

Mr Michael McCormack
Land-Use Planning Section
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

Thursday, 16 July 2020

Dear Mr McCormack

RE: 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 a digital copy of the Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 10th January 2020.

Under Article 285(5) (a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of *the Planning and Development (Housing) and Residential Tenancies Act 2016*.

2.0 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.

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; Sine Kelly BAgrSci (Land Hort) MRUP Adv.Dip.PM MIPI Affiliate Member of ILI; and Aoife McCarthy BA (Hons) MRUP (Hons) MIPI.

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



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.

3.0 SUBMISSION PROCEDURE

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, 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.

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.



A copy of the application may also be inspected online at the following website set up by the applicant: www.kenilworthhallshd.com.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-858 8100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully



Julie Costello
Associate
Tom Phillips + Associates