



KPMG
1 Stokes Place
St. Stephen's Green
Dublin 2
D02 DE03
Ireland

Telephone +353 1 410 1000
Fax +353 1 412 1122
Internet www.kpmg.ie

Department within KPMG: *KPMG Future Analytics, Chartered Town Planning and Development Consultants*

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

20 July 2021

Re: Application for a proposed Build-to-Rent Strategic Housing Development on lands associated with St. Laurence College, Wyattville Park, Loughlinstown, Co. Dublin.

Dear Sir/Madam,

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), have been instructed by our client, Green Urban Living N11 Limited, 22 Ely Place, Dublin 2, to lodge this planning application to An Bord Pleanála for a Build-to-Rent Strategic Housing Development on lands associated with St. Laurence College, Wyattville Park, Loughlinstown, Co. Dublin.

Under the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, Green Urban Living N11 Limited wish to apply for planning permission for the following development.

The development, as described in the public notices, will consist of:

“The development will consist of the demolition of the existing AstroTurf and hardcourt area (totalling 2,812 sq.m) and the construction of a Build-to-Rent residential development (24,195 sq.m GFA) comprising 256 no. apartments (105 no. 1-bed, 145 no. 2-bed and 6 no. 3-bed) in 4 no. blocks ranging in height from 1 to 8 no. storeys above ground level including, and connected by, single storey podiums, and non-residential uses (totalling 604 sq.m GFA) and an AstroTurf pitch (2,242.4 sq.m). The development is described on a block by block basis as follows:

Block A (6,375 sq.m GFA): 1 to 5 no. storeys over lower ground floor level apartment building with 59 no. apartments comprising 22 no. 1-bed apartments and 37 no. 2-bed apartments, all with associated private gardens/balconies. Block A also includes the provision of a crèche (363 sq.m GFA) with associated outdoor play area (101 sq.m) and a café unit (135 sq.m GFA) at lower ground floor level.

Block B (5,930 sq.m GFA): 1 to 7 no. storeys apartment building with 65 no.

Seamus Hand • Marie Armstrong • Darina Barrett • Cillein Barry • James Black • Alan Boyne • Brian Brennan • Alan Bromell • Gareth Bryan
Patricia Carroll • James Casey • Neil Casey • Brian Clavin • Jim Clery • Kevin Cohen • Mark Collins • Ivor Conlon
Michele Connolly • John Corrigan • Hubert Crehan • Killian Croke • Camilla Cullinane • Brian Daly • Michael Daughton • Cormac Deady
Eamon Dillon • Paul Dobey • Robert Dowley • David Duffy • Brian Egan • Nancy Fallon • Patrick Farrell • Jorge Fernandez Revilla
Damien Flanagan • Caroline Flynn • Andrew Gallagher • Frank Gannon • Orla Gavin • Michael Gibbons • Colm Gorman
Johnny Hanna • Ken Hardy • Michael Hayes • Selwyn Hearn • Brian Kane • Declan Keane • Gillian Kelly • James Kelly • David Kennedy
Jonathan Lew • Owen Lewis • Carmel Logan • Liam Lynch • Olivia Lynch • Tim Lynch • Ryan McCarthy • Shane McCarthy
Tom McEvoy • Emer McGrath • Caoimhe McLoughlin • Liam McNally • Niamh Marshall • Dani Michaux • David Moran
Brian Morrissey • Cliona Mullen • Niall Naughton • Ian Nelson • Kieran O'Brien • Paul O'Brien • Barrie O'Connell
Emma O'Driscoll • Conall O'Halloran • Sean O'Keefe • David O'Kelly • Joe O'Mara • Colm O'Neill • Garrett O'Neill • Colm O'Sé
Conor O'Sullivan • John Poole • Eoghan Quigley • Vincent Reilly • Glenn Reynolds • Eamonn Richardson • Colm Rogers • Eamonn Russell
Niall Savage • Anna Scally • Mathew Scott • Gavin Sheehan • Russell Smyth • Donal Thomas • Paul Toner • Kieran Wallace • Keith Watt
David Wilkinson • Tom Woods

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apartments comprising 39 no. 1-bed apartments, 23 no. 2-bed apartments and 3 no. 3-bed apartments, all with associated private gardens/balconies.

Block C (6,447 sq.m GFA): 1 to 6 no. storeys apartment building with 68 no. apartments comprising 22 no. 1-bed apartments and 46 no. 2-bed apartments, all with associated private gardens/balconies.

Block D (6,172 sq.m GFA): 1 to 8 no. storeys apartment building with 64 no. apartments comprising 22 no. 1-bed apartments, 39 no. 2-bed apartments and 3 no. 3-bed apartments, all with associated private gardens/balconies.

Provision of internal resident support facilities and resident services and amenities, including concierge, lobbies/lounges, communal workspaces, meeting rooms and a residents only gym and changing facility (totalling 946 sq.m) located at lower ground and ground floor levels; communal open space in the form of podium courtyards with play facilities (totalling 2,244 sq.m); and public open space with play facility (4,378 sq.m). Provision of a new AstroTurf pitch (2,242.4 sq.m) and associated floodlighting and 3m ball-stop netting over 2.4m perimeter fence; a bin store/vehicle shed (106 sq.m GFA); and a new vehicular and pedestrian entrance and associated road and footpath off Wyattville Park Road for St. Laurence College.

Access to serve the proposed development will be provided via a new multimodal entrance to the site from Wyattville Park Road together with a dedicated new entrance to serve the existing school. The development will include internal roads and footpaths; a pedestrian/cycle link from the N11 to Wyattville Park which will be accessible by the public and also facilitate access for emergency vehicles; and the partial demolition of the existing wall at Wyattville Park to facilitate access to the site and the temporary removal of part of the existing wall fronting the N11 at the southwestern corner of the site to facilitate construction access via the N11 slip road. The temporary construction access via the N11 slip road will be decommissioned and the associated boundaries and playing field finishes reinstated following the construction phase. 200 no. car parking spaces are provided in total, including 80 no. parking spaces at grade (50 no. residential parking spaces including 2 no. disabled parking spaces, 10 no. visitor parking spaces, 9 no. café parking spaces including 1 no. disabled parking space, 6 no. crèche staff parking spaces, 3 no. parent and child parking spaces and 2 no. car pool parking spaces); 60 no. residential parking spaces (including 3 no. disabled parking spaces and 10 no. electric vehicle parking spaces) below the podium courtyard between Blocks A and B; and 60 no. residential parking spaces (including 3 no. disabled parking spaces and 10 no. electric vehicle parking spaces) below the podium courtyard between Blocks C and D; 10 no. motorcycle parking spaces at grade; and a setdown area at grade. 583 no. bicycle parking spaces are provided for residents and visitors, including 9 no. short-stay bicycle parking spaces at grade and 574 no. bicycle parking spaces at ground floor level (202 no. residential spaces, 71 no. visitor spaces, 3 no. café staff spaces and 6 no. crèche staff spaces in 2 no. enclosed spaces in Block B; 5 no. residential spaces below the podium courtyard between Blocks A and B; 202 no. residential spaces and 80 no. visitor spaces in 2 no. enclosed spaces in Block D; and 5 no. residential spaces below the podium courtyard between Blocks C and D).

Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development and associated signage, including 10 no. stores (totalling 563.4 sq.m); 2 no. bin stores (totalling 96 sq.m); 1 no. ESB substation (15.1 sq.m); 1 no. electric switchroom (7 sq.m); 1 no. telecoms room (4.3 sq.m); mechanical and electrical installations; 1 no. cold water storage tank and booster set room (75 sq.m); public lighting; retaining walls; boundary treatments; hard and soft landscaping; SuDS; green roofs; and water, surface water drainage and foul drainage works; and all associated site strip and excavation above and below ground.”

Pursuant to Article 297(5) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, please find enclosed 2 no. printed copies and 3 no. electronic copies of the plans and particulars associated with the proposed development (a full schedule of which can be found overleaf), an ITM File, as well as a cheque for €53,774.08 made payable to An Bord Pleanála.

In accordance with Article 297(6) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, 6 no. hard copies and 1 no. digital copy of the plans and particulars pertaining to this SHD application have been issued to Dún Laoghaire-Rathdown County Council. Furthermore, a copy of said plans and particulars have been issued to the following statutory consultees as listed by An Bord Pleanála in their Pre-Application Consultation Opinion (dated 21 February 2020):

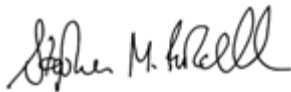
1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Dún Laoghaire-Rathdown County Childcare Committee

Please also note that a dedicated project website, www.n11wyattvilleparkbtrshd.com, has also been set up by the applicant.

We trust that the enclosed plans and particulars are in order and look forward to receiving a receipt of acknowledgement of this application in due course.

Should you have any queries on the enclosed planning application, please do not hesitate to contact the undersigned.

Yours faithfully,



Stephen M. Purcell MIPI FSCSI FRICS
Director and Co-Head
KPMG Future Analytics
Chartered Town Planning and Development Consultants

Encl.

Document Title	Author
Planning Application Form	KPMG Future Analytics
Site Notice	KPMG Future Analytics
Newspaper Notice	KPMG Future Analytics
Letter of Consent	The Marianists
Letter of Consent	Dún Laoghaire-Rathdown County Council
Part V Agreement in Principle	Dún Laoghaire-Rathdown County Council
Planning Report and Statement of Consistency	KPMG Future Analytics
Statement of Response to An Bord Pleanála's Opinion	KPMG Future Analytics
Statement of Material Contravention	KPMG Future Analytics
Alternative Uses Justification Statement	KPMG Future Analytics
Environmental Impact Assessment Screening Report	KPMG Future Analytics
Childcare and School Demand Assessment	KPMG Future Analytics
Social Infrastructure Audit	KPMG Future Analytics
Issue Sheet	Wilson Architecture
Site Location Map	Wilson Architecture
Architectural Drawings	Wilson Architecture
Architect's Design Statement	Wilson Architecture
Housing Quality Assessment	Wilson Architecture
Planning Summary – SHD Schedule	Wilson Architecture
Building Lifecycle Report	DPS Property & Facilities Management
Photomontages	Digital Dimensions
Project Deliverable Register	Barrett Mahony Consulting Engineers
Engineering Drawings	Barrett Mahony Consulting Engineers
Infrastructure Report	Barrett Mahony Consulting Engineers
DMURS Compliance Statement	Barrett Mahony Consulting Engineers
Traffic Impact Assessment	Barrett Mahony Consulting Engineers
Outline Car Park Management Strategy	Barrett Mahony Consulting Engineers
Parking and Mobility Plan	Barrett Mahony Consulting Engineers
Residential Travel Plan	Barrett Mahony Consulting Engineers
Outline Construction Management Plan	Barrett Mahony Consulting Engineers
Outline Construction Traffic Management Plan	Barrett Mahony Consulting Engineers
Outline Construction & Demolition Waste Management Plan	Barrett Mahony Consulting Engineers
Quality Audit	PMCE
Stage 1 Surface Water Audit	Punch Consulting Engineers
Issue Sheet	The Big Space
Landscape Drawings	The Big Space
Public Realm Strategy	The Big Space
Landscape & Visual Impact Assessment	The Big Space
Daylight Reception Analysis	DKPartnership
Effects on Daylight Reception Analysis	DKPartnership
Sunlight Reception Analysis	DKPartnership
Energy / Part L Compliance Statement	DKPartnership
External Noise Impact Analysis	DKPartnership
Air Quality Impact Assessment	DKPartnership
External (Public) Lighting Analysis	DKPartnership

Pitch Lighting Analysis	DKPartnership
Microclimate Impact Analysis	DKPartnership
Appropriate Assessment Screening	Altemar Ltd.
Ecological Impact Assessment	Altemar Ltd.
Property Management Strategy Report	Aramark Property
Build-to-Rent Deed of Covenant	Green Urban Living N11 Limited
St Laurence College Masterplan 2021	St Laurence College