

Dublin City Council,  
Planning and Development,  
Civic Offices  
Wood Quay  
Dublin 8  
D08 RF3F

2<sup>nd</sup> 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.

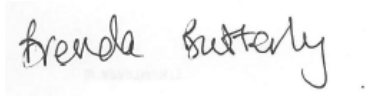
In line with this Act we have submitted 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to Dublin City Council as the local Planning Authority for this area. In addition to this, and as requested in 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 Comhaire 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.

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

Yours Faithfully,

A handwritten signature in cursive script that reads "Brenda Butterly". The signature is written in dark ink on a light-colored background.

**Brenda Butterly (Agent)**

McGill Planning  
45 Herbert Lane  
Dublin 2