

Strategic Housing Unit
An Bord Pleanála
64 Marlborough Street
Dublin 1

Thursday, 16 July 2020

[By Hand]

PLANNING REPORT/COVER LETTER

Dear Sir/Madam

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) AT NO. 348 HAROLD'S CROSS, DUBLIN 6W, D6W VW99 (ABP-305781-19 PRE-APPLICATION CONSULTATION REFERENCE)

1.0 INTRODUCTION

On behalf of the applicant AAI Kenilworth Ltd., 4th Floor, 11 Anglesea Street, Cork please find enclosed this Strategic Housing Development (SHD) planning application in respect of a c. 0.2319 ha site located at No. 348 Harold's Cross Road, Dublin 6W, D6W VW99, (formerly known as 'Kenilworth Motors').

The lands are principally bounded by Laundry Lane to the north, a roadway which currently provides access to a house, block of studio apartments and access to the rear of a limited number of houses on Clareville Road; Harold's Cross Road to the east, which is characterised by 1 to 5 storey houses and apartment buildings; Kenilworth Manor to the south, a 3-storey duplex/apartment residential development; and Rosary Park and 2-storey Community Centre to the west.

The development, a Build-To-Rent Shared Living Strategic Housing Development, will principally consist of: the demolition of all one storey, with part mezzanine, buildings (1,164 sq m) and certain boundary walls; the construction of a part-two, part-five storey building, with set back Fourth Floor Level, all over partial Basement Level, build-to-rent shared living residential development (total gross floor area of c. 6,687 sq m); (comprising 201 No. bedspaces (147 No. single occupancy bedrooms including 5 No. accessible bedrooms, and 27 No. double occupancy bedrooms).

TOWN PLANNING CONSULTANTS

Directors: Tom Phillips BA MRUP MA (Urb Des) MRTPI FIPI (Managing); Gavin Lawlor BSoc Sc MRUP MIPI; and John Gannon BSc (Surv) MRUP MIPI.

Associates: Stephen Barrett BSc (Spatial Planning) Dip. ERM MIPI; Ian Boyle BSc Spatial Planning, MSc Urban Regeneration, MIPI; Julie Costello BA MRUP MIPI; and Sine Kelly BAgriSc (Land Hort) MRUP Adv.Dip.PM MIPI Affiliate Member of ILI;

Registered: Tom Phillips and Associates Limited. Registered in Ireland No. 353333. Registered Office: 80 Harcourt Street, Dublin 2, D02 F449, Ireland.



The development will also consist of: shared kitchen/living/dining areas at each floor level to serve residents of each floor; communal residential amenities including lounges, tv areas, hot desks, gym, activity area, function room, ancillary café, reception, laundry room; plant, waste management areas, circulation space; ESB substation and switch room; 210 No. cycle parking spaces (187 No. resident and 5 No. staff spaces at Basement Level; and 18 No. visitor spaces at surface level); communal amenity open spaces at Ground Level (366 sq m); 2 No. car club parking spaces accessed from Harold's Cross Road; alterations to the layout of Laundry Lane including the provision of a pedestrian footpath, vehicular layby, and recessed service and emergency vehicle access at the rear of the site (northwest); Sustainable Urban Drainage systems (including green roof, rainwater harvesting and attenuation tanks); roof plant, including PV panels; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). Access to the scheme will be via Harold's Cross Road and Laundry Lane.

This application is made in accordance with the provisions of the *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act') and the *Planning and Development (Strategic Housing Development) Regulations 2017* ('the 2017 Regulations').

A full schedule of the contents of the Application is included in this Report, see Appendix A.

We confirm that some 2 no. hard copies and 3 no. soft copies of this application have been submitted to An Bord Pleanála and 6 no. hard copies and 1 no. soft copy of the application has been submitted to Dublin City Council. A digital copy has also been prepared for each of the 3 no. statutory consultees (National Transport Authority; Transport Infrastructure Ireland and Irish Water), as required under the 2016 Act. We have previously confirmed with the prescribed bodies that a digital copy was the preferred format for the receipt of the application.

A website in respect of the proposed development including all elements has been prepared and is available at www.kenilworthhallshd.com. The statutory application fee of €13,130 is enclosed with the Application.

The Applicant, AAI Kenilworth Ltd, is the legal owner of the majority of this site (c. 0.2155 ha of c. 0.2319 ha), with consent from Dublin City Council to include some the adjoining lands to allow for improvements to the adjoining road (primarily at Laundry Lane) and drainage connections. The Applicant therefore, has sufficient interest in the land in accordance with the 2016 Act to make this SHD Application.



The Design Team in relation to this project principally comprises of the following:

1. Architects. (ShipseyBarry Architects.)
2. Civil Engineering Services. (Murphy Matson O’Sullivan Engineers.)
3. Mobility Management Plan. (TPS.)
4. Energy Sustainability/Daylight and Shadow Analysis. (DK Partnership.)
5. Ecology and Appropriate Assessment. (DixonBrosnan Environmental Consultants.)
6. Photomontages. (Digital Dimensions.)
7. Facility Management and Operational Brief. (CRM.)
8. Socio Economic Report. (Grant Thornton.)
9. Town Planning. (Tom Phillips + Associates, Town Planning Consultants.)

2.0 SITE LOCATION AND CONTEXT

The subject site is located at No. 348 Harold’s Cross, Dublin DW, D6W VW99.

The comprises the Former Kenilworth Motors site, and was previously in use as a Vehicle Showroom and Vehicle Service Garage. The site is currently unoccupied, it includes a forecourt previously used for the display of vehicles, a part single and part double storey building that accommodated a showroom, ancillary offices, vehicle maintenance garage and customer parking within a walled rear yard and a shed. The buildings have an approximate internal floorspace of 1,164 sq m.

The subject site is bounded to: the east by Harold’s Cross Road; the south by Kenilworth Manor; to the west by Rosary Park; and to the north by Laundry Lane. The site is accessible from Harold’s Cross Road and Laundry Lane.

The site is located in Harold’s Cross an Inner Suburb of Dublin. The surrounding context is characterised by a combination of established residential areas, newer residential developments (such as St Pancras to the south), and local services. Harold’s Cross Village is 400 m to the north and Terenure Village is c. 600 m to the south. The site is also in easy reach of Rathgar and Rathmines.

The subject site is located in proximity to a number of quality bus routes connecting the site to the city centre, Dublin Airport and Tallaght to the south.

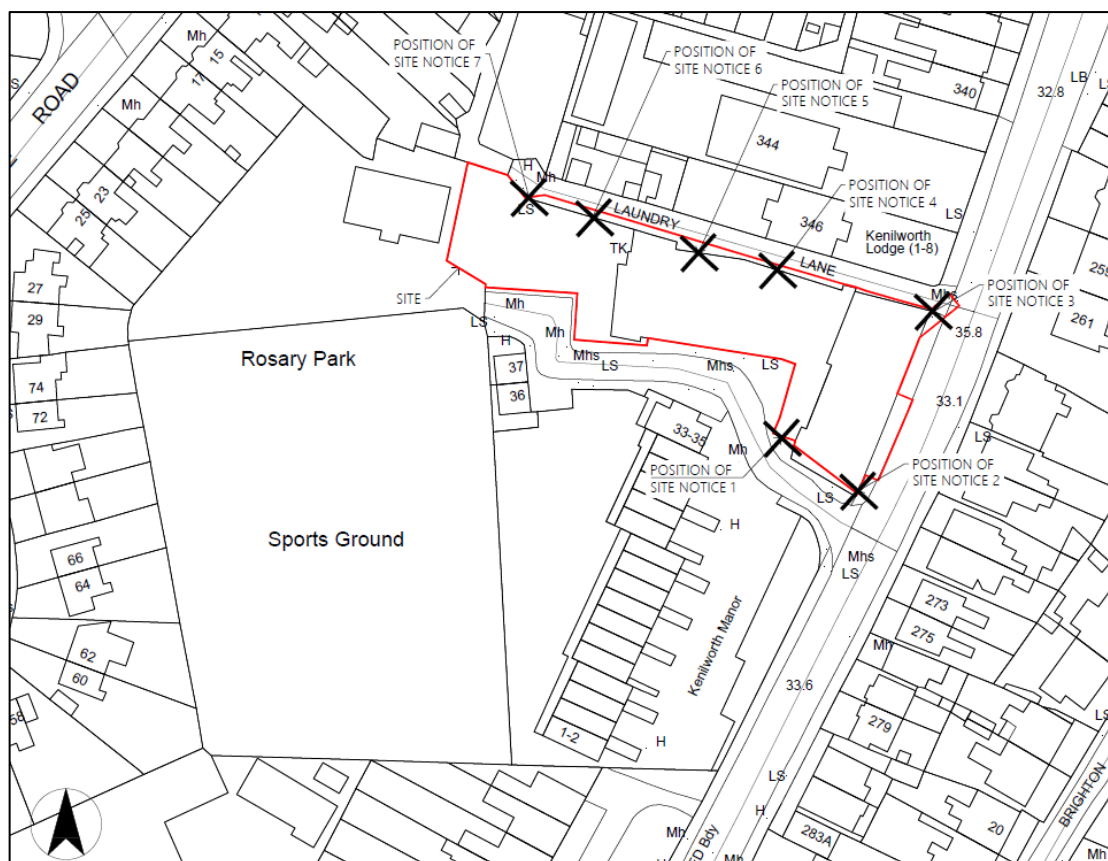


Figure 1.1: Extract of OS Site Location Map. (Source: Drawing No. SB-2018-004-OS-25, prepared by ShipseyBarry).

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development can be described as follows:

AAI Kenilworth Ltd intend to apply to An Bord Pleanála (the Board) for permission for a Build-To-Rent Shared Living Strategic Housing Development at a c. 0.2319 ha site located at No. 348 Harold's Cross Road, Dublin 6W, D6W VW99, (formerly known as 'Kenilworth Motors') principally bounded by Laundry Lane to the north, Harold's Cross Road to the east, Kenilworth Manor to the south, and Rosary Park to the west.

The development will principally consist of: the demolition of all one storey, with part mezzanine, buildings (1,164 sq m) and certain boundary walls; the construction of a part-two, part-five storey building, with set back Fourth Floor Level, all over partial Basement Level, build-to-rent shared living residential development (total gross floor area of c. 6,687 sq m); (comprising 201 No. bedspaces (147 No. single occupancy bedrooms including 5 No. accessible bedrooms, and 27 No. double occupancy bedrooms).

The development will also consist of: shared kitchen/living/dining areas at each floor level to serve residents of each floor; communal residential amenities including lounges, tv areas, hot desks, gym, activity area, function room, ancillary café, reception, laundry room; plant, waste management areas, circulation space; ESB substation and switch room; 210 No. cycle parking spaces (187 No. resident and 5 No. staff spaces at Basement Level; and 18 No. visitor spaces at surface level); communal amenity open spaces at Ground Level (366 sq m); 2 No. car club parking spaces accessed from Harold's Cross Road; alterations to the layout of Laundry Lane



including the provision of a pedestrian footpath, vehicular layby, and recessed service and emergency vehicle access at the rear of the site (northwest); Sustainable Urban Drainage systems (including green roof, rainwater harvesting and attenuation tanks); roof plant, including PV panels; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). Access to the scheme will be via Harold's Cross Road and Laundry Lane.

4.0 PLANNING HISTORY

The subject site has no recent planning history.

A number of new residential developments have been permitted in the vicinity of the subject site in recent years. These developments include: St Pancras to the south of the site, St Clare's Convent and the site of the Classic Cinema to the north of the site. These schemes provide residential developments including 4 and 5 storey apartment blocks.

5.0 KEY STATUTORY CONTEXT

The enclosed *Statement of Consistency* seeks to outline the site's inherent compliance with the relevant suite of National, Regional and Local Development Plan planning guidance policies and objectives pertaining to the development of shared living schemes in the Dublin City Council area, as required in respect of development proposals being submitted under the Strategic Housing Development (SHD) planning provisions.

5.1 *Dublin City Development Plan 2016-2022*

Zoning – Residential is a Permitted in Principle Use

Under the *Dublin City Development Plan 2016-2022*, the subject site is zoned 'Z1 Sustainable Residential Neighbourhoods' with the Objective "*To protect, provide and improve residential amenities.*"

Residential use (which encompasses shared living accommodation) is "permitted in principle" under zoning objective Z1.

5.2 **National Planning Guidance**

The subject development inherently complies with the provisions of *Project Ireland 2040 National Planning Framework* (NPF) particularly in relation to the promotion of higher density compact residential development.

Under the heading of 'Compact Growth', the NPF is:

'Targeting a greater proportion (40%) of future housing development to happen within and close to existing built-up areas'.



The NPF further notes in National Policy Objective 10:

‘There will be a presumption in favour of development that encourages more people, jobs and activity within existing urban areas, subject to development meeting appropriate planning standards and achieving targeted growth’.

It states that the key test is meeting appropriate planning standards, which should be performance-based to ensure well-designed, high quality outcomes, rather than absolute in all cases. Although sometimes necessary to safeguard against poor quality design, the NPF notes that planning standards should be flexibly applied in response to well-designed development proposals that can achieve urban infill and brownfield development objectives in settlements of all sizes.

The proposed development is also in line with the policy requirements included in the *Sustainable Residential Development in Urban Areas, 2009*.

Guidelines for Shared Living Accommodation

The subject proposal adheres to the provisions set out in the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, 2018*.

Compliance with the standards provided in the ‘Guidelines for New Apartments’ as they relate to Shared Accommodation is detailed in the accompanying the *Architectural Report* prepared by ShipseyBarry and the *Statement of Consistency* prepared by Tom Phillips + Associates.

In summary, the proposed development comprises 201 bedspaces (147 No. single occupancy bedrooms including 5 No. accessible bedrooms, and 27 No. double occupancy bedrooms). Each floor includes a south facing shared kitchen/living/dining area to serve the residents on that floor, in addition to shared communal facilities including lounges, tv areas, hot desks, gym, activity area, function room, ancillary café, reception, laundry room. Communal open spaces are provided, an enclosed rear courtyard (329 sq m) and a seating area at the front (37 sq m). The scheme provides 210 No. cycle parking spaces (187 No. resident and 5 No. staff spaces at Basement Level; and 18 No. visitor spaces at surface level); 2 No. car club parking spaces accessed from Harold’s Cross Road;

The proposed development is located in a well-established residential area, that is well served by an existing community and social infrastructure. The proposed development will broaden the mix of accommodation types available in the area, which currently primarily comprises of traditional houses, despite a high proportion of smaller households and young adults in the area.

The proposed development is in easy cycling distance of the city centre, is well served by public transport and is in an area well supported by local amenities including: open spaces and sports clubs, restaurants and bars, and a wide range of retailing.



Building Height

The proposed development is accommodated in a part two, part five storey building (over a Basement Level) with set backs at upper levels)

The building is less than the maximum height standard for residential buildings in the outer city (up to 16 m). Therefore, the proposal accords with the height limits of the *Development Plan*.

Roads and Drainage

The design of the proposed development will encourage use of cycling and public transport, by providing a development free of car parking, apart from 2 No. car club bays, which will supplement the existing car club service in the wider area. A dedicated cycle access via an external stairs with a bike tunnel to the Basement Level bike store is provided at the front of the scheme.

Maintenance/emergency access to the rear open space is provided from Laundry Lane and the gate is set back at this location to allow for turning manoeuvres for smaller vehicles such as taxis. A 2m wide foot path is provided along the northern boundary of the scheme on Laundry Lane.

Drainage will be via a new connection to the existing mains.

The area is well served by utilities expected in an urban area, including broadband which will be available throughout the scheme.

6.0 SUMMARY OF ENCLOSURES

Please find enclosed 2 No. hard copies and 3 No. digital copies of the required Application material, which are detailed on the attached enclosure at Appendix A.

In addition, we also enclose the associated statutory fee of €13,130.00.

7.0 CONCLUSION

We trust that you will find this Application in order and look forward to a positive response.

Yours faithfully

Julie Costello
Associate
Tom Phillips + Associates

Encl.



APPENDIX A: SCHEDULE OF INPUTS:

- *Cover Letter/Planning Report* (i.e. this document), prepared by Tom Phillips + Associates, dated 16 July 2020.
- *Cover Letter to Prescribed Bodies*, prepared by Tom Phillips + Associates, dated 16 July 2020.
- *SHD Application Form*, prepared by Tom Phillips + Associates, dated 16 July 2020.
- *Site Notice*, dated 14 July 2020.
- *Newspaper Notice*, dated 16 July 2020.
- *Letter of Consent*, from Dublin City Council, dated 11 May 2020.
- *Statement of Consistency*, prepared by Tom Phillips + Associates, dated 16 July 2020.
- *Justification Report*, prepared by Tom Phillips + Associates, dated 16 July 2020.
- *Response to An Bord Pleanála Opinion*, prepared by Tom Phillips + Associates, dated 16 July 2020.
- *EIAR Screening Report*, prepared by Tom Phillips + Associates, dated 16 July 2020.
- *Architectural Report*, prepared by ShipseyBarry Architects, dated June 2020 (document includes Schedule of Areas and Housing Quality Assessment).
- *A3 Drawings Pack*, prepared by ShipseyBarry Architects, dated June 2020.
- *Adjacent Amenity Report*, prepared by ShipseyBarry Architects, dated June 2020.
- *Swept Path Analysis Report*, prepared by ShipseyBarry Architects, dated June 2020.
- *Post Tri-Party Changes Report*, prepared by ShipseyBarry Architects, dated June 2020.
- *Kenilworth Hall – Photomontages*, prepared by Digital Dimensions.
- *Appropriate Assessment Screening Report*, prepared by DixonBrosnan, dated July 2020.
- *Ecological Impact Assessment*, prepared by DixonBrosnan, dated July 2020.
- *Engineering Services Report*, prepared by Murphy Matson O’Sullivan Consulting Civil and Structural Engineers.
- *Flood Risk Assessment*, prepared by Murphy Matson O’Sullivan Consulting Civil and Structural Engineers.
- *Basement Impact Assessment*, prepared by Murphy Matson O’Sullivan Consulting Civil and Structural Engineers.



- *Outline Construction and Demolition Management Plan*, prepared by Murphy Matson O’Sullivan Consulting Civil and Structural Engineers.
- *Travel Plan*, prepared by TPS, dated June 2020.
- *Energy Statement Report*, prepared by DK Partnership, dated 4th June 2020.
- *Sunlight/Shadow Analysis Report – Existing Neighbouring Amenity Spaces*, prepared by DK Partnership, dated 5th June 2020.
- *Daylight Reception Analysis Report – Habitable Rooms Within the New Proposed Development*, prepared by DK Partnership, dated 5th June 2020.
- *Effect on Daylight Reception Analysis Report – Habitable Rooms in Existing Neighbouring Buildings*, prepared by DK Partnership, dated 5th June 2020.
- *Facade & Roof Access Strategy*, prepared by Altura Engineering Ltd, dated 3rd June 2020.
- *Operational Waste Management Plan*, prepared by Awn Consulting, dated 5th June 2020.
- *Estate Management Plan*, prepared by CRM, dated June 2020.
- *Market Demand Report*, prepared by CRM, dated June 2020.
- *Co-Living Accommodation Brief*, prepared by CRM, dated June 2020.
- *Socio Economic Potential for Shared Living*, prepared by Grant Thornton, dated May 2020.

Planning Fee comprising a cheque made payable to An Bord Pleanála in the amount of €13,130.00

ShipseyBarry Architects				
Drawing No.	Title	Scale	Size	Rev.
SB-2018-04-00-OS-25	SITE LOCATION	1:1000	A4	B
SB-2018-04-001	TAKING IN CHARGE MAP	1:1000	A4	B
SB-2018-04-002	CONSENT MAP	1:1000	A4	B
SB-2018-04-101	SURVEY	1:200	A1	C
SB-2018-04-102	EXISTING BUILDING	1:200	A1	C
SB-2018-04-103	EXISTING BUILDING SECTIONS & ELEVATIONS	1:200	A1	C
SB-2018-04-104	DEMOLITION PLAN	1:200	A1	C
SB-2018-04-105	DEMOLITIONS II	1:200	A1	C
SB-2018-04-200	SITE LAYOUT PLAN	1:500	A3	C
SB-2018-04-201	BASEMENT & LEVEL 0 FLOOR PLANS	1:200	A1	D
SB-2018-04-202	LEVEL 1 & 2 FLOOR PLANS	1:200	A1	D
SB-2018-04-203	LEVEL 3 & 4 FLOOR PLANS	1:200	A1	D
SB-2018-04-204	ROOF PLAN	1:200	A2	D
SB-2018-04-205	ROOM TYPES	1:50	A1	B
SB-2018-04-300	SECTIONS A-E	1:200	A1	C



SB-2018-04-301	PART SECTIONS	1:200	A1	C
SB-2018-04-400	ELEVATIONS	1:200	A1	C
SB-2018-04-500	LANDSCAPE FORECOURT EAST BOUNDARY	1:100	A1	C
SB-2018-04-501	LANDSCAPE COURTYARD WEST BOUNDARY	1:100	A1	C
SB-2018-04-502	LANDSCAPE NORTH & SOUTH BOUNDARY	1:100	A1	C

ShipseyBarry Architects – Swept Path Analysis Report

Drawing No.	Rev	Title	Scale	Size
SB-2018-04-600	C	Swept Paths Delivery	NTS	A3
SB-2018-04-601-1	C	Swept Paths Refuse Arrival	NTS	A3
SB-2018-04-601-2	C	Swept Paths Refuse Departure	NTS	A3
SB-2018-04-602-1	C	Swept Paths Fire Rescue Arrival	NTS	A3
SB-2018-04-602-2	C	Swept Paths Fire Rescue Departure	NTS	A3
SB-2018-04-603	C	Swept Paths Lane Width	NTS	A3
SB-2018-04-604	C	Swept Paths Adjoining	NTS	A3
SB-2018-04-605	C	Swept Paths Substation Service	NTS	A3
SB-2018-04-606	C	Swept Paths Bike Parking	NTS	A3
SB-2018-04-607	C	Swept Paths Go Car Parking	NTS	A3
SB-2018-04-608	C	Swept Paths Taxi Turning Area	NTS	A3

Murphy Matson O’Sullivan Consulting Engineers

Drawing No.	Title	Scale	Size	Rev.
18322-MMS-ZZ-ST-DR-C-10000-S2	PROPOSED SERVICES BASEMENT LEVEL	1:125	A1	P08
18322-MMS-ZZ-ST-DR-C-10001-S0	PROPOSED SERVICES PLAN GROUND FLOOR LEVEL	1:125	A1	P09
18322-MMS-ZZ-SEC-DR-C-10002-S2	PROPOSED FOUL SEWER & SURFACE WATER LONGITUDINAL SECTIONS	As shown	A3	P03

Altura Facade Consultants

Drawing No.	Title	Size
-	Abseil Load Cases 1-5	A4
HCD-ALT-2020-38-01-REV2	Roof and Facade Access Layout Drawing	A3
HCD-ALT-2020-38-02-REV2	Roof and Facade Equipment Detail Drawing	A3