

Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10,
Ireland

Date: 7th December 2020
JSA Ref. 18236

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT AT 36-40 DOMINICK STREET UPPER, BROADSTONE, DUBLIN 7.

On behalf of the applicant, Western Way Developments Ltd, 2 Washington Street, Dublin 8, please find enclosed a planning application for Strategic Housing Development on a site of c. 0.3285 hectares at 36 – 40 Dominick Street Upper, Broadstone, Dublin 7, D07 X4HW. The site includes the 'Hendrons' Building and adjacent railings railings, comprising protected structure no. 8783 and the boundary wall of the application site on Western Way, comprising protected structure no. 8483. The site has frontages to Palmerston Place, Dominick Street Upper and Western Way.

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 (as amended), a copy of the application is enclosed for your information.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.westernwayshd.ie/

Proposed Development

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

The development, which ranges from 4 to 9 no. storeys across across 2 no. buildings (described as Blocks, A, B, C, D and E [Blocks A and B over basement]) provides for the retention and re-use of the Hendrons Building, to include the addition of an extra storey and adaptive works and the extension of the building to provide a development of c. 11,384sqm, including 10,951sq.m of Build-to-Rent Shared Living Accommodation (inclusive of amenity space), 280 no. units [281no. bedspaces], c. 433sq.m of other uses including a gym, café/shop and yoga studio. The development will consist of:

- Demolition of the existing vacant warehouses and boundary wall fronting Palmerston Place and the existing dwelling at no. 36 Dominick Street Upper (c. 2,362.8sqm) and the construction of Build-to-Rent Shared Living accommodation on site the including; Block A fronting Palmerston Place (4 – 5 no. storeys), Block B, the Hendrons Building (5 no. storeys including 5th floor setback), Block C on the corner of Dominick Street Upper and Western Way (9 no. storeys), Block D fronting Western Way (7 – 8 no. storeys) and Block E fronting Western Way (5-6 no. storeys);
- Adaptive re-use of and related works to the existing Hendrons building, a protected structure under RPS Ref.: 8783; for use for shared living accommodation and a café/shop; including retention of existing '*Hendrons*' signage, the construction of an additional storey (resulting in a 5 no. storey building [Block B]), involving alterations and additions, including removal of original and non-original internal dividing walls, construction of openings within the original walls on the north-west, south-east and rear elevations to accommodate new doors and windows; removal of 2 no. external emergency exit stairs, reinstatement and restoration of original window openings on all façades and retention and repair of the existing glass blocks, original railings, stairs and lift shaft;
- Block C will accommodate a gym, yoga/pilates studio and changing rooms (c.260 sqm) at lower ground floor level; Block B will include café/shop (c. 173sqm) upper ground floor;
- Resident internal amenity space is provided within the upper levels of the Hendrons Building (Block B) and throughout the scheme including; living, kitchen dining areas, co-working spaces, a sky lounge, laundry, cinema room, games room, waste management facilities, bicycle repair station, storage and lounge areas (2,186sqm), bicycle spaces (175), 3 no. motorcycle spaces and plant at basement level;
- External amenity space (total c. 1267.1sqm) is provided in the form of 2 no. roof terraces at Block A (fourth floor level – Palmerstown Place 303.7 sq. m) and Block D (seventh floor level – Western Way 93.2 sq.m) [levels include upper and lower ground floor] and within a central courtyard and outdoor seating areas (870.2 sqm);
- Provision of an ancillary single storey ESB substation and switch-station including access via Western Way (and removal of a section (c. 2m) of the boundary wall (protected structure no. 8483) to accommodate this;
- Provision of site wide landscaping including pathways, lighting, sedum roofs and all ancillary site development works including boundary treatments.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (Dublin City 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 Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.westernwayshd.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:

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

Yours faithfully,



John Spain Associates

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

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John Spain Associates

National Transport Authority
Dún Scéine
Iveagh Court
Harcourt Lane
Dublin 2

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Yours faithfully,



John Spain Associates

Minister for Culture, Heritage and the Gaeltacht
Development Applications Unit
Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs
Newtown Road
Wexford
Y35 AP90

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JSA Ref. 18236

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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

Associate Directors: Luke Wymer BA MRUP Dip. Planning & Environmental Law Dip PM MIPI Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA, MSc, MRTPI

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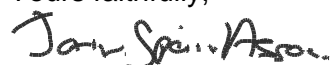
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John Spain Associates

Irish Water,
C/O Niko Taktikos,
Development Management Planning,
Connections and Developer Services,
Colvill House,
24-26 Talbot St
Ireland

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- External amenity space (total c. 1267.1sqm) is provided in the form of 2 no. roof terraces at Block A (fourth floor level – Palmerstown Place 303.7 sq. m) and Block D (seventh floor level – Western Way 93.2 sq.m) [levels include upper and lower ground floor] and within a central courtyard and outdoor seating areas (870.2 sqm);
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The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (Dublin City 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

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Yours faithfully,



John Spain Associates

Failte Ireland
88-95 Amiens St,
North Dock,
Dublin,
D01 WR86

Date: 7th December 2020
JSA Ref. 18236

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT AT 36-40 DOMINICK STREET UPPER, BROADSTONE, DUBLIN 7.

On behalf of the applicant, Western Way Developments Ltd, 2 Washington Street, Dublin 8, please find enclosed a planning application for Strategic Housing Development on a site of c. 0.3285 hectares at 36 – 40 Dominick Street Upper, Broadstone, Dublin 7, D07 X4HW. The site includes the 'Hendrons' Building and adjacent railings railings, comprising protected structure no. 8783 and the boundary wall of the application site on Western Way, comprising protected structure no. 8483. The site has frontages to Palmerston Place, Dominick Street Upper and Western Way.

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 (as amended), a copy of the application is enclosed for your information.

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An Taisce,
National Trust for Ireland,
Tailors' Hall,
Back Lane,
Dublin, Dublin 8

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An Comhairle Ealaíonn
70 Merrion Square South,
Saint Peter's,
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D02 NY52

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