

Planning and Property Development Department,  
Dublin City Council,  
Civic Offices,  
Wood Quay,  
Dublin 8

Ref: 19.308-L.004

Date: 30.08.2024

**Re: Engineering Infrastructure - Proposed Planning Amendment Application in respect of Previously Permitted Development (ABP Ref: ABP-312268-21) at site bound by Newmarket Square to the North, Ardee Street to the west and Mill Street to the south, including City House and Unit 3, Newmarket, Dublin 8**

Dear Sirs / Madams,

We refer to the previously consented planning permission (ABP Reference: ABP-312268-21) in respect of the above site, and proposed planning amendment application in respect of same.

### 1.0 Development Description for Subject Amendment Application

The proposed development consists of internal and external amendments to the permitted mixed use, primarily Build to Rent (BTR) residential development granted by An Bord Pleanála under Ref. ABP-312268-21, as amended by Dublin City Council under Ref. LRD6028/23-S3 and LRD6032/23-S3.

The proposed amendments primarily include an increase in the number of units from a permitted 132 units to 134 (2 no. additional units) provided through the infill of permitted communal roof terraces at sixth and seventh floor levels, respectively and as follows:

- Amendments at Sixth Floor level include the omission of a communal roof terrace at the north-eastern corner of the building and the infilling thereof by providing an additional studio unit (with a floorspace of approximately 41 sq.m) with a north facing balcony, together with associated external alterations.
- Amendments at Seventh Floor Level include the omission of part of a communal roof terrace at the south-eastern corner of the building and the infilling thereof by providing an additional 2 bedroom unit (with a floorspace of approximately 76 sq.m) with a south facing balcony and the re-provision of the displaced communal space at rooftop level (8th floor).
- Amendments at Ground floor level include a reduction in the floorspace of the permitted retail unit from 516 sq.m to 437 sq.m as a consequence of revisions to the layout and configuration of the integral bicycle store at ground floor level, on foot of fire safety regulations and to accommodate an increase of 8 no. bicycle storage spaces to provide a total of 298 no. bicycle storage spaces including 6 cargo bike spaces.

- Change in resi amenities 255 sq.m to 247 sq.m as a result of AOV and Mechanical and Electrical Risers. The proposed amendments will result in the provision of a revised unit mix, comprising of 2 no. studio units, 79 no. 1 bed units, 6 no. 2 bed / 3 person units, 40 no. 2 bed / 4 person units and 7 no. 3 bed units, and a revised quantum of 879 sq.m of external communal amenity space.

For the full development description refer to the planning application form submitted as part of this application.

It is noted that the development originally sought under ABP-312268-21 comprised the construction of 134 no. units and that the infrastructure for the scheme was designed to accommodate this number of units.

## 2.0 Surface Water

In the previously consent scheme, the surface water from the site is proposed to discharge into the existing 375mm diameter surface water sewer on Mill Street. There no proposed changes to this arrangement

The previously consented surface water design incorporated a 60m<sup>3</sup> attenuation tank with a proposed hydrobrake to restrict flow to 2.0 l/s. In addition, the consented scheme proposes green-blue roofs to uppermost roof and the 1<sup>st</sup> floor podium, as well as intensive green roofs to the various roof amenity terraces.

There are no proposed changes to the previously consented surface water arrangements. Where the additional apartments displace green roof areas, these are relocated up onto the roof of the 2no. additional units. There is no loss of overall green roof area.

## 3.0 Foul Water

The previously consented foul water design consisted of a 225mm diameter foul pipe connecting to the existing 1200mm diameter brick combined pipe on Mill Street. This is still the proposed foul outfall arrangement and has in fact been constructed by Irish Water. The addition of the 2no apartments will have no material effect on the peak foul flow, and there are no changes proposed to foul drainage system.

A new connection agreement with Irish Water has been executed for 132no. units. A separate new connection application will be made for the now proposed 2no. additional units, should these be granted planning permission.

## 4.0 Watermain

The previously consented water supply arrangements comprised a 100mm diameter connection and bulk water meter for the residential units. The addition of the 2no apartments will have no material effect on the peak water demand, and there are no changes proposed to water service connections.

A new connection agreement with Irish Water has been executed for 132no. units. A separate new connection application will be made for the now proposed 2no.additional units, should these be granted planning permission.

## 5.0 Roads

The previously consented arrangements comprised the widening of the existing footpath along Ardee Street and the formalising of the on-street car parking along this side of Ardee Street. Footpaths of minimum 1.8m wide are to be provided along the Newmarket, Ardee Street and Mill Street frontages of the subject site. Crossing points for pedestrians at nearby junctions have been provided in respect to anticipated pedestrian desire lines.

There are no proposed changes to the consented layouts for roads, footpaths and parking.

## 6.0 Car & Bicycle Parking

There are no proposed changes to the previously consented car parking and loading bay, reconfiguration on Ardee Street.

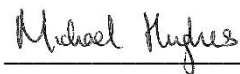
The previously permitted bike spaces for the commercial unit were 8No., and there is no change proposed to same. These will be provided.

The previously permitted bike spaces for the residential use were 293No. These will be provided and a further 5No. bike spaces will be provided for the additional 2No residential units, giving a total of 298No residential spaces.

## 8.0 Mobility Management / Residential Travel Plan

There are no proposed changes to the previously consented mobility management measures / residential travel plan.

Yours faithfully,



Michael Hughes - Director

For and on behalf of Barrett Mahony

BEng, CEng, MIEI, MStructE, MICE, FConsEI, Eurlng.