

Strategic Housing Unit,
 An Bord Pleanála,
 64 Marlborough Street,
 Dublin 1

Monday, 11 July 2022
 [By Hand]

Dear Sir / Madam

RE: PROPOSED BUILD-TO-RENT RESIDENTIAL SCHEME AT STRADBROOK ROAD, MOUNTASHTON, BLACKROCK, CO. DUBLIN – SHD PLANNING APPLICATION

1.0 Introduction

Please accept this SHD Planning Application on behalf of Tetrarch Residential Limited¹ in respect of a strategic, zoned site at Stradbroke Road, Mountashton, Blackrock, Co. Dublin.

The proposal relates to the development of some 108 No. residential units, a separate office space (c. 175 sqm) and associated works. This request is made in accordance with the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016* ('the 2016 Act').

2.0 Development Proposed

2.1 Overview of Proposed Development

Table 2.1, below, provides an overview of the proposed

Development Statistic	Proposed Development -ABP Ref. 311879-21		
Gross Site Area	0.4813 ha (4813 sqm)		
Zoning(s)	E: 'To provide for economic development and employment'. Offices – Permitted in Principle; Residential Development (in accordance with Policy Objective E15: Securing Employment Growth, i.e., to 'facilitate' economic development and employment) – Open for Consideration.		
Total No. Units Proposed	108 No.	No. of Apartments	108 No.
Part V	30 No. units (27%)		
Build to Rent	100% BTR to be professionally managed as an integrated retirement community for senior citizens .		
Gross Residential Floor Area	c. 12,547.6 sqm (c. 12,738 minus commercial / office)		
Gross 'Other' Floor Area	c. 190.4 sqm (c. 175.5 sqm – Separate 'Office' Use; c. 14.9 sqm – Office Bin Store)		

¹ Europa House, 2nd Floor, Block 9 Harcourt Centre, Harcourt Street, Dublin, D02 WR20.



Gross Floor Area	c. 12,738 sqm	
Gross Demolition Area	c. 1,210 sqm	
Net Density	225 dph	
Net Site Coverage	48%	
Plot Ratio	1:2.1	
Car Parking	68 No. car parking spaces (55 No. residential at basement level; and 13 No. at surface level (incl. 12 No. creche spaces and 1 No. commercial space)) Residential Car Parking Ratio: 0.51	
Cycle Parking	202 No. cycle parking spaces (148 No. secure at basement level; 54 No. at surface level (incl. 24 No. secure and 30 No. short-term))	
Bedroom / Unit Types	1-bed	83 No.
	2-bed	25 No.
Building Height	3-7 storeys (max height: 24.35 m (excl. lift overrun))	
Aspect	52% dual aspect	
Public Open Space	0 sqm	
Communal Open Space	Communal open space at ground floor level (880 sqm) and roof gardens and terraces at Third Floor Level (45.2 sqm and 119 sqm, respectively), Fourth Floor Level (154.6 sqm) and Sixth Floor Level (131.5 sqm)	
	Total: 1,330.3 sqm	
Communal Amenity Space	Multipurpose Social Space (261 sqm) and Break Out Space (42 sqm) at GF Level; Break Out Space (42 sqm) and Games Room (44.6 sqm) at First Floor Level; Break Out Space (42 sqm) and TV / Cinema Room (44.6 sqm) at Second Floor Level; Gym (44.6 sqm) at Third Floor Level	
	Total: 521 sqm	
Communal Facility Space (excl. Basement Area)	Staff Facilities (Post Room (13.8 sqm), Office (20.3 sqm), Staff Room (29.8 sqm), Staff Changing Rooms and WC (22.1 sqm))	
	Total: 86 sqm	

2.2 Development Description

The description of the proposed development, based on the statutory notices, is provided below:

“Tetrarch Residential Limited intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total site area of c. 0.48 ha, on lands located at and adjoining Stradbrook House, Stradbrook Road, Mountashton, Blackrock, Co. Dublin.

The proposed mixed-use development will comprise:

The demolition of the existing Stradbrook House and adjoining surface car park, and the construction of: 108 No. Build-to-Rent residential senior living apartments (83 No. 1-bed apartments and 25 No. 2-bed



apartments), with balconies / winter gardens provided for all units, across 2 No. blocks ranging between 3 to 7-storeys over basement with set back at sixth-floor level. The proposal also includes for 148 No. secure bicycle parking spaces, 55 No. underground car parking spaces, a two-way vehicular and cyclist entrance ramp, and bin storage, circulation areas and associated plant at basement level; a self-contained office unit, a residential staff management suite, resident's facilities, residents' communal amenity rooms, and residents' communal open space, as well as 13 No. surface car parking spaces (incl. 1 No. accessible commercial car parking space and 12 No. car parking spaces for use by the adjoining creche (incl. 1 No. accessible)), 24 No. secure cycle spaces within separate bike store, separate bin store for office use, 30 No. short-term bicycle parking spaces, and 3 No. ESB substations at ground floor level; additional communal amenity rooms at first, second and third floor levels; roof gardens / terraces at third, fourth and sixth-floor levels; green roofs; and PV panels on third, fourth and sixth-floor roof-level; amendments to existing boundary wall to provide new vehicular and pedestrian entrances; provision of security gates; and associated site landscaping, boundary treatments, lighting and servicing, and all associated works above and below ground."

3.0 Conclusion

A full schedule of all contents of this submission is appended to this Cover Letter.

We confirm that some six copies of all documentation enclosed are being copied to Dún Laoghaire-Rathdown County Council, as required under the 2016 Act.

Please do not hesitate to contact the undersigned on any issue arising.

Sincerely,

Stephen Barrett
Director
Tom Phillips + Associates

Encl.

Appendix A – Schedule of Documents and Drawings submitted as part of this SHD Planning Application

Appendix A – List of Document Inputs to this SHD Planning Application

2 no. hard copies of each the inputs specified below have been prepared for submission to An Bord Pleanála. 3 No. digital copies of the submission are also enclosed.

6 no. copies of the inputs outlined below have been prepared for submission to Dún Laoghaire-Rathdown County Council, along with 1 No. digital copy of the submission.

These are:

A) Documents:

Planning

- Cover Letter to ABP dated Monday, 11 July 2022, prepared by Tom Phillips + Associates.
- Cover Letter to Dún Laoghaire-Rathdown County Council dated Monday, 11 July 2022, prepared by Tom Phillips + Associates.
- Copy of Cover Letter to Irish Water dated Monday, 11 July 2022, prepared by Tom Phillips + Associates.
- Cover Letter to Dún Laoghaire-Rathdown Childcare Committee dated Monday, 11 July 2022, prepared by Tom Phillips + Associates.
- Copy of Site Notice, erected on Friday, 08 July 2022, prepared by Tom Phillips + Associates.
- 1 No. Original Newspaper Notice (and 7 No. scanned copies), published on Friday, 08 July 2022 in the Irish Daily Mail.
- *Planning Application Form* (incl. *Letter of Consent from Blackrock College RFC, Document Schedule, Drawing Schedule, Part V details* (incl. Applicant Part V Proposal and Dún Laoghaire Rathdown County Council Housing Department and EFT Payment Confirmation Details (€15,300)), dated Monday, 11 July 2022, prepared by Tom Phillips + Associates.
- *Statement of Consistency*, dated July 2022, prepared by Tom Phillips + Associates.
- *Material Contravention Statement*, dated July 2022, prepared by Tom Phillips + Associates.
- *Planning Report*, dated July 2022, prepared by Tom Phillips + Associates.
- *Response to An Bord Pleanála Opinion*, dated July 2022, prepared by Tom Phillips + Associates.
- *EIAR Screening Report*, dated Friday, July 2022, prepared by Tom Phillips + Associates.
- *Draft Legal Covenant (s. 47 Agreement) relating to Build to Rent Development*, prepared by the Applicant.
- *Legal Opinion on Zoning*, dated 11 May 2022, prepared by McCann FitzGerald LLP.
- ESRI Shapefile on CD, prepared by MCA Architects.
- Planning Fee (Balance by Cheque) (€110).

Architecture

- *Architectural Design Statement* (incl. *HQA and Schedule of Accommodation*), dated July 2022, prepared by MCA Architecture.
- *Housing Quality Assessment*, prepared by MCA Architects.
- *Character & Materiality Report*, prepared by MCA Architects.

Engineering (Civil)

- *Engineering Services Report*, dated 05 July 2022, prepared by CS Consulting Group.
- *Stormwater Audit Stage 1 Report*, dated 7 July 2022, prepared by JBA Consulting and with an associated cover letter prepared by CS Consulting Group.
- *Site Specific Flood Risk Assessment*, dated 06 July 2022, prepared by CS Consulting Group.
- *Stage 1 Construction Management Plan*, dated 01 July 2022, prepared by CS Consulting Group.
- *Stage 1 Demolition and Construction Waste Management Plan*, dated 01 July 2022, prepared by CS Consulting Group.
- *Structural Statement*, dated 05 July 2021, prepared by CS Consulting Group.
- *Irish Water Design Acceptance*, dated 01 July 2021, prepared by CS Consulting Group.

Engineering (M&E)

- *M&E Incoming Utility Services – Development at Stradbrook Road*, prepared by Renaissance Engineering.
- *Sustainability Report – Stradbrook Road SHD, Blackrock, Co. Dublin*, dated July 2022, prepared by Renaissance Engineering.
- *Building Lifecycle Report – Stradbrook Road SHD, Blackrock, Co. Dublin*, dated July 2022, prepared by Renaissance Engineering.
- *Site Lighting Datasheets*, dated July 2022 and prepared by Renaissance Engineering.

Transport & Traffic

- *Transportation Assessment Report (incl. Stg 1 RSA, DMURS Statement of Consistency, Preliminary Travel Plan, Transport Capacity Report)*, dated July 2022, prepared by NRB Consulting Engineers.

Landscaping

- *Landscape Design Report*, dated July 2022, prepared by Murray & Associates Landscape Architects.
- *Landscape Management Plan – Outline Specifications for Landscape Works*, dated June 2022, prepared by Murray & Associates Landscape Architects.
- *Arboricultural Inventory and Impact Assessment*, dated Tuesday, 05 July 2022, prepared by Murray & Associates Landscape Architects.

Ecology

- *Appropriate Assessment Screening & Natura Impact Statement – Information for a Stage 1 (AA Screening) and Stage 2 (Natura Impact Statement) AA for a Proposed Mixed-Use Development at Stradbrook Road, Mountashton, Blackrock, Co. Dublin*, dated 7 July 2022, prepared by Altemar Limited.
- *Ecological Impact Assessment (EclA) for a Proposed Mixed-Use Development at Stradbrook Road, Mountashton, Blackrock, Co. Dublin*, dated 08 July 2022, prepared by Altemar Limited.

Other

- *Townscape and Visual Impact Assessment*, dated June 2022, prepared by Macroworks.

- *Photomontage & CGIs*, dated 30 June 2022, prepared by Redline Studios.
- *Integrated Retirement Community Management Strategy Report*, dated Thursday, 30 June 2022, prepared by Aramark.
- *Operational Waste Management Plan for a Proposed Mixed-Use Development at Stradbroke Road, Mountashon, Blackrock, Co. Dublin*, dated Thursday, 30 June 2022, prepared by Awn Consulting.
- *Daylight & Sunlight Report (incl. Overshadowing Analysis)* dated 07 July 2022, prepared by IN2 Engineering Design Partnership.
- *South Suburban Office Report*, dated June 2022, prepared by Savills.
- *Stradbroke Road Extra Care Economic Benefits Assessment*, dated July 2022, prepared by Savills.
- *Social Infrastructure Audit*, dated July 2022, prepared by Tom Phillips + Associates.
- *Statement in accordance with Article 299B (1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001-2022, as amended for a proposed mixed-use development at a site on Stradbroke Road, Mountashon, Blackrock, Co. Dublin*, dated 08 July 2022, prepared by Altemar Limited.

Appendix C – List of Drawing Inputs to this SHD Planning Application

Architecture

MCA Architects				
Drawing No.	Title	Scale	Size	Rev.
BSL-MCA-00-00-DR-A-1000	Site Plans (incl. Site Location Map and Site Layout Plan)	As indicated	A1	P03
BSL-MCA-00-B-DR-A-1001	Basement Plan	1:200	A1	P04
BSL-MCA-00-00-DR-A-1002	Ground Floor Plan	1:200	A1	P04
BSL-MCA-00-01-DR-A-1003	First Floor Plan	1:200	A1	P04
BSL-MCA-00-02-DR-A-1004	Second Floor Plan	1:200	A1	P04
BSL-MCA-00-03-DR-A-1005	Third Floor Plan	1:200	A1	P04
BSL-MCA-00-04-DR-A-1006	Fourth Floor Plan	1:200	A1	P04
BSL-MCA-00-05-DR-A-1007	Fifth Floor Plan	1:200	A1	P04
BSL-MCA-00-06-DR-A-1008	Sixth Floor Plan	1:200	A1	P04
BSL-MCA-00-07-DR-A-1009	Roof Plan	1:200	A1	P04
BSL-MCA-00-ZZ-DR-A-1010	West Elevation	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1011	West and South Elevation	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1012	East and North Elevation	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1013	Sections A & B	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1014	Sections C & D	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1015	Sections E & F	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1016	Unit Types – 1-bedroom	1:100	A1	P03
BSL-MCA-00-XX-DR-A-1017	Unit Types – 2-bedroom	1:100	A1	P03
BSL-MCA-00-XX-DR-A-1018	Part V Proposal – Distribution Sheet 1 of 2	1:250	A1	P03
BSL-MCA-00-XX-DR-A-1019	Part V Proposal – Distribution Sheet 2 of 2	1:100/1:250	A1	P03
BSL-MCA-00-XX-DR-A-1020	Existing Site Plan / Demolition Plan	1:200	A1	P03
BSL-MCA-00-XX-DR-A-1021	Existing West & South Elevations / Demolition	1:200	A1	P03

BSL-MCA-00-XX-DR-A-1022	Existing East & North Elevations / Demolition	1:200	A1	P03
BSL-MCA-A-1023	Taken In Charge	1:200	A1	P01

Engineering

CS Engineering				
Drawing No.	Title	Scale	Size	Rev.
BLK-CSC-ZZ-XX-DR-C-0001	Overall Site Layout	1:250	A1	P04
BLK-CSC-ZZ-XX-DR-C-0002	Topographical Survey	1:250	A1	-
BLK-CSC-ZZ-XX-DR-C-0003	Drainage Plan Layout	1:250	A1	P03
BLK-CSC-ZZ-B1-DR-C-0004	Basement Drainage Plan Layout	1:200	A1	P02
BLK-CSC-ZZ-XX-DR-C-0005	Watermain Plan Layout	1:250	A1	P04
BLK-CSC-ZZ-XX-DR-C-0006	Ground Floor Swept Path Analysis	1:250	A1	P02
BLK-CSC-ZZ-B1-DR-C-0007	Basement Layout Swept Path Analysis	1:250	A1	P02
BLK-CSC-ZZ-XX-DR-C-0008	Drainage Details Sheet 1 of 3	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0009	Drainage Details Sheet 2 of 3	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0010	Drainage Details Sheet 3 of 3	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0011	Watermain Details Sheet 1 of 2	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0012	Watermain Details Sheet 2 of 2	As indicated	A1	-
BLK-CSC-ZZ-R0-DR-C-0013	SUDS Layout	1:250	A1	P02
BLK-CSC-ZZ-XX-DR-C-0015	Proposed Road Plan Layout	1:250	A1	P03
BLK-CSC-ZZ-XX-DR-C-0016	Road Construction Details Sheet 1 of 2	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0017	Road Construction Details Sheet 2 of 2	As indicated	A1	P01
BLK-CSC-ZZ-XX-DR-C-0018	Proposed Road Profile	As indicated	A1	-
BLK-CSC-ZZ-XX-DR-C-0019	Visibility Splay	1:250	A1	P02
BLK-CSC-ZZ-XX-DR-C-0020	Attenuation Tank Construction Detail Sheet 1 of 2	NTS	A1	-
BLK-CSC-ZZ-XX-DR-C-0021	Attenuation Tank Construction Detail Sheet 2 of 2	NTS	A1	-
BLK-CSC-ZZ-XX-DR-C-0022	Foul Longsections	1:250	A1	P01

BLK-CSC-ZZ-XX-DR-C-0023	Storm Longsections	1:250	A1	P01
BLK-CSC-ZZ-XX-DR-S-0500	Southern Boundary Structural Details	As indicated	A1	-

Renaissance Engineering				
Drawing No.	Title	Scale	Size	Rev.
63-S0	Proposed Site Lighting Layout	1:200	A1	P2

Landscaping

Murrays Landscape Architects				
Drawing No.	Title	Scale	Size	Rev.
1873_PL_P_01	Masterplan	1:200	A1	6
1873_PL_P_03	Hard Landscape Plan	1:200	A1	3
1873_PL_P_02	Soft Landscape Plan	1:200	A1	3
1873_PL_P_01A	Green Roof Masterplan	1:100	A1	3
1873_TS_P_01	Tree Inventory Plan	1:200	A1	A
1873_TS_P_02	Tree Impact Plan	1:200	A1	A