

Dublin City Council,
Civic Offices
Wood Quay
Dublin 8
D08 RF3F

Friday, 21 May 2021
[By Hand]

Dear Sir / Madam

RE: STRATEGIC HOUSING DEVELOPMENT (SHD) PROPOSED RESIDENTIAL DEVELOPMENT AT THE MAXOL FILLING STATION AND A VACANT MOTOR SALES/SERVICE GARAGE (FORMERLY MICHAEL GRANT MOTORS), BEACH ROAD, DUBLIN 4 (EIRCODES D04 A9P3 AND D04 T4A0)

On behalf of Maxol Property Limited¹ please find enclosed a copy of a planning application for a Strategic Housing Development in respect of lands comprising comprising the Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4 (Eircodes D04 A9P3 and D04 T4A0). The site is bounded by Church Avenue to the north; existing education (St Matthew's National School) and residential development to the south and west; the junction between Cranfield Place and Beach Road to the south; and Beach Road to the east.

The proposal comprises a residential development of 112 No. apartment units (56 No. 1-bed and 56 No. 2-bed units) within a 6-storey apartment building (with set-backs) with ancillary resident amenities and facilities.

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

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

We confirm that some 8 no. hard copies have been prepared in total. Two no. copies have been prepared for submission to An Bord Pleanála, six no. copies for Dublin City County Council. In addition, 3 no. digital copies (CD) have been prepared for submission to An Bord Pleanála (an ESRI boundary shapefile on CD is also provided) and 1 no. digital copies for Dublin City Council.

1 no. digital copy has also been prepared for each of the statutory consultees all of which have confirmed that this is their preferred method for receipt of the application.

¹Maxol Property Limited, 3 Custom House Plaza, IFSC, Dublin 1, D01 VY76.



We trust the above and enclosed is in order. Should any clarification be required, please do not hesitate to contact us.

Yours Sincerely

Julie Costello

Julie Costello
Associate
Tom Phillips + Associates



INPUTS TO THIS PLANNING APPLICATION

A) Documents:

Planning

- *ABP Cover Letter/Planning Report incl. Document Schedule*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Cover Letter to DCC incl. Document Schedule*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Cover Letter to Prescribed Bodies*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Planning Application Form*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Site Notice, dated 20 May 2021.*
- *Newspaper Notice, published in The Irish Daily Star, 20 May 2021.*
- *Statement of Consistency*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Material Contravention Statement*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Planning Response to ABP Opinion, dated 21 May 2021*, prepared by Tom Phillips + Associates.
- *Part V – Collated Documents*, including:
 - Part V Drawings (prepared by John Fleming Architects);
 - Part V Costings (prepared by the Abcott Partners Ltd); and
 - Part V Validation Letter from DCC dated 16 March 2021.
- ESRI Shapefile on CD.
- Planning Fee (€14,560).
- 4 No. digital copies of the full submission on CDs (incl. 1 No. for Dublin City Council and 3 No. for An Bord Pleanála).

Architecture

- *Architectural Design Statement*, dated May 2021, prepared by John Fleming Architects.
- *Housing Quality Assessment*, dated 11 May 2021, prepared by John Fleming Architects.
- *Schedule of Accommodation*, dated 20 May 2021, prepared by John Fleming Architects.
- *A3 Drawing Booklet*, dated May 2021, prepared by John Fleming Architects.

Engineering

- *Engineering Planning Report*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Traffic and Transport Assessment*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Site-Specific Flood Risk Assessment*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Outline Construction Management Plan*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Outline Construction & Demolition Waste Management Plan*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Outline Basement Construction Method Statement*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Outline Operational Waste Management*, dated May 2021, prepared by PUNCH Consulting Engineers.



- *Car Parking Management Plan*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Mobility Management Plan*, dated May 2021, prepared by PUNCH Consulting Engineers.

Landscaping

- *Landscape Report*, dated May 2021, prepared by Áit Urbanism + Landscape.

Other

- *AA Screening and Natura Impact Statement*, dated 20 May 2021, prepared by Altermar Ltd.
- *Ecological Impact Assessment (EclA)*, dated 20 May 2021, prepared by Altermar Ltd.
- *Archaeological Assessment*, dated May 2021, prepared by Irish Archaeological Consultancy Ltd.
- *Residential Energy Statement*, dated March 2021, prepared by Ethos Engineering.
- *Construction Noise Impact Assessment*, dated May 2021, prepared by RSK.
- *Building Lifecycle Report*, dated 19 May 2021, prepared by Aramark.
- *Assessment of Daylight Levels Associated with a Proposed Residential Development on Beach Road, Sandymount, Dublin 4*, dated 21 May 2021, prepared by BPG3.
- *Presentation and Verified Views*, dated May 2021, prepared by 3D Design Bureau.
- *Childcare Demand Audit*, dated May 2021, prepared by Tom Phillips + Associates.
- *Social Infrastructure Audit*, dated May 2021, prepared by Tom Phillips + Associates.
- *Environmental Impact Assessment Screening*, dated May 2021, prepared by Tom Phillips + Associates.

B) Drawings

Architecture

John Fleming Architects				
Drawing No.	Title	Scale	Size	Rev.
P-OS-000	Ordnance Survey – Site Location Map	1:1000	A3	-
P-E-500	Existing Site Plan	1:500	A3	-
P-E-200	Existing and Contiguous Elevations	1:200 / 1:500	A3	-
P-S-500	Proposed Site Plan	1:500	A3	-
P-0-200	Ground Floor Plan	1:200	A1	-
P-1-2-201	First and Second Floor Plans	1:200	A1	-
P-3-4-202	Third and Fourth Floor Plans	1:200	A1	-
P-5-R-202	Fifth Floor and Roof Plans	1:200	A1	-
P-B-203	Basement Plan	1:200	A1	-
P-7-204	Elevations	1:200	A1	-
P-7-205	Sections – Sections AA, BB and CC	1:200	A1	-
P-7-206	Sections – Sections DD and EE	1:200	A1	-
P-7-207	ESB Substation Plans, Elevations and Sections	1:100	A3	-
P-9-100	Apartment Types	1:100	A1	-
P-9-101	Apartment Types	1:100	A1	-
P-9-500	Dual-Aspect Apartments Diagrams	1:500	A1	-
P-0-1-201	Part V Provision – Ground and First Floor Plans	1:200	A1	-



Engineering

PUNCH Consulting Engineers				
Drawing No.	Title	Scale	Size	Rev.
0100	Proposed Basement Drainage Layout	1:200	A1	C01
0150	SuDS Measures Layout	1:200	A1	C01
0420	Proposed Levels & Sight Lines Drawing	As shown	A1	C01
0101	Proposed Ground Floor Drainage Layout	1:200	A1	C01
0300	Proposed Watermain Layout	1:200	A1	C01
0500	Drainage Details	As shown	A1	C01
0501	Attenuation Tank Details	1:200	A1	C01
0525	IW Details	As shown	A1	C01
0600	Vehicle Swept Path – Standard Design Vehicle	As shown	A1	C01
0601	Vehicle Swept Path – Refuse Vehicle – Current Scenario	As shown	A1	C01
0602	Vehicle Swept Path – Refuse Vehicle – Scenario where Strand Road Trial is Developed	As shown	A1	C01

Ethos Engineering				
Drawing No.	Title	Scale	Size	Rev.
SS1000	Electrical Services – External Lighting Layout	1:200	A1	S0

Landscaping

Áit Urbanism + Landscape				
Drawing No.	Title	Scale	Size	Rev.
200	Landscape Plan	1:200	A1	-
240	Landscape Sections 1 of 2	1:25	A1	-
241	Landscape Sections 2 of 2	1:25	A1	-