

Marina Zivanovic,  
Irish Water,  
Colvill House,  
94-96 Talbot Street,  
Dublin 1

10<sup>th</sup> October 2018

Dear Sir / Madam,

**RE: PLANNING APPLICATION FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT AT NOLAN SEAFOODS, RATHDOWN ROAD, DUBLIN 7.**

On behalf of the applicant, NTM ROI Seed Capital LP, Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD please find enclosed a planning application for Strategic Housing Development for student accommodation development on land at H.J Nolan (Dublin) Ltd, Rathdown Road, Dublin 7.

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, a copy of the application is enclosed for your information. An electronic copy of the application is also provided herewith.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.highfieldparkshd.com](http://www.highfieldparkshd.com).

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

The development will consist of the demolition of existing buildings on site and the construction of purpose built student accommodation development comprising:

- 289 no. student bedspaces, within 47 no. bedroom clusters across 2 no. residential blocks;
- Block A to the west extends to 3 no. storeys and comprises 88 no. bedspaces with a gross floor area of 2,706 sqm and provides 191.5 sqm of internal amenity space;
- Block B to the east extends to 7 no. storeys in the north, falling to 5 no. storeys in the south and comprises 201 no. bedspaces with a gross floor area of 5,814.8 sqm, and provides 347 sqm of internal amenity space;
- Bedspaces will be provided through a combination of 4 no., 6 no., 7 no. and 8 no. bedroom clusters, with 6 no. disabled access bedrooms included;

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

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- Amenity space equating to 2,140.9 sqm is provided across the site consisting of 1,602.4 sqm of external amenity in the form of a courtyard, roof terrace and balconies;
- Internal amenity space equating to 538.5 sqm is provided in the form of a gym, TV and study areas, cinema room and lounge areas;
- Provision for 90 no. bicycle parking spaces and a pedestrian connection to the site immediately adjacent to the north;
- Ancillary ESB substation, switch room and refuse store are provided, comprising 74.8 sqm gross floor area;
- Additional associated plant will be located at enclosed roof level within Block B;
- Upgrade of the access laneway from Rathdown Road and introduction of a pedestrian access route within this.

The development includes external landscaped areas and open space comprising informal seating and recreation within the centre of the site which provides pedestrian routes through the area linking to the adjacent development to the north and towards Rathdown Road to the south. Bicycle parking spaces are provided in close proximity to block entrances, with a vehicular turning and set down area located adjacent to the entrance to the site. Other ancillary site works include the upgrade of the access laneway linking the site to Rathdown Road incorporating a demarcated pedestrian route, the implementation of refuse storage, switch room and 1 no. ESB substation in the south east corner of the site. Existing site boundaries to the south and east will be retained. The associated site and infrastructural works include the provision of foul and surface water drainage, including an attenuation tank located beneath the external amenity courtyard, connection to an existing watermain and all other associated services infrastructure. The total gross floor area of the proposed development is 8,595.6 sqm.

The proposal incorporates a pedestrian connection to the adjacent student accommodation scheme adjacent to the north at 274 North Circular Road permitted under Dublin City Council Reg. Ref.: 4262/16 (ABP Ref: PL29N.248726).

The site is zoned Z1 – Sustainable Residential Development in the Dublin City Development Plan 2016-2022 under which the proposed use is permitted in principle as it constitutes ‘residential development’ as defined by the Development Plan.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022.

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.highfieldparkshd.com](http://www.highfieldparkshd.com).

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.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

If you have any queries please do not hesitate to contact us.

Yours sincerely,



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**John Spain Associates**