

Transport Infrastructure Ireland  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8,  
D08 DK10

4<sup>th</sup> April 2022

Dear Sir / Madam,

**RE: STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION IN RESPECT OF A BUILD-TO-RENT RESIDENTIAL DEVELOPMENT AT IVM HOUSE, 31 AND 31A RAVENS ROCK ROAD, AND CARMANHALL ROAD SANDYFORD BUSINESS PARK, DUBLIN 18.**

On behalf of the applicant, Ravensbrook Limited, please find enclosed a Strategic Housing Development planning application for a build-to-rent residential development comprising of 101 no. residential apartments at a site of approximately 0.31 hectares comprising a two-storey commercial premises currently known as IVM House, 31 and 31a Ravensrock Road, Dublin 18.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), a copy of the application is enclosed for your information. In accordance with previous correspondence, an electronic copy only is provided.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.ravensrockroadshd.ie/](http://www.ravensrockroadshd.ie/)

### **Proposed Development**

The development will consist of the demolition of the existing 2 no. storey building (c.717sqm) and hard surface parking area on the site and construction of a Build to Rent residential development comprising 101 no. residential apartments as follows:

- 101 no. build to rent apartments within a part 5, part 6 to part 11 no. storey building over partial basement comprising 65 no. 1 bedroom apartments and 36 no. 2 bedroom apartments (balconies on all elevations);

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- 734sqm of external communal amenity space provided in the form of a podium courtyard at first floor level and a series of rooftop terraces at fifth, sixth and tenth floor levels, c. 514sqm of public open space provided fronting Carmanhall Road;
- 511 sqm of resident support facilities/ services and amenities space provided at ground and first floor levels;
- Vehicular access to the development will be from the upgraded existing access from Ravens Rock Road;
- Provision of 10 no. car parking spaces [1 no. accessible], 2 no. motorcycle spaces; in an undercroft carpark and 234 no. cycle parking spaces;
- Provision of 4 no. Ø0.3m Microwave link dishes to be mounted on 2 No. steel support pole affixed to lift shaft overrun, all enclosed in radio friendly GRP shrouds, together with associated equipment at roof level;
- Provision of an ESB substation, switch room and plant room at ground floor level, hard and soft landscaped areas, public lighting, attenuation, service connections [on Carmanhall Road, Ravens Rock Road and Arkle Road] and all ancillary site development works (including public realm upgrades on Carmanhall Road and Ravens Rock Road).

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan. 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.

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](http://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](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

**The application includes:**

- Application Form
- EFT as proof of payment of application fee
- Copy of Newspaper Notice
- Copy of Site Notice
- Copy of this Cover Letter to An Bord Pleanála
- Letter to Dún Laoghaire Rathdown County Council
- Letters to Prescribed Bodies
- Letter of Consent from Dún Laoghaire Rathdown County Council
- Part V Costing by KMCS Ltd.
- Part V Validation from Dún Laoghaire Rathdown County Council
- Solicitors Letter from A+L Goodbody LLP
- Planning Report and Statement of Consistency by John Spain Associates
- Statement of Response to An Bord Pleanála's Opinion by John Spain Associates
- Statement of Material Contravention by John Spain Associates
- Draft Build-to-Rent Covenant by Ravensbrook Ltd.
- Architectural Drawings and Schedule by Henry J Lyons Architects
- Architectural Design Statement by Henry J Lyons Architects
- Housing Quality Assessment by Henry J Lyons Architects
- Building Lifecycle Report by Henry J Lyons Architects
- Materials Report by Henry J Lyons Architects
- Schedule of Areas by Henry J Lyons Architects
- Build-to-Rent Residential Operational Management Plan by Hooke & MacDonald
- Design Townscape and Visual Assessment by City Designer
- Design and Access Statement, Landscape Management and Maintenance Plan and Drawings by Park Hood Landscape Architecture
- Engineering Drawings and Schedule by CS Consulting Engineers;
- Site Specific Flood Risk Assessment by CS Consulting Engineers;
- Traffic and Transportation Statement by CS Consulting Engineers;
- DMURS Statement by CS Consulting Engineers;
- Quality Audit by CS Consulting Engineers;
- Outline Construction Management Plan by CS Consulting Engineers;
- Construction and Demolition Waste Management Plan by CS Consulting Engineers;
- Engineering Services Report by CS Consulting Engineers (including Letter of Confirmation of Feasibility and Design Acceptance from Irish Water at Appendix B);
- Residential Travel Plan by CS Consulting Engineers;
- Operational Waste Management Plan by AWN Consulting

- Cover Letter, Daylight Impact Report (Report 1 of 3), Assessment of Daylight Adequacy (Report 2 of 3) and Assessment of Daylight Adequacy (Report 3 of 3) by BPG3
- Wind and Microclimate Assessment by Bfluid
- Part L Planning Report by Axiseng Engineering
- Appropriate Assessment Screening by Enviroguide
- Ecological Impact Assessment Report (including Bat Survey) by Enviroguide
- Construction Environmental Management Plan by Enviroguide
- Lighting Plan and detail by Axiseng Engineering
- Telecommunications Impact Assessment by ISM Ireland
- Arboricultural Impact Assessment, drawings and issue sheet by Charles McCorkell Arboricultural Consultancy
- Archaeological Assessment by Irish Archaeological Consultancy
- EIA Screening Report by AWN Consulting
- Hydrological and Hydrogeological Qualitative Risk Assessment by AWN Consulting
- Statement in Accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations (as amended) by AWN Consulting

If you have any queries please do not hesitate to contact us.

Yours faithfully,



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**John Spain Associates**