

Our Ref: White Heather SHD

8th April 2022

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

Dear Sir / Madam

Reference : **Application for a proposed Strategic Housing Development at White Heather Industrial Estate, South Circular Road, Dolphin's Barn, Dublin 8 and including a residential dwelling at 307/307a South Circular Road, Dublin 8 and an industrial building at 12a St James Terrace, Dublin 8. The development comprises 335 no Build-to-Rent residential units, including 7 no. townhouses and 328 no. apartments, 2 no. cafés, 1 no. childcare facility, residential facilities, 3 no. substations, the change of use of 307/307a from residential to shared workspace/office space, hard and soft landscaping, surface and undercroft car parking, public realm works, lighting, services and connections, waste management and all associated enabling and site development works.**

On behalf of U+I (White Heather) Limited, C/O 6th Floor, 2 Grand Canal Square, Dublin 2, please find enclosed a planning application for a Strategic Housing Development (SHD) in respect of a 1.535ha site at White Heather Industrial Estate, South Circular Road, Dolphin's Barn; 307/307a South Circular Road; and 12a St James's Terrace, Dublin 8.

Proposed Development

The proposed SHD comprises 335 no. Build-to-Rent residential units across 7 no. apartment blocks (328 no. apartment units), ranging in height from 2 no. to 10 no. storeys, and 7 no. townhouse units, as well as 1 no. childcare facility, 2 no. café units, residential facilities, the change of use of 307/307a from residential to shared workspace/office space, hard and soft landscaping works, surface and undercroft car parking and all associated works.

Strategic Housing Development

This application is made under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and complies with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017.

Pre-Application Consultation

The application is made following a Pre-Application Consultation with An Bord Pleanála and the receipt of a Notice of Pre-Application Consultation Opinion (Pre-Application Consultation Reference ABP-311359-21).

Copies of Application

Please note that 3 no. digital copies (CD, including a .dwg ITM file) and 2 no. printed copies of the documents enclosed with this application have been submitted to An Bord Pleanála, while 1 no digital copy (including a .dwg ITM file) and 6 no. printed copies have been submitted to Dublin City Council.

In accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Notice of Pre-Application Consultation Opinion (Ref. 311359), 1 no. digital copy has been prepared for 8 no. of the 9 no. statutory consultees. This is a result of consultation with each prescribed body, where they indicated that only a soft copy of the application was required. However, 1 no. hard copy and 1 no. digital copy has been prepared for the National Transport Authority, who did not revert with a response on their preference.

The 9 no. prescribed authorities as noted in the Board's Opinion are as follows:

- Irish Water
- Water Ways Ireland
- National Transport Authority (NTA)
- Transport Infrastructure Ireland (TII)
- The Minister for Housing, Local Government and Heritage
- The Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
- The Heritage Council
- An Taisce — the National Trust for Ireland
- Dublin City Childcare Committee.

Schedule of Accommodation

A full schedule of the application documents is outlined in the table set out in Appendix I below, a schedule of all drawings is also provided.



Letter of Consent

Dublin City Council (DCC) are in the ownership of a small portion of land at St. James's Terrace and the South Circular Road. A letter of consent from DCC providing for the inclusion of these lands in the subject application is enclosed in Appendix II.

EIA Portal Confirmation

An EIA Portal notification was received on 1st April 2022 in respect of the proposed development. The information provided was uploaded to the EIA Portal on 1st April 2022 under EIA Portal ID number **2022060** and is available to view at:

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

The EIA Portal Confirmation Notice is attached as Appendix III to this letter.

Strategic Housing Development Application Fee

An EFT payment of €64,623.60 was made payable to An Bord Pleanála by the Applicant, U+I (White Heather) Limited and confirmation of same is enclosed with this application (see Appendix IV).

We trust that the above is in order and should you have any queries in relation to the above, please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Brian Maher', written over a horizontal line.

Brian Maher

Associate Director

086 047 3218

brian.maher@avisonyoung.com

For and on behalf of Avison Young Planning and Regeneration Limited

Appendix I – Schedule of Documents and Drawings

Author	Drawing No.	Title	Scale	Size
OMP	20016-OMP-00-SP-DR-A-1000	Site Layout Plan - Proposed	1:500	A1
	20016-OMP-00-SP-DR-A-1001	Taken In Charge Plan	1:500	A1
	20016-OMP-00-SP-DR-A-1002	Phasing Diagram	1:500	A1
	20016-OMP-00-SX-DR-A-1000	Site Location Plan	1:1000	A1
	20016-OMP-00-SX-DR-A-1001	Existing Site Survey	1:500	A1
	20016-OMP-00-SX-DR-A-1002	Demolition Plan	1:200	A0
	20016-OMP-00-SX-DR-A-2001	Demolition Elevations	1:200	A0
	20016-OMP-00-SX-DR-A-3001	Demolition Sections	1:200	A0
	20016-OMP-AT-ZZ-DR-A-1200	Typical Unit Types 01	1:100	A1
	20016-OMP-AT-ZZ-DR-A-1201	Typical Unit Types 02	1:100	A1
	20016-OMP-B1-ZZ-DR-A-2101	Block 01 Elevations	1:200	A1
	20016-OMP-B2-ZZ-DR-A-2102	Block 02 Elevations	1:200	A1
	20016-OMP-B2-ZZ-DR-A-3001	Block 02 Sections	1:200	A1
	20016-OMP-B3-ZZ-DR-A-2103	Block 03 Elevations	1:200	A1
	20016-OMP-B3-ZZ-DR-A-3001	Block 03 Sections	1:200	A1
	20016-OMP-B4-ZZ-DR-A-2104	Block 04 Elevations	1:200	A1
	20016-OMP-B4-ZZ-DR-A-3001	Block 04 Sections	1:200	A1
	20016-OMP-B5-ZZ-DR-A-2105	Block 05 Elevations	1:200	A1
	20016-OMP-B6-ZZ-DR-A-2106	Block 06 Elevations	1:200	A1
	20016-OMP-B7-ZZ-DR-A-2107	Block 07 Elevations	1:200	A1
	20016-OMP-B8-ZZ-DR-A-4001	Block 08 Creche Plans, Elevations and Sections	1:100	A1
	20016-OMP-H3A-ZZ-DR-A-1000	House Type 3A	1:100	A1
	20016-OMP-H3B-ZZ-DR-A-1000	House Type 3B	1:100	A1
	20016-OMP-ZZ-00-DR-A-1000	Ground Floor Plan	1:200	A0
	20016-OMP-ZZ-01-DR-A-1001	First Floor Plan	1:200	A0
	20016-OMP-ZZ-02-DR-A-1002	Second Floor Plan	1:200	A0
	20016-OMP-ZZ-03-DR-A-1003	Third Floor Plan	1:200	A0
	20016-OMP-ZZ-04-DR-A-1004	Fourth Floor Plan	1:200	A0
	20016-OMP-ZZ-05-DR-A-1005	Fifth Floor Plan	1:200	A0
	20016-OMP-ZZ-06-DR-A-1006	Sixth Floor Plan	1:200	A0
	20016-OMP-ZZ-07-DR-A-1007	Seventh Floor Plan	1:200	A0
	20016-OMP-ZZ-08-DR-A-1008	Eighth Floor Plan	1:200	A0
	20016-OMP-ZZ-09-DR-A-1009	Ninth Floor Plan	1:200	A0
	20016-OMP-ZZ-B1-DR-A-1099	Basement Floor Plan	1:200	A0
	20016-OMP-ZZ-RL-DR-A-1010	Roof Plan	1:200	A0
	20016-OMP-ZZ-ZZ-DR-A-2001	Site Context Elevations	1:200	A0
	20016-OMP-ZZ-ZZ-DR-A-2002	Site Context Elevations	1:200	A0
	20016-OMP-ZZ-ZZ-DR-A-2003	Site Context Elevations	1:200	A0
	20016-OMP-ZZ-ZZ-DR-A-2004	Site Context Elevations	1:200	A0

Avison Young Planning and Regeneration Limited registered in the Republic of Ireland number 409687. Registered office, 2-4 Merrion Row, Dublin 2, D02 WP23. Directors of the Company: Robert McLoughlin, Jason Sibthorpe (British), Gerard Hughes (British), Simon Miller (British), Stephen Brown (British), Paul Holcombe (British).

	20016-OMP-ZZ-ZZ-DR-A-2005	Site Context Elevations	1:200	A0
	20016-OMP-ZZ-ZZ-DR-A-2006	Site Context Elevations	1:200	A0
	20016-OMP-ZZ-ZZ-DR-A-3001	Site Sections	1:200	A0
	20016-OMP-ZZ-ZZ-DR-A-3002	Site Sections	1:200	A0
	20016-OMP-ZZ-ZZ-DR-A-3003	Site Sections	1:200	A0
	20016-OMP-ZZ-ZZ-DR-A-3004	Site Sections	1:200	A0
OCSC	U067-OCSC-XX-B1-DR-C-0515	Undercroft Car Park Drainage Longitudinal Sections	As shown	A1
	U067-OCSC-XX-GF-DR-C-0510	Surface Water Network Longitudinal Sections	As shown	A1
	U067-OCSC-XX-GF-DR-C-0515	Wastewater Network Longitudinal Sections	As shown	A1
	U067-OCSC-XX-XX-DR-C-0520	SuDS Strategy Plan	1:250	A1
	U067-OCSC-XX-XX-DR-C-0521	Finished Surface Plan	1:250	A1
	U067-OCSC-XX-XX-DR-C-0530	SuDs Details	1:250	A1
	U067-OCSC-ZZ-B1-DR-C-0500	Undercroft Car Park Drainage Design Layout	1:250	A1
	U067-OCSC-ZZ-GF-DR-C-0500	Drainage Design Layout	1:250	A1
	U067-OCSC-ZZ-GF-DR-C-0550	Watermain Design Layout	1:250	A1
J McConville	4509/21/001a	Tree Survey Plan	1:500	A1
	4509/21/002B	Tree Removal/Retention Plan	1:500	A1
IN2	D2044-IN2-SW-00-DR-E-0101-P3-4	Site Lighting Layout	1:250	A0
	D2044-IN2-SW-00-DR-E-0102-P3-45	Lux Level Layout	1:250	A0
BSLA	DN2009-PL-P-0001	GF Rendered Landscape Masterplan	1:200	A0
	DN2009-PL-P-00012	Planting Plan	1:250	A1
	DN2009-PL-P-1001	Rooftops Rendered Landscape Masterplan	1:250	A1
	DN2009-PL-S-0001	Privacy Buffer + Site Interface Sections	1:50	A1
SYSTRA	300726-001	Preliminary Access Junction Layout	1:125	A1
	300726-002	Car Parking General Arrangement	1:250	A1
	300726-003	Surface Cycle Parking General Arrangement	1:250	A1
	300726-004	Basement Cycle Parking General Arrangement	1:250	A1
	300726-010	Access Junction Swept Path Analysis	1:250	A1

	300726-012	Refuse Vehicle Swept Path Analysis	1:250	A1
	300726-013	Fire Tender Swept Path Analysis	1:250	A1
	300726-014	Car Parking Swept Path Analysis	1:250	A1

Table 1: Drawing Schedule.

Document	Author
Planning Report Including Statement of Consistency Strategic Housing Development Application Form Cover Letter to ABP Cover Letter to Dublin City Council Cover Letter to Prescribed Bodies Site Notice (size A3, erected at 6 no. locations 07/04/2022) Newspaper Notice (published in the Irish Daily Mail 07/04/2022) ABP Response Document Social and Community Infrastructure Audit Material Contravention Statement Supplementary Daylight/Sunlight and Overshadowing Report	Avison Young
Engineering Services Report Outline Construction Management Plan Outline Resource Waste Management Plan Site Specific Flood Risk Assessment	OCSC
Traffic and Transport Assessment Mobility Management Plan Construction Traffic Management Plan DMURS Statement of Consistency	SYSTRA
Landscape Design Report	BSLA
M&E Utilities Report Energy Analysis Report Microclimatic Wind Analysis and Pedestrian Comfort Site Lighting Report	IN2
CGIs Verified Photomontages	Modelworks
Life Cycle Report BTR Operational Plan BTR Justification Report	LIV Consult
Architectural Design Statement Statement of Response Technical Document Part V Document	OMP
Tree Survey Report	J McConville
Screening Report for Appropriate Assessment	Minogue Associates

Table 2: Document Schedule.



Appendix II – Dublin City Council Letter of Consent



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Environment and Transportation Department,
Civic Offices, Wood Quay, Dublin 8

Roinn Comhshaoil agus Iompair, Oifigí na Cathrach
An Ché Adhmaid, Baile Átha Cliath 8
T.(01) 2222046 E: transportplanning@dublincity.ie

U and I (White Heather) Limited,
6th Floor,
2 Grand Canal Square,
Dublin 2

22nd March 2022

Re: Letter of Consent to Strategic Housing Development Planning Application

Site: White Heather Industrial Estate, South Circular Road, Dolphins Barn, Dublin 8 and including a residential dwelling at 307/307a South Circular Road, Dublin 8 and an industrial building at 12a St James Terrace.

To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically lands within the roadway and footpath along South Circular Road and James Terrace as hatched in red on the attached drawing, dwg. no. 20016-OMP-00-SX-DR-A-1000, Rev. P03.

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001(as amended).

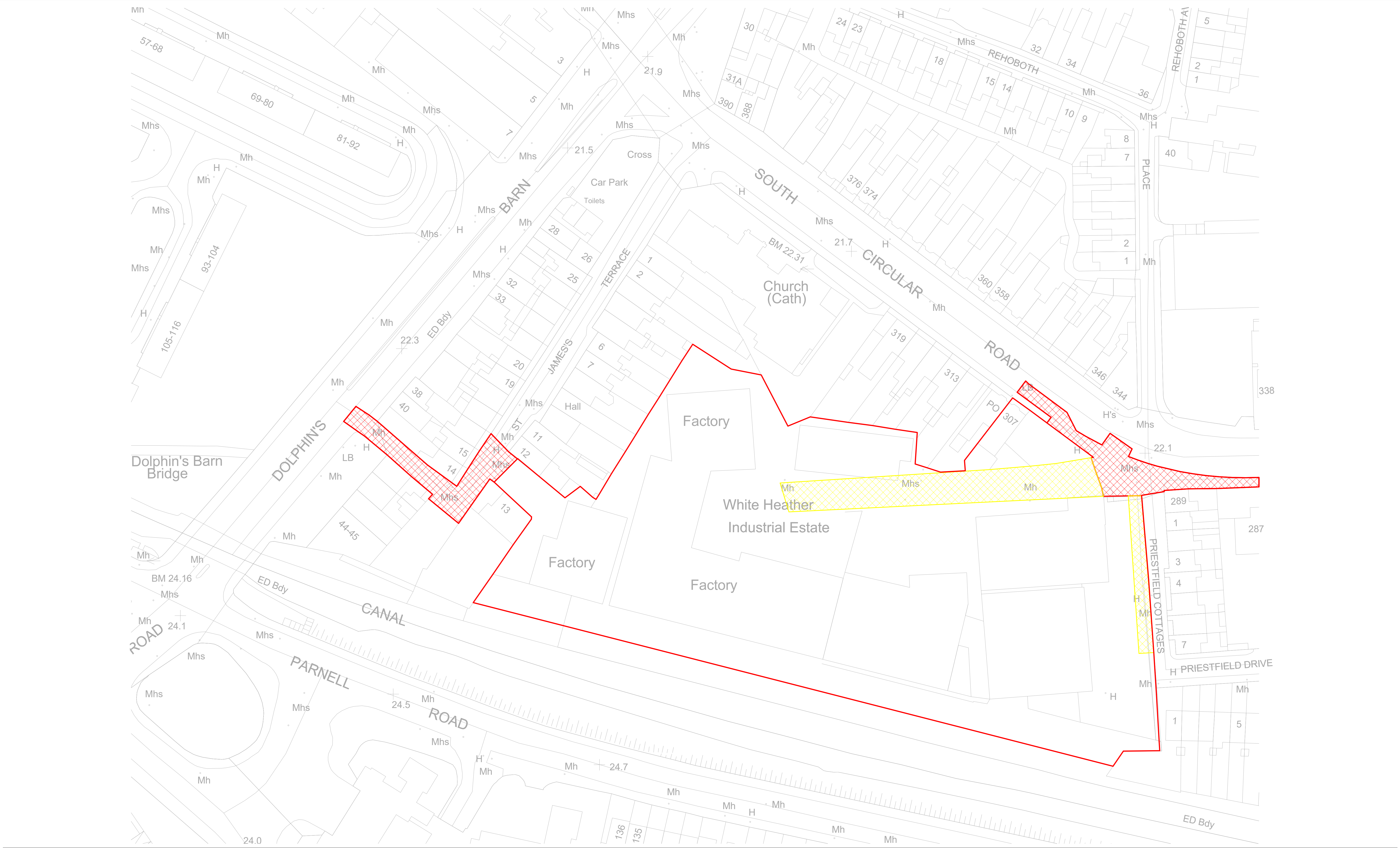
Yours faithfully,

Dermot Collins
Executive Manager

Ceannoifig, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8. Éire
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

T. 01 222 2222

www.dublincity.ie

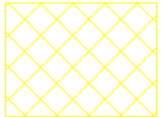


Site Location Plan

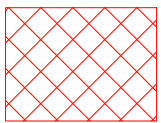
SITE BOUNDARY SHOWN IN RED

ORDNANCE SURVEY
Licence Number CYAL50241973
Sheet 3133-09, Sheet 3133-08,
Sheet 3313-03

X,Y=722140.5682, 740432.3334



RIGHT OF WAY
(IN FAVOUR OF WATERWAYS IRELAND)



AREA OF WORKS TO BE PROVIDED BY OR ON BEHALF
OF LOCAL AUTHORITY + SUBJECT TO AGREEMENT
REFER TO SYSTRA +OCSC INFORMATION FOR
FURTHER DETAILS

Revision Description	Date	Rev. No.	Issued by
Stage 2 submission to ABP	06.07.2021	C01	MH
DRAFT Stage 3 submission to ABP	17.11.2021	P01	MH
DRAFT Stage 3 submission to ABP	25.01.2022	P02	MH
Request for Letter of Consent	26.01.2022	P03	MH

Figured dimensions only to be used. This drawing is the property of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with ISO19650-2:2017, Table 5; Standard Codes for Suitability of Models and Documents and the BEP. If the 'Status' field is empty, this information has been shared at SO - WIP.

o'mahony pike

architecture | urban design
email: info@omahonypike.com
tel: +353 1 202 7400
fax: +353 1 283 0822
www.omahonypike.com

Dublin
The Chapel
Mount St. Anne's
Milltown, Dublin 6
D06 XN52 Ireland

Cork
One South Mall
Cork City
Co. Cork
T12 CCN3 Ireland

Project Code: 20016

Project Lead: MH

Drawn By: KN/JW

Job No.: 20016

Purpose: PLANNING

Scale @ A1: 1 : 500

Date: 26.01.2022

Revision: P03

Status: A3

Project: White Heather BTR
Location: White Heather Industrial Estate, South Circular Road, Dublin 8
Client: U + I

Drawing Title: Site Location Plan

Drawing No.: 20016-OMP-00-SX-DR-A-1000

Source File: 20016-OMP-22-22-DR-A-0001.rvt



Appendix III – EIA Portal Confirmation Notice

From: [Hugh Wogan \(Housing\)](#)
To: [Cronin, Noel \(Avison Young - IE\)](#)
Subject: EIA Portal Confirmation Notice Portal ID 2022060
Date: 01 April 2022 13:31:08
Attachments: [image001.png](#)

CAUTION: External Sender

Dear Noel,

An EIA Portal notification was received on 01/04/2022 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 01/04/2022 under EIA Portal ID number 2022060 and is available to view at

<http://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2022060

Competent Authority: An Bord Pleanála

Applicant Name: U and I (White Heather) Limited

Location: White Heather Industrial Estate, South Circular Road, 307/307a South Circular Road & 12a St James's Terrace, Dublin 8, D08 FR92, D08 C78P, D08 AHW6, D08 C78P, D08 WR9T, D08 NYT0, D08 R70F and D08 NP5F

Description: 335 Build to Rent residential units across 7 blocks ranging in height from 2 to 10 storeys, 1 Childcare Facility, 3 substations, demolition of existing structures and ancillary site works.

Linear Development: No

Date Uploaded to Portal: 01/04/2022

Regards,

Hugh Wogan,

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2000

www.gov.ie/housing



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage



Appendix IV – EFT Payment to ABP Confirmation

23/03/2022 ⓘ		An Bord Pleanala		An Bord Pleanala		-64,623.60		<div>^</div>	
My statement message		An Bord Pleanala			AIB Reference No		0JNH6K30LHWB69F6		
Payee message		RefABP-311359-21			Payee address		64 Marlborough St - Rotunda, Dublin 1 D01 V902, Ireland		
Payment information		Case Reference: ABP 311359-21			Payee bank details		IE70AIBK93105500316067 AIBKIE2DXXX Ireland		
Payment option		Standard			Credit / Debit Date		23/03/2022 15:29:06		
AIB fees paid by		You							
Other fees paid by		Payee			Payee Account		IE70AIBK93105500316067		
AIB Fee Currency		EUR			Payee Name		An Bord Pleanala		
AIB Fee		0.00							
Payment Status		Completed							
Payment Reference		IE22032301607945							