



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*

Land Use Planning
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8

By Email

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.

Pursuant to Article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, An Bord Pleanála has requested that Transport Infrastructure Ireland be notified in the event of the making of an application in accordance with Section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*. Further to our correspondence on 16 February 2021, please find enclosed an electronic link to the plans and particulars pertaining to this application (a full schedule of which can be found overleaf) for your information. The plans and particulars can be viewed on the dedicated project website set up by the applicant: www.n11wyattvilleparkbtrshd.com.

The proposed development is described in the public notices as follows:

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:

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 Doherty • 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

Offices: Dublin, Belfast, Cork and Galway

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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. 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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dún Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.n11wyattvilleparkbtrshd.com.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

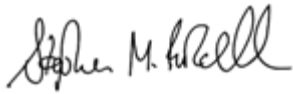
An Bord Pleanála may grant permission for the Strategic Housing Development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries

relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

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