunsshd.ie>

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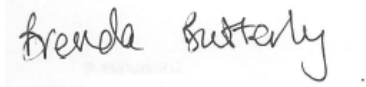
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Yours Faithfully,

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Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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

Failte Ireland,
88/95 Amiens Street,
Dublin 1,
D01 WR86

2nd February 2020

Dear Sir / Madam,

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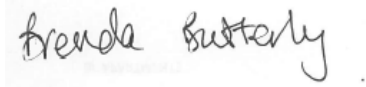
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Yours Faithfully,

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Brenda Butterly (Agent)

McGill Planning
45 Herbert Lane
Dublin 2

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



Please consider the environment before printing this email