

Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.
D01 V902

18 November 2019

Re: Strategic Housing Development at the Former Chivers Factory Site, Coolock Drive, Dublin 17

Dear Sir/Madam,

We, the agent McCutcheon Halley Chartered Planning Consultants of Kreston House, Arran Court, Arran Quay, Dublin 1, act on behalf of the applicant Platinum Land Limited of 8 Queripel House, 1 Duke of York Square, Kings Road, London SW3 4LY and wish to formally request alterations to a permitted Strategic Housing Development (SHD) at the Former Chivers Factory Site, Coolock Drive, Coolock, Dublin 17 under Section 146B of the Planning and Development Act 2000 (as amended).

We respectfully request that this application for alterations to a permitted SHD at the Former Chivers Factory Site, Coolock, submitted under Section 146B of the Planning and Development Act 2000 (as amended), be granted planning permission.

The proposed alterations relate to a permitted Strategic Housing Development (SHD) planning application (ABP Ref. 304346) for the above referenced development to An Bord Pleanála under the provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016.

The permitted development comprises the demolition of all existing buildings, construction of 471 no. Build to Rent residential, residential support facilities, amenities and services across 4 no. blocks, ancillary site works and highway and pedestrian improvements at the junction of Coolock Drive and Oscar Traynor Road, Coolock.

The modifications proposed to the approved scheme will not involve changes to the block layout or buildings envelope and are summarised as follows:

- Changes to the tower elements within Blocks A1 and A2 from 4 towers of 10 storeys each, to a stepped arrangement going from 10 to 8 on both A1 and A2 from east to west;
- Raised courtyard gardens at first floor level in Blocks B and C are to be dropped down to ground level;
- Omission of the stair cores in Blocks B and C resulting in amendment to the internal layouts; and
- Increasing the number of apartments from the total of 471 no. approved under the granted scheme to 550 no. units.

Whilst we appreciate that it is up to An Bord Pleanála to determine whether this proposal constitutes a 'material alteration', it is our belief that it does and accordingly, an EIAR has been prepared in support of this application. We would be very grateful if the Board are able to make this determination in a timely manner to enable this application to be advertised for public consultation and referred to the local authority for their consideration.

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Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation and information, as required under articles 297 and 298 of the Planning and Development Regulations 2001 to 2018, as amended.

Document Title	Author
Application Fee	Platinum Land Limited
Planning Application Drawings	Plus Architecture, CORA, Mitchell & Associates. Please refer to Appendix 1 of this cover letter for a full list of planning application drawings
Environmental Impact Assessment Report including: <ul style="list-style-type: none"> • Volume I – Non Technical Summary • Volume II – EIAR • Volume III - Appendices 	All consultants
Planning Report	McCutcheon Halley Chartered Planning Consultants
Architectural Design Statement	Plus Architecture
Housing Quality Assessment	
Accommodation Schedule	
Architectural Drawings See Appendix 1	
Daylight, Sunlight and Overshadowing Assessment	Metec Consulting Engineers
Addendum Traffic and Transportation Assessment	Aecom
Water Services and Flood Risk Assessment Report	CORA
Landscape Design Report	Mitchell & Associates
Landscape Masterplan Drawing	
Outline Construction Environmental Management Plan	Altamar Marine & Environmental Consultancy
Appropriate Assessment Screening & Natura Impact Statement	
Computer Generated Images	Edit (See Section 10 of Architectural Design Statement)

Enclosed with this letter is supporting documentation to assist the Board in the decision-making process and provide a rationale for the proposed alterations;

- Planning Report prepared by McCutcheon Halley Chartered Planning Consultants;
- Architectural Drawings prepared by PLUS Architecture Ltd;
- Architectural Design Statement prepared by PLUS Architecture;
- Landscape Drawings prepared by Mitchell & Associates;
- Landscape Report prepared by Mitchell & Associates;
- Engineering Drawings prepared by CORA;
- Engineering Services Report prepared by CORA;
- Traffic and Transport Assessment prepared by AECOM;
- Natura Impact Statement prepared by Altamar;
- Daylight, Sunlight and Overshadowing Assessment prepared by Metec Consulting Engineers;
- Construction and Environmental Management Plan prepared by Altamar;
- Photomontages prepared by Edit; and
- Environmental Impact Assessment Report.

Yours sincerely

A handwritten signature in cursive script that reads "Paula Galvin".

Paula Galvin

Director, McCutcheon Halley Planning

Drawing Number	Revision	Drawing Title	Scale	Size	Prepared by
Architectural Drawings					
Whole Site					
01 Site Plans					
334_WS_01_01		Site Location Plan	1:2500	A1	Plus Architecture
334_WS_02_02		Layout Plan	1:500	A1	Plus Architecture
02 Plans					
334_WS_02_-01		Proposed Basement Plan	1:250	A1	Plus Architecture
334_WS_02_00		Ground Floor Plan	1:500	A1	Plus Architecture
334_WS_02_01		First Floor Plan	1:500	A1	Plus Architecture
334_WS_02_02		Second Floor Plan	1:500	A1	Plus Architecture
334_WS_02_03		Third Floor Plan	1:500	A1	Plus Architecture
334_WS_02_04		Fourth Floor Plan	1:500	A1	Plus Architecture
334_WS_02_05		Fifth Floor Plan	1:500	A1	Plus Architecture
334_WS_02_06		Sixth Floor Plan	1:500	A1	Plus Architecture
334_WS_02_07		Seventh Floor Plan	1:500	A1	Plus Architecture
334_WS_02_08		Eighth Floor Plan	1:500	A1	Plus Architecture
334_WS_02_09		Ninth Floor Plan	1:500	A1	Plus Architecture
334_WS_02_10		Roof Plan	1:500	A1	Plus Architecture
04 Elevations					
334_WS_04_01		North East & South West Elevations	1:250	A1 (oversize 1.1)	Plus Architecture
334_WS_04_02		South East & North West Elevations	1:250	A1 (oversize 1.1)	Plus Architecture
05 Sections					
334_WS_05_01		Section 1	1:250	A1 (oversize 1.1)	Plus Architecture
334_WS_05_02		Section 2 & 3	1:250	A1 (oversize 1.1)	Plus Architecture
334_WS_05_03		Section 4 & 5	1:250	A1 (oversize 1.1)	Plus Architecture
334_WS_05_04		Section 6 & 7	1:250	A1 (oversize 1.1)	Plus Architecture
334_WS_05_05		Section 8 & 9	1:250	A1 (oversize 1.1)	Plus Architecture
Block A1 & A2					
01 Site Plans					
334_A1 & A2_01_01		Block A1 & A2 Site Plan	1:200	A1	Plus Architecture
02 Plans					
334_A1 & A2_02_00		Ground & First Floor Plans	1:200	A1	Plus Architecture
334_A1 & A2_02_01		Second & Third Floor Plans	1:200	A1	Plus Architecture

Drawing Number	Revision	Drawing Title	Scale	Size	Prepared by
334_A1 & A2_02_02		Fourth & Fifth Floor Plans	1:200	A1	Plus Architecture
334_A1 & A2_02_03		Sixth & Seventh Floor Plans	1:200	A1	Plus Architecture
334_A1 & A2_02_04		Eighth & Ninth Floor Plans	1:200	A1	Plus Architecture
334_A1 & A2_02_05		Roof Plans	1:200	A1	Plus Architecture
04 Elevations					
334_A1 & A2_04_01		North East & South West Elevations	1:200	A1	Plus Architecture
334_A1 & A2_04_02		South East & North West Elevations	1:200	A1	Plus Architecture
05 Sections					
334_A1 & A2_05_01		Cross Section A	1:200	A1	Plus Architecture
334_A1 & A2_05_02		Cross Section B & C	1:200	A1	Plus Architecture
Block B					
01 Site Plans					
334_B_01_01		Block B Site Plan	1:200	A1	Plus Architecture
02 Plans					
334_B_02_00		Ground Floor Plan	1:200	A1	Plus Architecture
334_B_02_01		First Floor Plan	1:200	A1	Plus Architecture
334_B_02_02		Second Floor Plan	1:200	A1	Plus Architecture
334_B_02_03		Third Floor Plan	1:200	A1	Plus Architecture
334_B_02_04		Fourth Floor Plan	1:200	A1	Plus Architecture
334_B_02_05		Fifth Floor Plan	1:200	A1	Plus Architecture
334_B_02_06		Sixth Floor Plan	1:200	A1	Plus Architecture
334_B_02_07		Roof Plan	1:200	A1	Plus Architecture
04 Elevations					
334_B_04_01		North East Elevation	1:100	A1 (oversize 1.2)	Plus Architecture
334_B_04_02		North West Elevation	1:100	A1 (oversize 1.2)	Plus Architecture
334_B_04_03		South East Elevation	1:100	A1 (oversize 1.2)	Plus Architecture
334_B_04_04		South West Elevation	1:100	A1 (oversize 1.2)	Plus Architecture
05 Sections					
334_B_05_01		Cross Section A	1:100	A1 (oversize 1.2)	Plus Architecture
334_B_05_02		Cross Section B	1:100	A1 (oversize 1.2)	Plus Architecture
Block C					
01 Site Plans					
334_C_01_01		Block C Site Plan	1:200	A1	Plus Architecture
02 Plans					
334_C_02_00		Ground Floor Plan	1:200	A1	Plus Architecture
334_C_02_01		First Floor Plan	1:200	A1	Plus Architecture
334_C_02_02		Second Floor Plan	1:200	A1	Plus Architecture
334_C_02_03		Third Floor Plan	1:200	A1	Plus Architecture

Drawing Number	Revision	Drawing Title	Scale	Size	Prepared by
334_C_02_04		Fourth Floor Plan	1:200	A1	Plus Architecture
334_C_02_05		Fifth Floor Plan	1:200	A1	Plus Architecture
334_C_02_06		Sixth Floor Plan	1:200	A1	Plus Architecture
334_C_02_07		Roof Plan	1:200	A1	Plus Architecture
04 Elevations					
334_C_04_01		North East Elevation	1:100	A1 (oversize 1.1)	Plus Architecture
334_C_04_02		South West Elevation	1:100	A1 (oversize 1.1)	Plus Architecture
334_C_04_03		South East Elevation	1:100	A1 (oversize 1.1)	Plus Architecture
334_C_04_04		North West Elevation	1:100	A1 (oversize 1.1)	Plus Architecture
05 Sections					
334_C_05_01		Cross Section A	1:100	A1 (oversize 1.1)	Plus Architecture
334_C_05_02		Cross Section B	1:100	A1 (oversize 1.1)	Plus Architecture
Gym, Creche & Café Building					
02 Plans					
334_CB_02_00		Ground & First Floor Plans	1:100	A1	Plus Architecture
334_CB_02_01		Second Floor & Roof Plans	1:100	A1	Plus Architecture
04 Elevations					
334_CB_04_01		Elevations	1:100	A1	Plus Architecture
05 Selections					
334_CB_05_01		Cross Section A & B	1:100	A1	Plus Architecture
06 Site Plans Part V Allocation					
01 Site Plans					
334_WS_06_00		Ground Floor Plan – Part V Allocation	1:500	A1	Plus Architecture
334_WS_06_01		First Floor Plan – Part V Allocation	1:500	A1	Plus Architecture
334_WS_06_02		Second Floor Plan – Part V Allocation	1:500	A1	Plus Architecture
334_WS_06_03		Third Floor Plan – Part V Allocation	1:500	A1	Plus Architecture
334_WS_06_04		Fourth Floor Plan – Part V Allocation	1:500	A1	Plus Architecture
Drawing Number	Revision	Drawing Title	Scale	Size	Prepared by
Engineering Drawings					
C001	PL3	Integrated Drainage + Landscaping Strategy	1:500	A1	CORA
C003	PL4	Proposed Foul Drainage + Watermain Layout Plan	1:500	A1	CORA
C004	PL2	Proposed Surface Water Layout Plan	1:500	A1	CORA
Drawing Number	Revision	Drawing Title	Scale	Size	Prepared by
Landscape Drawing					
100	-	Landscape Masterplan	1:500	A1	Mitchell & Associates