



**Proposal for an SHD Development at City Block 9 -  
ABP Ref. 306158-19**

**Response to ABP Opinion**

**Waterfront South Central, Dublin 1**

 **TOM PHILLIPS  
ASSOCIATES**  
PLANNING FOR THE FUTURE

Prepared for:  
**Waterside Block 9  
Developments Limited**

Prepared by:  
Tom Phillips + Associates  
80 Harcourt Street  
Dublin 2  
D02 F449

t: 01 478 6055  
e: [info@tpa.ie](mailto:info@tpa.ie)  
w: [www.tpa.ie](http://www.tpa.ie)

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## 1.0 INTRODUCTION: RESPONSE TO ABP OPINION

### 1.1 Two Part Response

This Response Report addresses issues raised by An Bord Pleanála (ABP) in its *Opinion* dated July 2020<sup>1</sup>, issued on foot of the Pre-Application Consultation stage of the subject SHD Application (ABP Ref. 306158-19).

Specifically, it outlines how the Applicant has addressed the issues highlighted in ABP's *Notice of Pre-Application Consultation Opinion* (the '*Opinion*') of July 2020. (Appendix A.) (See Section 2.0.)

In addition, pursuant to article 285(5)(b) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, the Board notified the prospective applicant that in addition to the 4 No. issues highlighted in the Board's *Opinion*, other specific information should be submitted.

To supplement the response, we set out at Appendix B the extensive list of documents submitted with the Application. This document provides a high-level response to the issues raised, with reference made to other more detailed complementary commentary and analysis provided, to which the Board, Dublin City Council, prescribed bodies, third parties and other interested persons are referred.

Those issues are addressed in Section 3.0 below.

## 2.0 RESPONSE TO ISSUES RAISED BY AN BORD PLEANÁLA

In its *Notice of Pre-Application Consultation Opinion* of July 2020 (ABP Ref. 306158-19), the Board stated that 4 No. issues needed to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

In summary, the four issues relate to:

1. Compliance with SHD Legislation and non-reliance on future s. 34 development proposals.
2. Design consistency with the *Planning Scheme*.
3. Justification as to the proposed height strategy.
4. Amenities of future occupants and of adjacent developments.

The issues are addressed below.

### 2.1 ABP Issue No.1 – SHD Legislation

The Board's *Opinion* states:

*“Having regard to the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016, and considering the potential nature and scale of proposed non-residential and ancillary elements of the development, in particular relating to the development at basement level, including the car parking, further consideration and / or justification of the documents as they relate to compliance with the provisions of the 2016 Act should be provided.*

*In particular, further consideration and / or justification should clearly demonstrate that the proposed development is not dependent on or inclusive of future s.34 development proposals and can be assessed and considered at application stage as a standalone application/development.”*

#### 2.1.1 Applicant's Response

Further design development has been conducted since the Tripartite Meeting with the Board and Dublin City Council on Thursday, 2 July 2020 to ensure that the subject proposal complies with the relevant SHD definitions, and to demonstrate that the proposed development is independent of and not dependent on or inclusive of future s.34 development proposals.

<sup>1</sup> Please note that while this document was received on 23 July 2020, the document itself is signed 'July 2020'.



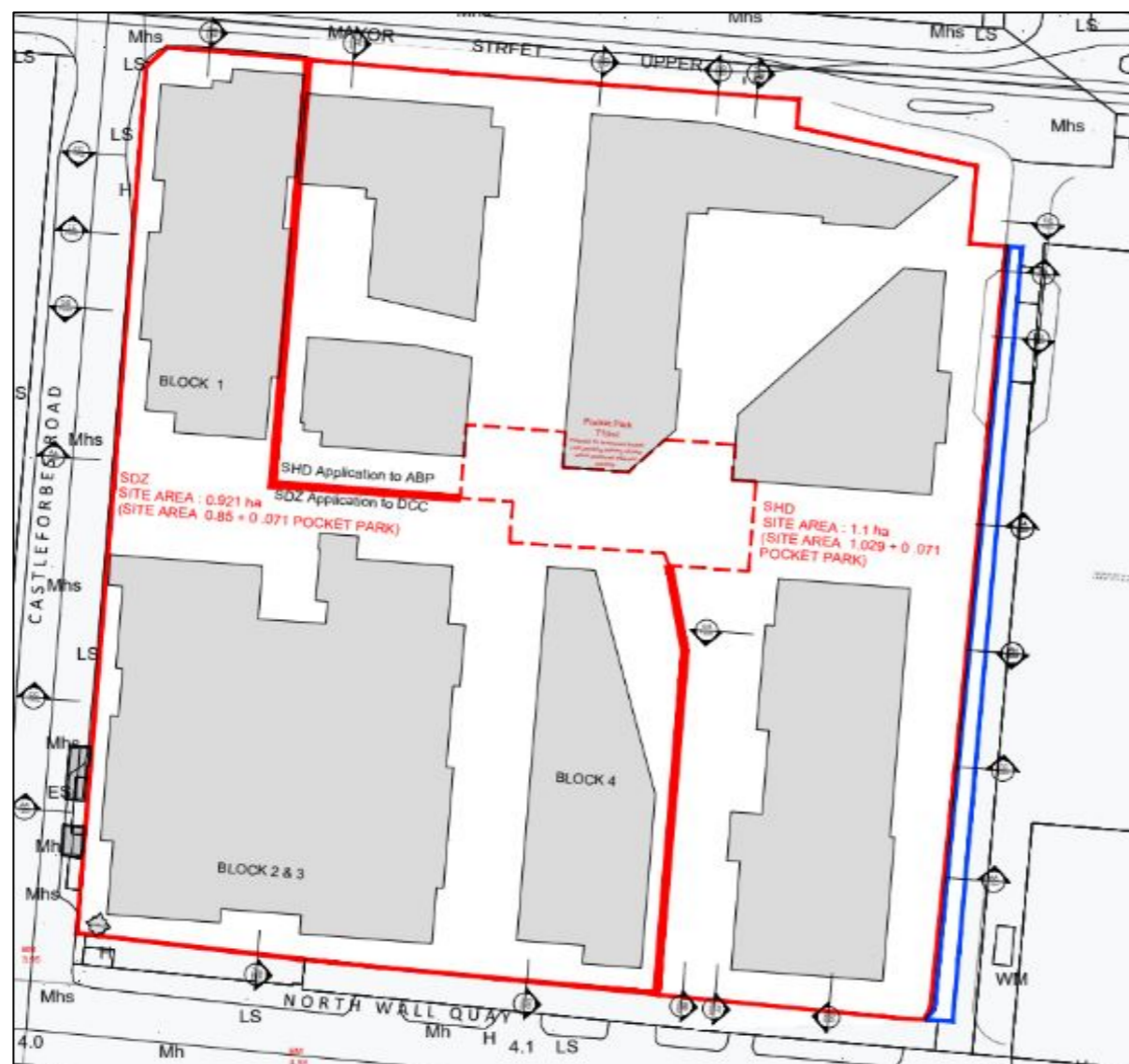
In summary, two concurrent applications are being submitted to An Bord Pleanála and to Dublin City Council, respectively: the former an SHD; the latter an SDZ-compliant commercial scheme.

In our professional town planning opinion, the development proposal can be assessed and considered as a standalone application/development.

To reiterate, neither the residential nor the commercial schemes rely on the other.

Figure 2.1 below illustrates the Masterplan approach to the overall site.

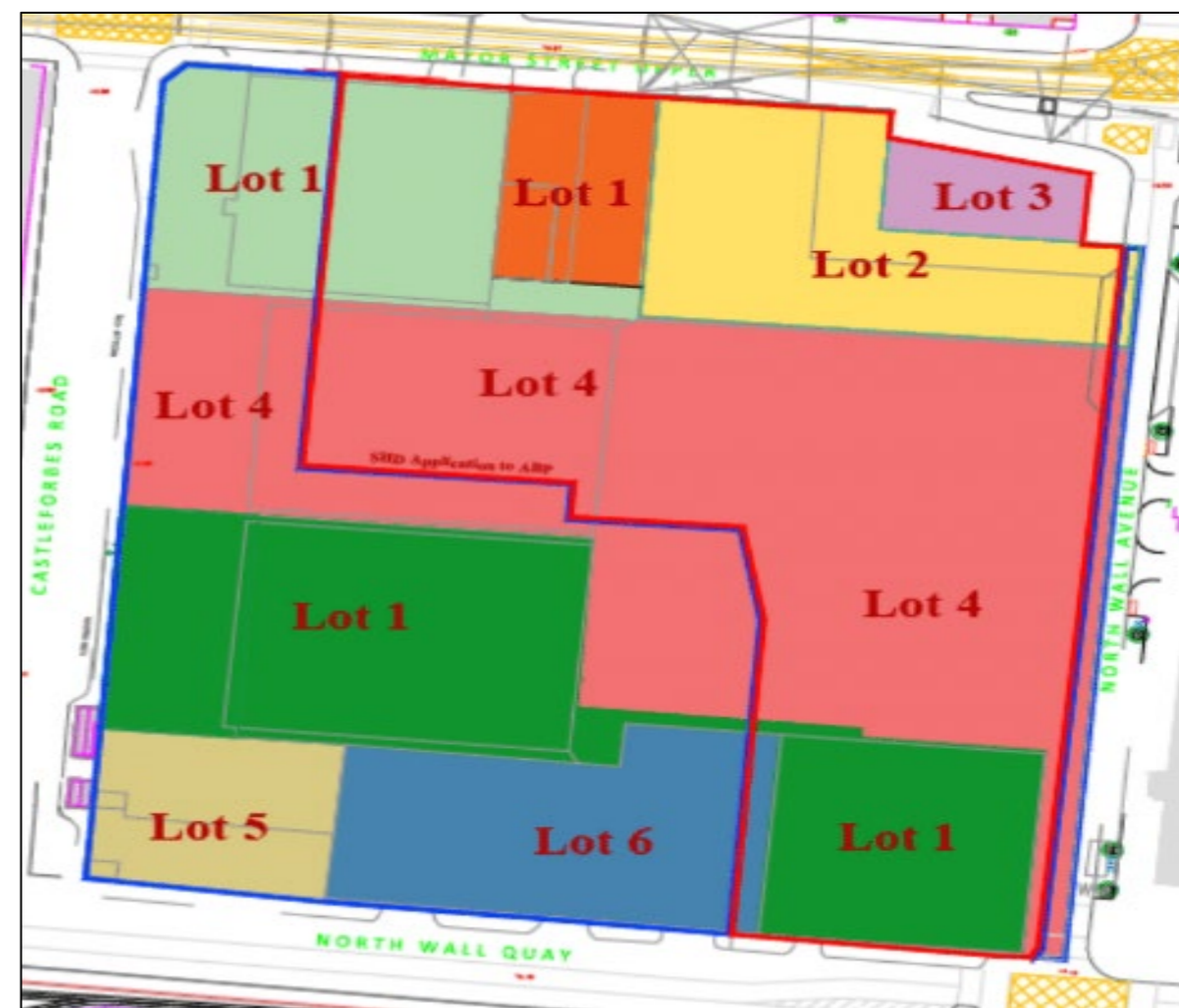
This Masterplan, prepared by Henry J. Lyons, illustrates the constituent elements of the SHD and the abutting Commercial Scheme, respectively. This also illustrates the land parcels that Dublin City Council has consented to include to facilitate works external to hoarding line.



**Figure 2.1:** Extract of Dwg. No. P0003, 'Proposed Site Layout – Masterplan', showing the proposed site layout of City Block 9. Source: HJL. Cropped by TPA, January 2021.

The Applicant is also submitting a concurrent SDZ-compliant Application for the balance of the lands, with that site including some 710 sq m of lands common to this Application.

A survey undertaken by land surveyors that was issued to the Applicant on 29 August 2018 calculated the overall lands owned by the Applicant as 1.99 hectares in total when all plots were accumulated. This includes lands on what is now known as North Wall Avenue that is not part of either application.



**Figure 2.2:** Extract of Composite Map, showing the composition of City Block 9 folio by folio. Source: HJL. Cropped and annotated by TPA, January 2021.

Figure 2.2 is taken from the Composite Map provided as Annexure 1 to Eversheds Sutherland's Title Summary report, dated Wednesday, 20 January 2021. It illustrates the composition of City Block 9, folio-by-folio. It shows, *inter alia*, that part of the North Wall Avenue forms part of the overall landholding.

The respective definitions of "strategic housing development" and references to "other uses" are of particular relevance.



Section 3 of the *Planning and Development (Housing) and Residential Tenancies Act 2016* states, *inter alia*:

“strategic housing development” means –

- (a) **the development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses,**
- (b) *the development of student accommodation units which, when combined, contain 200 or more bed spaces, on land the zoning of which facilitates the provision of student accommodation or a mixture of student accommodation and other uses thereon,*
- (c) *development that includes developments of the type referred to in paragraph (a) and of the type referred to in paragraph (b), or*
- (d) *the alteration of an existing planning permission granted under section 34 (other than under subsection (3A)) where the proposed alteration relates to development specified in paragraph (a), (b) or (c),*

each of which may include other uses on the land, the zoning of which facilitates such use, but only if—

- (i) *the cumulative gross floor area of the houses or student accommodation units, or both, as the case may be, comprises not less than 85 per cent, or such other percentage as may be prescribed, of the gross floor space of the proposed development or the number of houses or proposed bed spaces within student accommodation to which the proposed alteration of a planning permission so granted relates, and*
- (ii) **the other uses cumulatively do not exceed—**
  - (I) **15 square meters gross floor space for each house or 7.5 square meters gross floor space for each bed space in student accommodation, or both, as the case may be, in the proposed development or to which the proposed alteration of a planning permission so granted relates, subject to a maximum of 4,500 square meters gross floor space for such other uses in any development, or**
  - (II) *such other area as may be prescribed, by reference to the number of houses or bed spaces in student accommodation within the proposed development or to which the proposed alteration of a planning permission so granted relates, which other area shall be subject to such other maximum area in the development as may be prescribed”*

[Our emphasis.]

We are mindful of the fact that any scheme in excess of 300 No. units is capped at 4,500 sq m of “other uses” (300 x 15 sq m). Some 4,307 sq m of “other uses” are proposed.

In that regard, we have calculated all residential and residential ancillary uses (such as concierge spaces, security offices and management suites) and also “other uses”.

No car parking is allocated to office or other uses.

Table 2.1, below, sets out the list of other uses totalling 4,307 sq m. (See Table 2.1.)

WATERFRONT SOUTH CENTRAL SHD – AREA SCHEDULE – ‘OTHER USES’		
Use	Location	GFA (sqm)
Childcare Facility	Ground Floor, Block A	450
Restaurant	Ground Floor, Block A	110
Market / Foodhall	Ground Floor, Block B	299
Café	Ground Floor, Block B	110
Café	Ground Floor, Block B	167
Town Hall / Cafe	Ground Floor, Block C	261
Restaurant	Level 32, Block C	609
Offices	Level 41, Block C	656
Offices	Level 42, Block C	656
Offices	Level 43, Block C	582
Public Viewing Deck	Level 44, Block C	407
<b>TOTAL ‘OTHER USE’ GFA</b>		<b>4,307</b>

**Table 2.1:** Table showing the ‘Other Uses’ proposed throughout Waterfront South Central SHD. (Source: HJL’s Design Statement. Collated by TPA, January 2021.)

We have also had regard to recent Judgements in respect of Judicial Review challenges, including, but not limited to, Mr Justice Denis McDonald’s comments in respect of “other uses” in the Connolly Quarter Decision (Ref. 2020 No. 248 J.R.) of 19 November 2020.

In this regard, we append a Counsel Opinion from Mr Eamon Galligan SC dated Tuesday, 24 November 2020, that addresses the issue of ‘residential’ and ‘other uses’, providing an opinion on the jurisdiction of the Board to grant permission for a Strategic Housing Development proposal, which is of a height materially greater than the maximum height set out in the 2014 *Planning Scheme*. It also addresses our interpretation of the Scheme’s Schedule of Areas having regard to the mixture of “residential” and “other uses” proposed.

To recap on the Board’s issues



1. The Design Team has given further consideration and justification of the documents in terms of compliance with the 2016 Act.
2. Whilst the Scheme abuts lands the subject of a concurrent Commercial Application, both Schemes are independent of each other. Both or one of each could be built independently.

## 2.2 ABP's Issue No. 2 - Consistency & Material Contravention

The Board's *Opinion* states:

*"Further consideration and / or justification of the documents as they relate to consistency with the North Lotts and Grand Canal SDZ Planning Scheme to include compliance with fixed parameters in relation to use mix; block layout and building lines, streets, open spaces, active frontages and building height.*

*Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan, other than in relation to the zoning of the land, a statement should be included with the application indicating the objective(s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to the criteria in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format."*

Below we outline the Sections and Articles referenced in An Bord Pleanála's issue, above.

Section 37(2)(b) of the *Planning and Development Act 2000* (as amended) states:

*"Where a planning authority has decided to refuse permission on the grounds that a proposed development materially contravenes the development plan, the Board may only grant permission in accordance with paragraph (a) where it considers that—*

- (i) *the proposed development is of strategic or national importance,*
- (ii) *there are conflicting objectives in the development plan or the objectives are not clearly stated, insofar as the proposed development is concerned, or*
- (iii) *permission for the proposed development should be granted having regard to regional planning guidelines for the area, guidelines under section 28 , policy directives under section 29 , the statutory obligations of any local authority in the area, and any relevant policy of the Government, the Minister or any Minister of the Government, or*

- (iv) *permission for the proposed development should be granted having regard to the pattern of development, and permissions granted, in the area since the making of the development plan".*

Section 8(1)(a) of the 2016 Act states:

*"Before an applicant makes an application under section 4 (1) for permission, he or she shall have caused to be published, in one or more newspapers circulating in the area or areas in which it is proposed to carry out the strategic housing development, a notice—*

- (i) *indicating the location and a brief outline of the proposed development, including—*
  - (I) *the number of proposed houses or student accommodation units, as the case may be, and*
  - (II) *in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,*
- (ii) *stating that he or she proposes to make an application to the Board for permission for the proposed development,*
- (iii) *specifying—*
  - (I) *the times and places, including the offices of the Board and the offices of the planning authority or authorities in whose area or areas the proposed development would be situated, and*
  - (II) *the period of 5 weeks from the receipt by the Board of the application,*  
*during which a copy of the application and any environmental impact statement or Natura impact statement or both of those statements, if such is required, may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy),*
- (iv) *stating that the application contains a statement—*
  - (I) *setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan, and*



- (ii) where the proposed development materially contravenes the said plan other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000,
- (v) stating that in the case of an application referred to in subsection (2), an environmental impact statement or Natura impact statement or both of those statements, as the case may be, has or have been prepared in respect of the proposed development,
- (vi) where relevant, stating that the proposed development is likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention,
- (vii) inviting the making, during the period referred to for the purposes of subparagraph (iii), of submissions and observations to the Board, including from the public, relating to—
  - (i) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and
  - (ii) 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,
- (viii) specifying the types of decision the Board may make, under section 9, in relation to the application,
- (ix) stating that a person may question the validity of a decision of the Board 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 Act of 2000, and
- (x) stating where practical information on the review mechanism can be found".

Article 292(1) of the Regulations of 2017 states:

*"A prospective applicant shall, not later than the day of publication of a notice in accordance with section 8(1) of the Act of 2016, give notice of the intention to make an application by the erection or fixing of a site notice in accordance with this article".*

## 2.2.1 Applicant's Response

We enclose a stand-alone document entitled *Material Contravention Statement – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021.

Whilst residential is a permitted in principle use under the Subject Site's Z14 zoning, the heights we propose are in contravention to the SDZ Planning Scheme. Set out below is a commentary on the proposed development's compliance with the *Planning Scheme* under the specified generic headings:

### 1. Use Mix

In order to address this issue, we are obliged to refer also to the concurrent Planning Application for the SDZ-compliant Commercial Scheme. The *City Block Roll Out Agreement – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021 provides a detailed assessment of the overall development of City Block 9.

We also refer to the *Design Statement – Waterfront South Central – SHD Application to An Bord Pleanála* prepared by Henry J Lyons and dated Friday, 15 January 2021 that sets out the land use mix for the abutting sites.

The stated objective of the *Planning Scheme* is to secure a 50:50 residential / commercial use mix within City Block 9.

The *Planning Scheme* specifies that land mix ratios are to be calculated using site areas.

Section 4.13.2 of the *Planning Scheme* notes that:

*"[T]he Docklands Masterplan 1997 had a key objective that 60% of the [overall Docklands'] site area of new development should be residential and 40% commercial.*

*The 60 Residential:40 Commercial mix has continued as policy and practice [...]"*

[Our emphasis.]

It is noted within the *Planning Scheme* that neighbourhood retail and community facilities will be considered 'Residential' for the purposes of the ratio.

The 50:50 mix will broadly be achieved at City Block 9 through the provision of a commercial development on the western portion (c. 0.85 ha, excluding the common



pocket park of 0.071 ha), and an SHD (primarily) residential development on the eastern portion (c. 1.03 ha, excluding the common pocket of 0.071 ha) of the site.

Thus, a site area ratio of 1.0:0.84 or 50:41.5 (residential / commercial) is achieved.

Section 4.13.4 of the *Planning Scheme* notes that:

*“Variations on the 50:50 ratio and the ratios set out in the City Block Objectives [...] may be considered, subject to a minimum of 30% residential or 30% commercial within each City Block” [...]*

As such, we contend that the *Planning Scheme* allows for a reasonable amount of flexibility in this parameter, and that both commercial and residential use elements proposed at City Block 9 exceed the 30% minimum indicated in the *Planning Scheme*.

The spatial distribution of the required ratio of commercial to residential uses across the City Block achieves a co-ordinated and rationalised pattern of land use, and a mono-use environment is avoided.

We also refer the Board to the content of Section 6.2 of the *Statement of Compliance with the North Lotts and Grand Canal Dock Planning Scheme 2014 – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021.

## 2. Block Layout and Building Lines

Section 5.4.3 of the *Planning Scheme* addresses the issue of the SDZ’s public realm. The *Planning Scheme* stipulates that, in the interest of providing a high-quality public realm in a timely and co-ordinated manner, the public realm indications as per Figure 35, ‘Development Code for City Blocks’ are fixed elements. (See Figure 2.3 below.)

However, the *Planning Scheme* also notes that:

*“In relation to the proposed new streets and lanes within the City Blocks, the block building line may be varied to provide for a more varied streetscape, including curves, setbacks and indents [...] subject to the overall objective of providing connectivity through City Blocks being achieved.”*

[Page 170, *North Lotts and Grand Canal Dock Planning Scheme*.]



**Figure 2.3:** Extract of Figure 35 – Development Code for City Blocks, showing, inter alia, public realm indications for City Block 9. Source: *North Lotts and Grand Canal Dock Planning Scheme, 2014, Figure 35. Cropped and annotated by TPA, January 2021.*

The precise alignment of the new lanes and streets form part of the *City Block Rollout Agreement*.

The *Planning Scheme* notes the importance of streets in defining a quality urban streetscape, and specifically seeks to avoid the risk of isolated buildings being developed, which do not harmonise with each other.

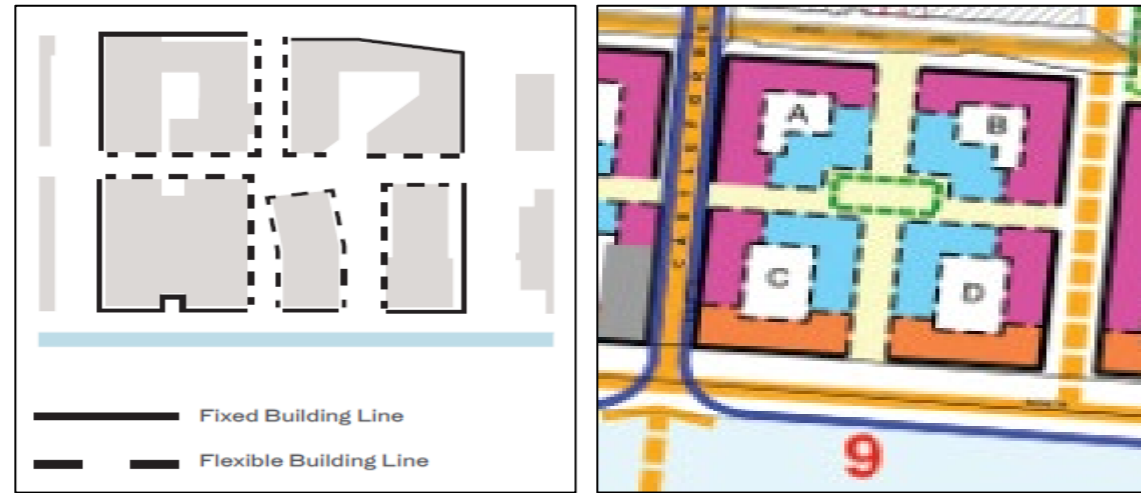
Accordingly, the proposed structures do not extend forward of the building lines indicated on the City Block Development Code (See Figure 2.4, below).

It is noted that there is a degree of design flexibility with regards to areas within the Block envelope to provide for variety, good architecture and amenity considerations.

The proposed footprint of the Subject Proposal generally accords with this fixed outer building line and no part of the proposal development extends beyond the building lines indicated in Figure 35 of the *Planning Scheme*.

Balconies and winter gardens are contained within the site boundary and will not project over the public footpath.





**Figure 2.4:** Indicative drawings showing the general adherence of the proposed design to that prescribed by the Planning Scheme. Source: (a) Page 27 of the Design Statement, prepared by HJL and dated 15 January 2021. (b) Figure 35, North Lotts and Grand Canal Dock Planning Scheme. Cropped and annotated by TPA, January 2021.

We also refer to the *Design Statement – Waterfront South Central – SHD Application to An Bord Pleanála* prepared by Henry J Lyons and dated Friday, 15 January 2021 that sets out the land use mix for the abutting sites.

### 3. Streets

The *Planning Scheme* provides for a new central civic space within City Block 9, complete with SuDS features. Additionally, the improvement of north-south and east-west permeability throughout the City Block, and the insertion of a new north-south street between City Blocks 9 and 10, are objectives within the *Planning Scheme*.

That new street is now known as North Wall Avenue.

Pedestrian legibility is maximised through the design of the public space and its interaction with the proposed buildings, with Green Infrastructure elements of the building façade serving to subtly blend the ground-floor public realms into the higher storeys.

We also refer the Board to the content of Section 6.2 of the *Statement of Compliance with the North Lotts and Grand Canal Dock Planning Scheme 2014 – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021.

### 4. Open Spaces and Public Realm

The overall development of City Block 9, as envisaged by the Applicant, provides for a high-quality public realm as a defining element of the Scheme.



**Figure 2.5:** Extract of Dwg. No. C0096 L100 (Rev. 3) showing the landscape masterplan for City Block 9. Source: Cameo Landscape Architects, January 2021. Cropped and annotated by TPA, January 2021.

Both covered and uncovered areas of public realm are proposed, with the finalised design seeking to engage city users, and provoke curiosity and excitement about the Dockland's urban environment.

This ambition is mirrored in the varied use of materials and planting, which will contribute to the multifunctional and unique atmosphere both within and without the block.

Additionally, the subject proposals work to expand the public realm upwards, through the provision of publicly-accessible and fully landscaped destinations at the upper floors of the development, including a restaurant, a bar / function room, and a viewing deck.



View corridors to the River Liffey and Dublin Mountains are not only maintained, but are enhanced through the framing of southern vistas in view-lines through the Block.

Additionally, the proposed public viewing space at the upper floors of the residential development provide access to views of the River Liffey, the Dublin Mountains, Dublin Bay and the city of Dublin as they have never been experienced before.

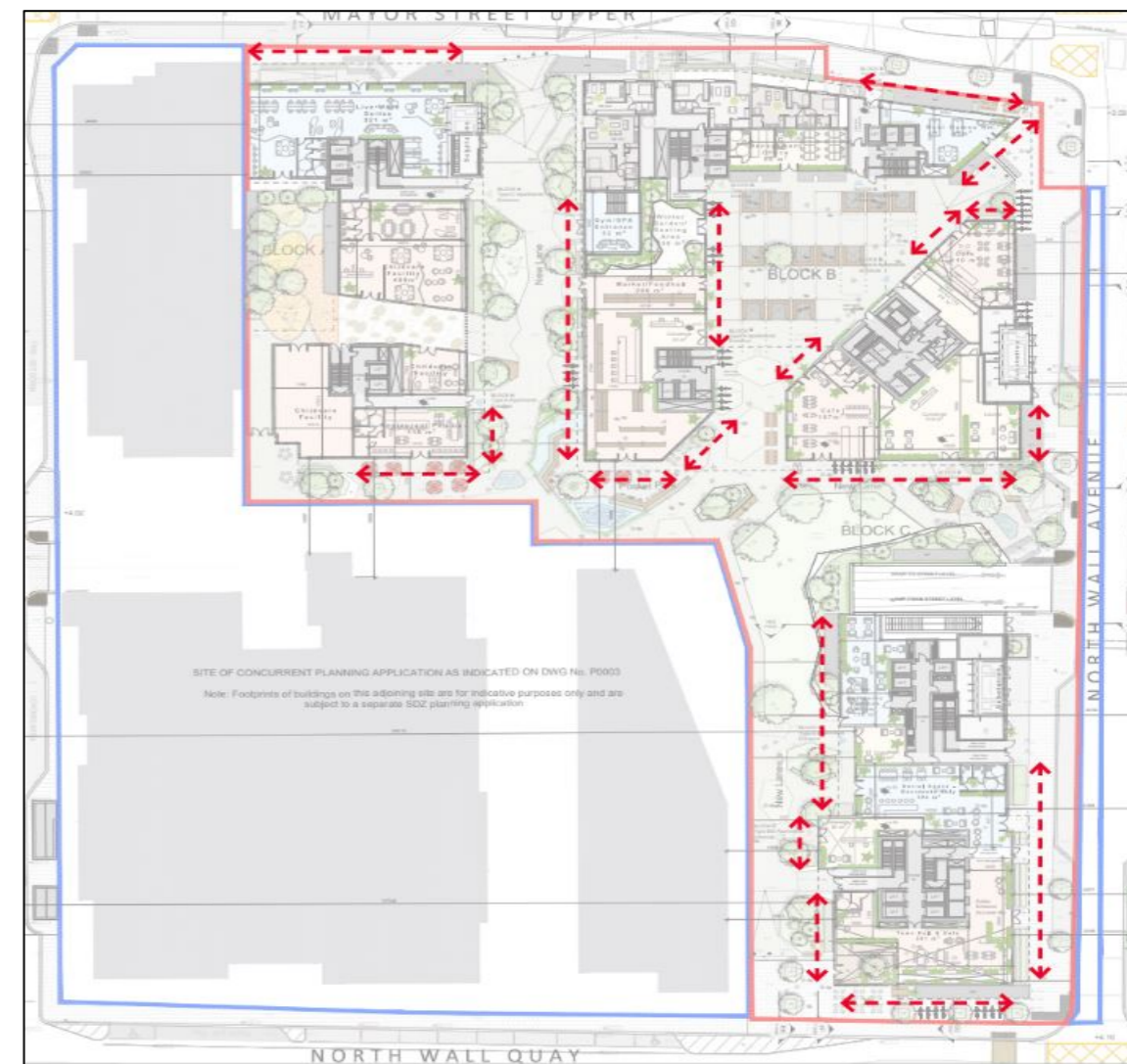


**Figure 2.6:** CGI showing the view through City Block 9 from North Wall Avenue. Source: Renderaire. Cropped and annotated by TPA, January 2021.

## 5. Active Frontages

The provision of retail and other socio-cultural amenities (including, *inter alia*, an art gallery and exhibition space, a childcare facility, restaurants, cafes, and landscaped public open space) at ground floor level throughout the City Block provides the rational impetus for a vibrant and seamless interplay between the two main uses on the site.

Some 366.6 m of linear active frontage is provided through the Subject Proposal.

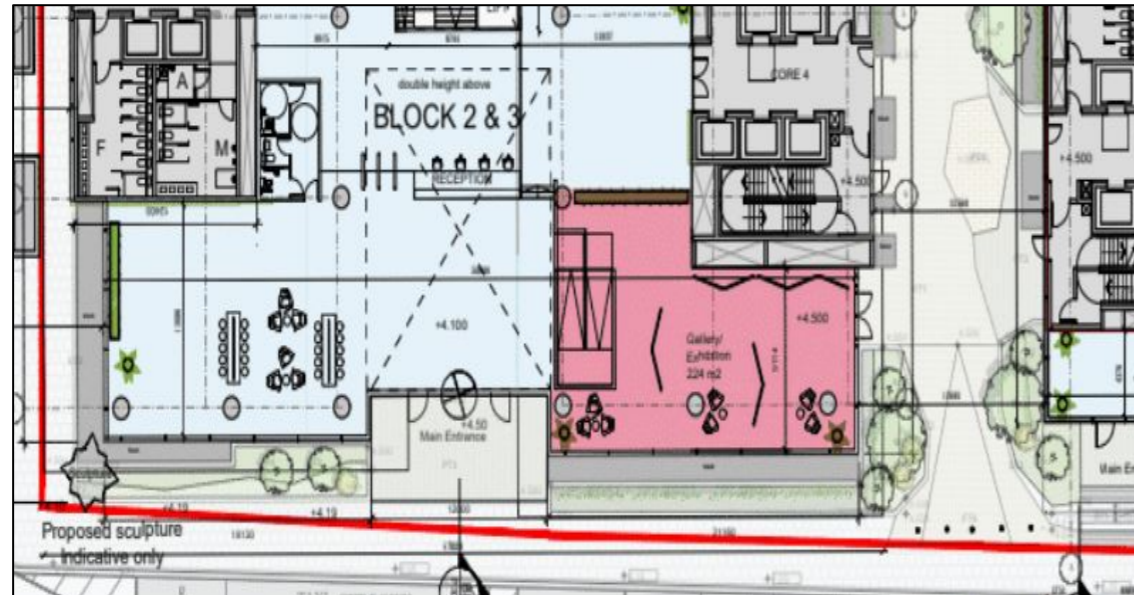


**Figure 2.7:** Indicative ground floor plan showing active frontages. Source: Section 4.7 of the Design Statement prepared by HJL, January 2021. Cropped by TPA, January 2021.

The location of the proposed public open space, within the City Block itself, and with sight lines provided through to the quays and Mayor Street, respectively, will invite the public into the City Block, further establishing the area as a central mixed-use urban quarter of excellence within the North Lotts, the Docklands and, more generally, Dublin City.

It is expected that the provision of an art gallery and exhibition space in the vicinity of the proposed bridge crossing between Castleforbes Road and Sir John Rogerson's Quay will encourage pedestrian movement through the City Block from the LUAS stop on Mayor Street to the Liffey at North Wall Quay, through the extension of the cultural and amenity uses that are proposed internally to the City Block.





**Figure 2.8:** Extract of Dwg. No. Z1010 (Rev. 6), 'Ground Floor Plan', prepared by HJL, showing location of gallery / exhibition space at North Wall Quay. Cropped by TPA, January 2021. This drawing is included as Appendix D in the Waterfront South Central – SHD Proposal – Assorted Appendices, prepared by TPA and dated Thursday, 28 January 2021.

The Guidelines set out four Specific Planning Policy Requirements (SPPRs) objectives for the assessment of building height. The Board is required to comply with SPPRs. Section 1.14 of the Guidelines state that:

*“Accordingly, where SPPRs are stated in this document, they take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes”.*

## 6. Urban Form/Height

In response to the *Urban Development and Building Heights Guidelines for Planning Authorities* (December 2018), Dublin City Council undertook a review of the 2014 Guidelines and those are currently before the Board for determination.

Section 37(2)(b) of the *Planning and Development Act 2000* (as amended) states *inter alia* that:

*“iii) permission for the proposed development should be granted having regard to regional planning guidelines for the area, guidelines under section 28, policy directives under section 29, the statutory obligations of any local authority in the area, and any relevant policy of the Government, the Minister or any Minister of the Government, or*

*(iv) permission for the proposed development should be granted having regard to the pattern of development, and permissions granted, in the area since the making of the development plan”.*

The Minister’s *Urban Development and Building Height Guidelines* were issued in December 2018, in line with the content of Section 28 of the *Planning and Development Act 2000* (as amended).

The Board is required under Section 28 to have regard to Ministerial Guidelines.



## 2.3 ABP's Issue No. 3 – Height Strategy

The Board's *Opinion* states:

*“Further justification of the documents as they relate to the overall height strategy, including the rationale for providing a cluster of taller buildings of the height proposed on the subject site.*

*The further consideration and / or justification should have regard to, inter alia, the guidance contained in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual, the Urban Development and Building Height Guidelines for Planning Authorities (2018); the Dublin City Development Plan 2016-2022 (inc. Section 16.7) and the North Lotts and Grand Canal Dock SDZ Planning Scheme, 2014.”*

### 2.3.1 Applicant's Response

In that regard, the *National Planning Framework, Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)* and the *2018 Urban Development and Building Height Guidelines for Planning Authorities* facilitate increased height on sites adjacent to quality transportation facilities and/or in urban areas.

We refer the Board in particular to Volume 2 of the EIAR submitted as part of the Application documentation, which comprises a detailed *Heritage, Townscape, Landscape and Visual Impact Assessment*, dated January 2021, by CityDesigner.

Section 7.4 of that report states:

*“What man has created by way of ‘city’ is first identified by high vertical elements such as the churches in the foreground or the chimneys at the docks and the tall buildings in the centre such as Liberty Hall, George’s Quay Plaza and Capital Dock.*

*Also the larger scale elements such as the Aviva Stadium and the Convention Centre, together enable the viewer to identify the city, to orientate and to make its parts legible. In this sense the higher vertical elements and larger buildings are a welcome balance to the natural lie of the land in its realm of horizontality.*

*Height provides, therefore, a visual and cultural balance. In this case the development site is well placed to make a statement, to mark the docks and to mark the transition from the docks to a ‘new’ City quarter, leading to the historic City Centre.*

*For reasons mentioned later, a 45 storey building plus a 41 storey ‘sister’ building, is the maximum height from the broad townscape analysis carried out. A 45 storey building with a 41 storey ‘sister’ building in this view from Killiney Hill, both optimises*

*the site and achieves an equitable vertical balance with the horizontality of the topography.”*

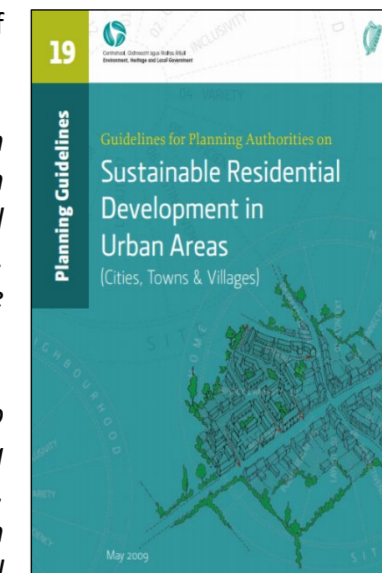
Set out below is a synopsis of the key issues arising from a review of the height strategy, having regard to the following guidance documents:

#### 1. *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009):*

On the issue of height, pertinent to this site, Section 5.3 of those *Guidelines* state, *inter alia*:

*“Particular sensitivity is required in relation to the design and location of apartment blocks which are higher than existing adjacent residential development. As a general rule, where taller buildings are acceptable in principle, building heights should generally taper down towards the boundaries of a site within an established residential area.*

*Planning authorities in cities and larger towns should also consider whether a buildings heights strategy, involving public consultation as part of a statutory plan process, would provide clearer guidance for potential developers on where, and in what circumstances, taller residential buildings would be appropriate within their areas.”*

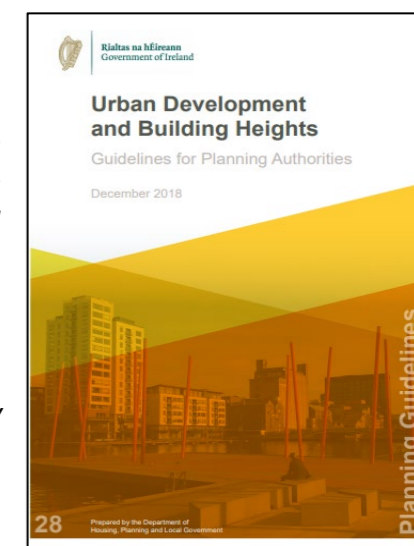


#### 2. *Urban Development and Building Heights: Guidelines for Planning Authorities (December 2018):*

On the issue of height, pertinent to this site, the *Guidelines* state in Chapter 3.2, *inter alia*:

*“In the event of making a planning application, the applicant shall demonstrate to the satisfaction of the Planning Authority/ An Bord Pleanála, that the proposed development satisfies the following criteria:*

- *At the scale of the relevant city/town;*
- *At the scale of district/ neighbourhood/ street; and*





- At the scale of the site/building”. [adapted quote.]

Furthermore, the *Guidelines* state, *inter alia*:

*“the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise”.*

The *Heritage, Townscape, Landscape and Visual Impact Assessment* by CityDesigner outlines how these issues have been addressed.

### 3. Dublin City Development Plan 2016-2022:

On the issue of height, pertinent to the site, Policy SC7 of the *Development Plan* states, *inter alia*, that the *Development Plan* seeks to:

*“protect and enhance important views and view corridors into, out of and within the city, and to protect existing landmarks and their prominence”.*

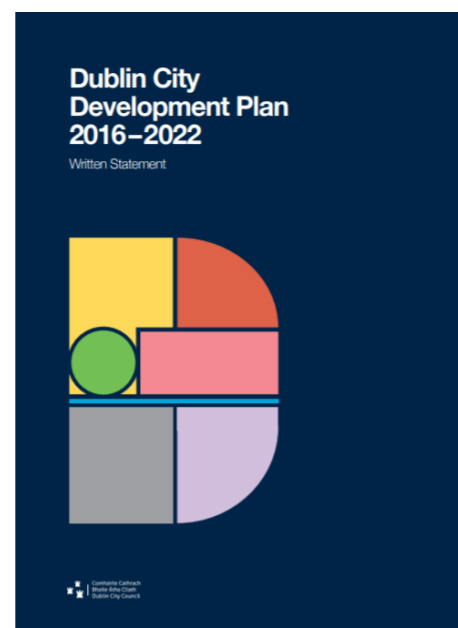
The *Heritage, Townscape, Landscape and Visual Impact Assessment* outlines how this issue has been addressed.

Section 6.39 of that document states, *inter alia*:

*“The impact on townscape views by the proposed development has been assessed in Chapters 10.0 [of that document].*

*Verified views from 46 positions were assessed, representing a spread of close, medium and long-distance views that illustrate the urban relationships that are likely to arise between the proposed development and its urban context, including built heritage receptors and other important landmarks in the townscape and landscape.*

***The assessments show that the proposed development is designed to a high quality and use of materials that promote its uniqueness, sustainability and identity. It would give rise to an addition of quality, public meaning and urban legibility to the surrounding townscape. The development therefore is compliant with policy SC7.***



*It is the taking account of design quality, meaningfulness and contribution to urban legibility, which allows the assessment to be positive in this way.”*

[Our emphasis.]

### 4. North Lotts and Grand Canal Dock Planning Scheme, 2014:

On the issue of height, pertinent to the subject site, Section 5.5.9.b.2 of the *Planning Scheme* states:

*“Building heights to range from 5-storey commercial (6-storey residential) to 8-storey commercial (10-storey residential) to allow for residential amenity and appropriate transition in scale, as well as sufficient enclosure onto main streets, and appropriate scale fronting quays.”*

It is acknowledged that the building height of the proposed development would materially contravene the content of the *Planning Scheme*.

The enclosed *Material Contravention Statement – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates and dated Thursday, 28 January 2021, addresses that issue in further detail.

The *Heritage, Townscape, Landscape and Visual Impact Assessment* also outlines how this issue has been addressed.

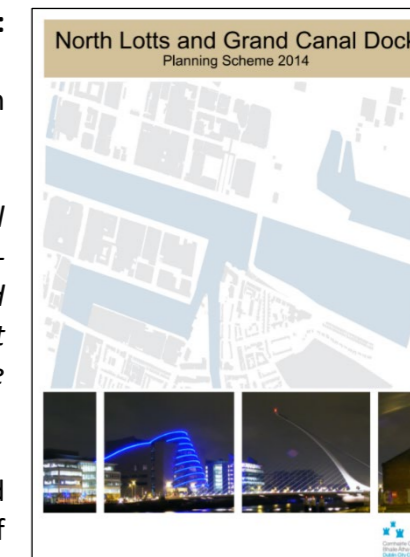
Section 10.48 of that document states, *inter alia*:

*“The recent proposed amendments to the North Lotts and Grand Canal Dock planning scheme, state that **a landmark is suitable on the south east corner and local landmark is suitable on the north eastern corner of the site.***

*The proposed development would respond to the River Liffey and the relationship with its Docklands context.*

***It would enhance the legibility of the area and create a new landmark for the city.”***

[Our emphasis.]





## 2.4 ABP's Issue No. 4 – Residential Amenity

The Board's Opinion states:

*“Further consideration and / or justification of the documents as they relate to the amenities for future occupants and users of the development and the amenities of occupants of adjacent developments.*

*The further consideration and / or justification should include a detailed assessment of sunlight and daylight access to the proposed apartments and of impacts on existing developments in the vicinity; a detailed assessment of sunlight and daylight access to streets and public spaces; and a detailed assessment of micro-climate impacts arising from wind.”*

### 2.4.1 Applicant's Response

We enclose the following related documents:

1. *Daylight, Sunlight and Overshadowing Analysis – SHD Planning Application – City Block 9, Project Waterfront* prepared by Integrated Environmental Solutions, dated Wednesday, 20 January 2021; and
2. *Pedestrian Comfort CFD Analysis – Waterfront Proposed Residential SHD* prepared by Integrated Environmental Solutions, dated Thursday, 21 January 2021.

With regard to the content of the *Daylight, Sunlight and Overshadowing Analysis* by Integrated Environmental Solutions, the following conclusions are noted:

#### 1. Shadow Analysis

Section 9.1 of the *Daylight, Sunlight and Overshadowing Analysis* states:

*“The Shadow analysis shows different shadows being cast at specific times of the year for the proposed scheme in comparison to the (Strategic Development Zone) SDZ indicative scheme.*

*When compared to the SDZ indicative scheme there is minor additional shading noted throughout the periods considered.”*

## 2. Annual Probable Sunlight Hours of Proposed Building Amenity Spaces

Section 1.2 of the *Daylight, Sunlight and Overshadowing Analysis* states:

*“As mentioned under Section 3.3.17 of BRE's Site Layout Planning for Daylight and Sunlight states that for a space to appear adequately sunlit throughout the year, at least half of the garden or amenity area should receive at least 2 hours of sunlight on the 21st of March.*

*While the proposed pocket park is located in a central location within the proposed development it does not received two hours of Sunlight on March 21st. However, the pocket park within the SDZ scheme did not receive 2 hours of sunlight on March 21st.*

*The proposed scheme provides a generous amount of shared private amenity space which is in excess of the minimum required. The majority of external shared private amenity space is provided via roof gardens. All of the shared private amenity spaces within the proposed development exceed the BRE's recommendation of over half of their respective areas receiving at least 2 hours of sunlight on March 21st.”*

## 3. Daylight Analysis of Existing Adjacent buildings

Section 1.3 of the *Daylight, Sunlight and Overshadowing Analysis* states:

*“Daylight analysis for the neighbouring existing dwellings i.e. Castleforbes Road and Mayor Street upper was completed via Vertical Sky Component (VSC) calculations.*

*Overall the results show the balance of protecting daylight to existing buildings while providing a scale to allow the redevelopment of the proposed building has been achieved.”*

## 4. Average Daylight Factors

Section 1.4 of the *Daylight, Sunlight and Overshadowing Analysis* states:

*“The results show 90% of the rooms exceed the BRE recommendations when only the SHD planning application is analysed.*

*When the proposed commercial scheme is accounted for 85% of the rooms exceed the BRE recommendations for average daylight factors.*

*We have reviewed what is accepted as best practice internationally on high-rise high-density schemes. We have found some very high-quality schemes for example, Thirty*



*Casson Square located South Bank London which would have 66-70% units exceeding BRE recommendations for ADF's.*

*Overall, we believe the percentage of rooms that exceed the BRE guidelines for ADF's on Project Waterfront to be best practise for a high-density development."*

With regard to the content of the *Pedestrian Comfort CFD Analysis*, dated Thursday, 21 January 2021, by Integrated Environmental Solutions, the following conclusions are noted.

### **Sitting and Standing Comfort**

IES's report highlighted certain areas on balconies and terraces proposed as part of the scheme as being exposed to prevailing winds, and thus scoring marginally below the standard threshold for sitting comfort.

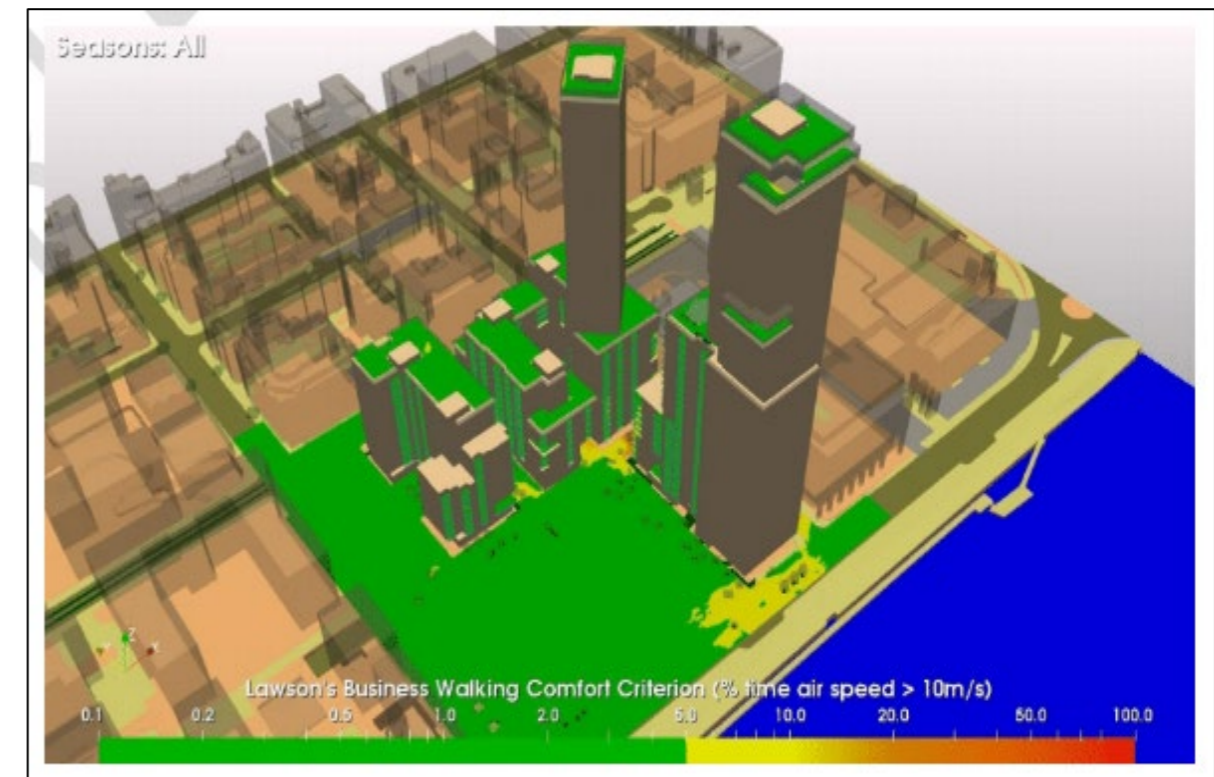
In response to these findings, the Design Team has modified the proposed design mitigation these effects, including the insertion of canopies to deflect vertical drafts, and the addition of landscape elements to prevent higher air speed. Screens have also been provided in order to protect residents from horizontal winds.

### **Walking Comfort**

IES's report illustrates that the proposed development complies with the standard Comfort Criteria, Lawson's Leisure and Busines Walking Comfort Criteria.

### **Safety Criteria**

In relation to Safety Criteria, IES concludes that the necessary criterion for the 'normal' pedestrian is achieved throughout the proposed development.



**Figure 2.9:** Extract of Fig. No. 44, prepared by IES, showing business walking comfort levels. Cropped by TPA, January 2021.

**3.0 ABP REQUEST TO PROVIDE ADDITIONAL INFORMATION – PURSUANT TO ARTICLE 285(5)(B) OF THE PLANNING AND DEVELOPMENT (STRATEGIC HOUSING DEVELOPMENT) REGULATIONS 2017**

The Board’s *Opinion* states:

*“Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission.”*

In that regard, the Board has requested specific information to be provided in relation to 12 No. items.

We set out below how each of the requirements has been addressed.

**3.1 ABP’s Requirement No. 1 – Standalone Application with Assessment of Cumulative Impacts**

The Board’s *Opinion* notes the requirement for:

*“The drawings, images and assessments at application stage shall address the proposed SHD development as a standalone development on the City Block 9 site. An indicative future Scenario used to show potential cumulative impacts arising from development on the balance of the City Block 9 site should be consistent with the parameters of the approved North Lotts and Grand Canal Dock SDZ Planning Scheme.”*

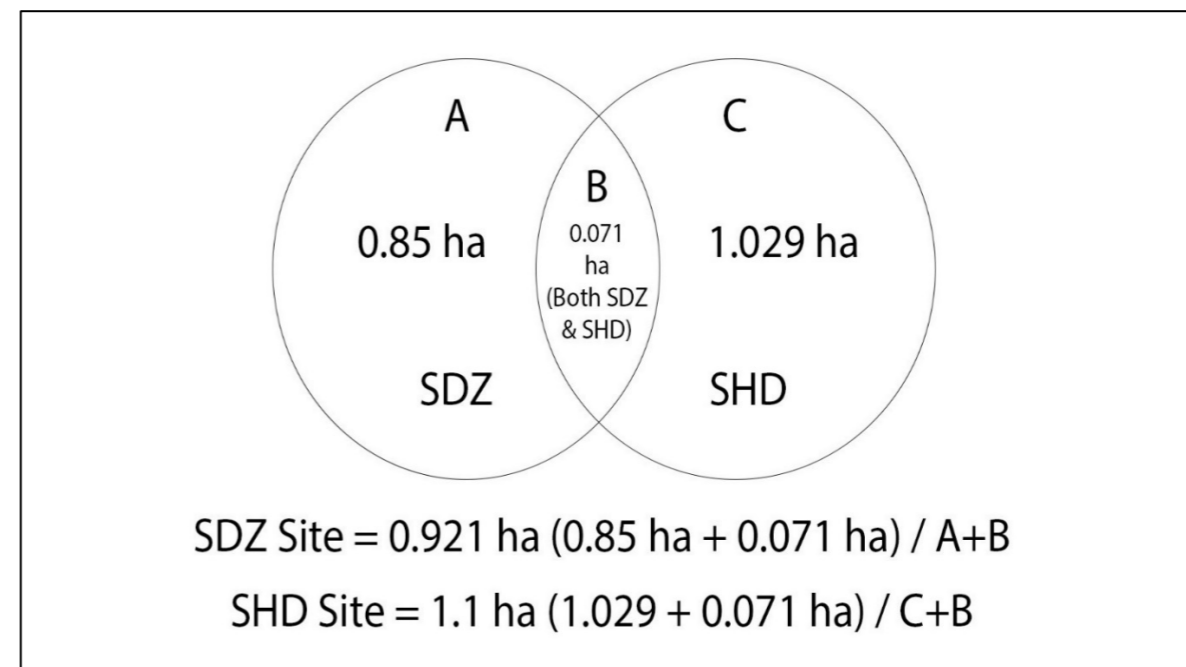
**3.1.1 Applicant’s Response**

As set out in the accompanying Cover Letter to An Bord Pleanála, prepared by Tom Phillips + Associates and dated Thursday, 28 January 2021, the Application documentation is extensive.

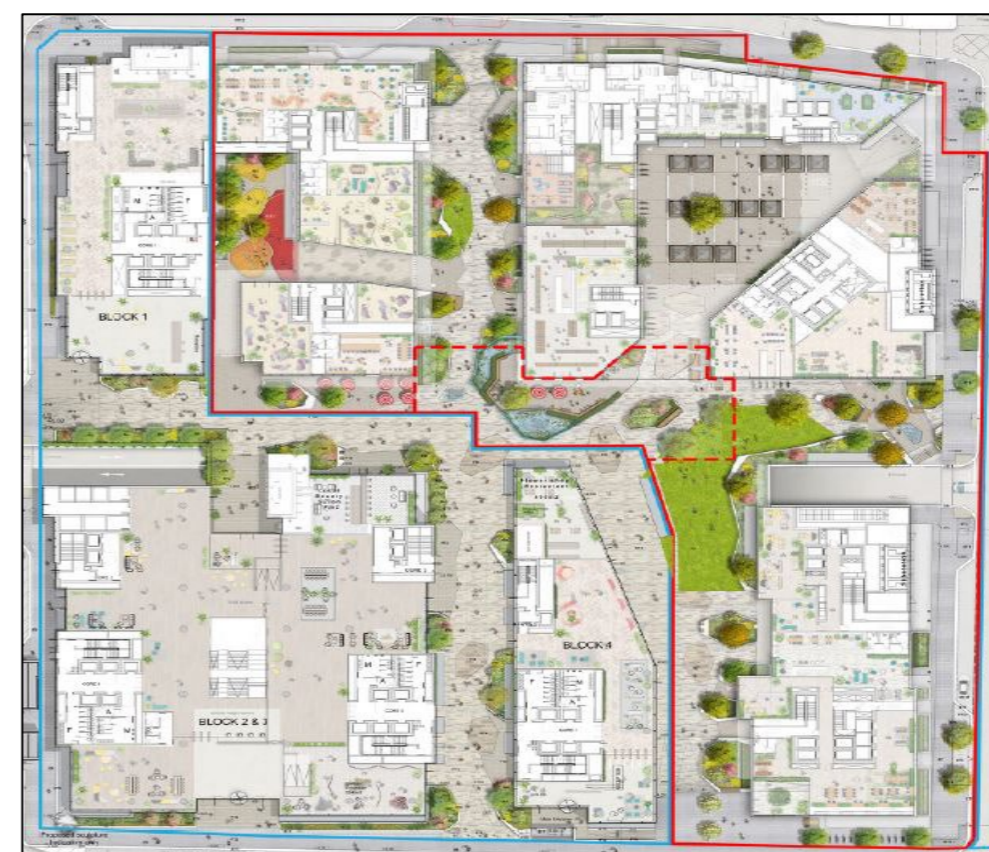
The Applicant is lodging two concurrent Applications.

1. This SHD Application to An Bord Pleanála (copied to Dublin City Council and the relevant Prescribed Bodies) on a site of 1.1 ha.
2. A complementary SDZ-compliant scheme for the residual City Block 9 lands on a site of 0.921 ha.

Figure 3.2 illustrates a masterplan of how the two schemes, if built, would look.



**Figure 3.1:** Venn Diagram showing the relationship between the two overlapping sites at City Block 9, in hectares. Source: TPA, January 2021



**Figure 3.2:** Extract of Dwg. No. C0096 L1000 (Rev. 3), ‘Landscape Illustrative Masterplan – SHD’, prepared by Cameo & Partners, showing the Proposed Site Layout Plan for City Block 9. Source: Cameo & Partners, January 2021. Cropped by TPA, January 2021.



The SDZ-compliant scheme is designed to comply fully with the approved *North Lotts and Grand Canal Dock Planning Scheme, 2014*.

In this respect, the Planning Authority undertook a review of the 2014 *Planning Scheme*, which was submitted to the Board on 31 May 2019. (ABP Ref. PL29N.304604.)

Whilst that proposed amendment suggests some greater height on part of City Block 9, the Application for the residual lands on City Block 9 conforms to the terms of the earlier, more conservative 2014 *Planning Scheme*.

### 3.2 ABP's Requirement No. 2 – Capacity of Local Area to accommodate Proposed Development

The Board's *Opinion* notes the requirement for:

*"A Report addressing the capacity of the area to accommodate a development of the scale proposed. The assessment should include an audit of physical and social infrastructure in the area and assesses the capacity of the area to accommodate the proposed development."*

#### 3.2.2 Applicant's Response

Several documents cumulatively address the capacity of the area to accommodate the development. Those documents include:

1. *Childcare Demand Assessment: Waterfront South Central* by Tom Phillips + Associates, dated January 2021;
2. *Social Infrastructure Audit: Waterfront South Central (Residential)* by Tom Phillips + Associates, dated January 2021;
3. *Pedestrian Capacity Analysis* by Space Syntax, dated January 2021; and
4. *Vision + Place Strategy – Waterfront South Central* by Wordsearch Place, dated January 2021.

For example, Space Syntax's report examines and addresses the following questions:

1. What is the emergent pattern of pedestrian movement in and around the proposed design?
2. What is the capacity of the routes and pavements in and around the proposed design?

3. How will the proposed design impact on the pedestrian comfort levels and on the capacity of the routes and pavements in and around the proposed design?

The Executive Summary of that document states, *inter alia*:

***"The pavements around the development also have sufficient capacity to deal with the forecasted flows of pedestrian to and from the development with TfL PCL (pedestrian comfort level) of A+, A, A- and B+ as per TfL guidance. These PCL levels are all within the 'Comfortable' range as per the guidance. The highest flow is 1,070 people per hour on the pavement along North Wall Quay to the south-east of the site.***

*We have also tested the internal public realm and external pavements using the Fruin standard and all of the spaces have a Grade A\* which means there are less than 23 people per minute per metre passing through the internal spaces and pavements around the site.*

***This means pedestrians can freely select their own walking speed to bypass slower pedestrians and to avoid conflicts with others.***

***Given there is no concern with regards to pedestrian comfort in relation to the combined SDZ and SHD scheme it can be deducted that the SDZ and SHD on their own would also not present any issues related to pedestrian capacity."***

[Our emphasis.]

### 3.3 ABP’s Requirement No. 3 – Suite of Architectural Drawings

The Board’s *Opinion* notes the requirement that:

*“The documentation should include architectural drawings and imagery at a scale that articulates the detail of the scheme including: cross sections through blocks, streets and open spaces; details of finishes, frontages and shopfronts; the treatment of feature elements including reveals, cut outs, undersides, entrances, landscaped areas and pathways; typical design details for base, middle and upper sections of the blocks; and detail of the proposed cladding and green wall systems.*

*The documents should have regard to the requirement to provide high quality and sustainable finishes and address the long-term management and maintenance of the development.”*

#### 3.3.1 Applicant’s Response

The Application documentation includes analysis by Henry J Lyons Architects (HJL). In addition to some 88 No. standalone drawings, the Henry J Lyons suite of documents include:

1. *Compilation of Final Drawings and Areas*, dated Friday, 15 January 2021;
2. *Design Statement*, dated Friday, 15 January 2021;
3. *Housing Quality Assessment*, dated Friday, 15 January 2021; and
4. *Life Cycle Report*, dated Friday, 15 January 2021.

The *Design Statement*, for example, addresses:

- Cross sections through blocks, streets and open spaces;
- Details of finishes, frontages and shopfronts;
- Treatment of feature elements including reveals, cut outs, undersides, entrances, landscaped areas and pathways;
- Typical design details for base, middle and upper sections; and
- Details of proposed cladding and green wall systems.

### 3.4 ABP’s Requirement No. 4 – Schedule of Communal and Open Space

The Board’s *Opinion* notes the requirement for:

*“A schedule of public and communal open space for the overall development and on a block by block basis.”*

#### 3.4.1 Applicant’s Response

Tables 3.1 and 3.2, below, sets out a schedule of public and communal open space on a block-by-block basis. The data has been derived from the *Design Statement – Waterfront South Central – SHD Application to An Bord Pleanála* prepared by Henry J Lyons, dated Friday, 15 January 2021, as well as the *Landscape Access & Design Statement – Waterfront South Central – SHD Residential Scheme* prepared by Cameo, dated Monday, 4 January 2021.

It demonstrates the large quantum of open space provided for both residents and visitors to Waterfront South Central, and reflects the central position that green space and biodiversity hold within the Subject Proposal.

Table 3.1: Public Open Space		
Space	Block	Size (sq m)
Market Square	B	800
Central Pocket Park	A / B / C	2,400
Public Roof Terrace	C	420

Table 3.2: Communal (Residents Only) Open Space		
Space	Block	Size (sq m)
Market Square	B	800
Central Pocket Park	A / B / C	2,400
Public Roof Terrace	C	420



### 3.5 ABP's Requirement No. 5 – Relationship between Proposed and Adjacent Developments

The Board's *Opinion* notes the requirement for:

*"Drawings and cross sections showing the relationship between the proposed development and adjacent developments to the west on Castleforbes Street, north on Mayor Street Upper and east on North Wall Avenue / Point Square detailing separation distances, height differences and opposing windows, balconies or external amenity spaces."*

#### 3.5.1 Applicant's Response

The Application provides a detailed suite of 86 No. drawings by HJL.

Additionally, see Section 4.6 of the *Design Statement*, prepared by Henry J Lyons and dated Friday, 15 January 2021.

Section 4.6 of that *Design Statement* includes a number of illustrative diagrams, drawings and cross-sections, showing the relationship between the proposed development and adjacent developments to the west on Castleforbes Street, north on Mayor Street Upper and east on North Wall Avenue.

Set out below is a list of representative drawings that illustrate each aspect of the proposed development identified by the Board:

- 1. Details of separation distance:** Page 38 of the *Design Statement* provides details on separation distances. The minimum distance achieved is some 19 m between the proposed residential Block B and the structure across North Wall Avenue to the east. The maximum distance achieved between buildings is some 40.3 meters between the proposed residential Block A and the structure across Castleforbes Road to the west.
- 2. Details of height differences:** Pages 34-36 (inclusive) of the *Design Statement* provide details on the height differences between the proposed scheme and adjacent structures. It is considered that, by stepping-down the height of the Subject Proposal, the design has provided for a subtle height transition.
- 3. Details of opposing windows, balconies and external amenity spaces:** Pages 39-40 (inclusive) of the *Design Statement* illustrate the relationship between the fenestrations, balconies, external amenity spaces, and other contextual features of the proposed development and those of neighbouring structures.

### 3.6 ABP's Requirement No. 6 – Microclimate Analysis

The Board's *Opinion* notes the requirement for:

*"A micro-climate analysis that addresses the impact of wind."*

#### 3.6.1 Applicant's Response

The Application documentation includes a detailed wind analysis titled *Pedestrian Comfort CFD Analysis* prepared by Integrated Environmental Solutions, dated Thursday, 21 January 2021.

The following conclusions are noted:

##### Sitting and Standing Comfort

IES's report highlighted certain areas on balconies and terraces proposed as part of the scheme as being exposed to prevailing winds, and thus scoring marginally below the standard threshold for sitting comfort.

In response to these findings, the Design Team has modified the proposed design mitigation these effects, including the insertion of canopies to deflect vertical drafts, and the addition of landscape elements to prevent higher air speed. Screens have also been provided in order to protect residents from horizontal winds.

##### Walking Comfort

IES's report illustrates that the proposed development complies with the standard Comfort Criteria, Lawson's Leisure and Business Walking Comfort Criteria.

##### Safety Criteria

In relation to Safety Criteria, IES concludes that the necessary criterion for the 'normal' pedestrian is achieved throughout the proposed development.



### 3.7. ABP’s Requirement No. 7 – Glint and Glare Assessment

The Board’s *Opinion* notes the requirement for:

“An assessment of potential glint and glare impacts arising from the proposed cladding system.”

#### 3.7.1 Applicant’s Response

In response to this element, we commissioned Paul Littlefair of BRE to undertake the study.

The Application documentation includes a study entitled *Potential Solar Glare Report*, dated 30 October 2020.

It concludes, *inter alia*, that:

“The residential development would cause negligible or minor solar glare problems. No mitigation measures are therefore necessary.”

### 3.8 ABP’s Requirement No. 8 – Phasing Plan

The Board’s *Opinion* notes the requirement for:

“A detailed Phasing Plan.”

#### 3.8.1 Applicant’s Response

We enclose a document entitled *Outline Construction Management Plan*, prepared by PJ Hegarty & Sons and dated January 2021.

It should be noted that the proposed development is not proposed to be constructed on a phased basis, therefore, it is considered that a Phasing Plan is not required.

The Applicant’s intention is that construction of the entirety of the proposed development will be carried out in a single phase, with completion estimated to be finalised by c the end of Q4 2025.

Section 8.2 of the *Outline Construction Management Plan* states:

“The main construction works will require approximately 4 years from Q4 2021 to Q4 2025 as shown in the indicative bar chart programme below. This start date will be dependent on obtaining the required planning permission.”

Table 3.3 below shows the indicative bar chart programme referenced in Section 8.2 of that document.

	Q4 '20	Q1 '21	Q2 '21	Q3 '21	Q4 '21	Q1 '22	Q2 '22	Q3 '22	Q4 '22	Q1 '23	Q2 '23	Q3 '23	Q4 '23	Q1 '24	Q2 '24	Q3 '24	Q4 '24	Q1 '25	Q2 '25	Q3 '25	Q4 '25
Secant Piling																					
Basement Excavation																					
Foundation Piling																					
Basement Structure																					
Superstructures																					
Envelopes																					
Fit-outs																					
Site Finishes																					
LEGEND	Combined City Block 9 Basement Works Permitted under Dublin City Council Reg. Ref. DSD23042-19																				
	Construction Works Associated with this Application																				

**Table 3.3:** Extract from Section 8.1 of the *Outline Construction Management Plan*, showing the indicative construction programme for the proposed SHD, subject to receipt of planning permission. Source: PJ Hegarty & Sons, January 2021. Cropped by TPA, January 2021.



### 3.9 ABP's Requirement No. 9 – Relevant Consents

The Board's *Opinion* notes the requirement for:

*“Relevant consents to carry out works on lands which are not included within the red-line boundary.”*

#### 3.9.1 Applicant's Response

Public realm works (inclusive of parking and loading bays) external to the planning application site boundary will be subject to agreement with Dublin City Council.

### 3.10 ABP's Requirement No. 10 – Quality Audit

The Board's *Opinion* notes the requirement for:

*“A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit.”*

#### 3.10.1 Applicant's Response

CS Consulting have undertaken detailed studies with P.C.M.E.

We confirm that the study titled *Quality Audit – Strategic Housing Development at North Wall Quay, Co. Dublin*, dated Tuesday, 5 January 2021, addresses the requisite:

1. Road Safety Audit.
2. Access Audit.
3. Cycle Audit.
4. Walking Audit.

### 3.11 ABP's Requirement No. 11 – Car Parking Strategy

The Board's *Opinion* notes the requirement for:

*“An updated Car Parking Strategy that addresses matters raised in the submission of the PA dated 29th June 2020 in relation to the car parking strategy.”*

#### 3.11.1 Applicant's Response

Section 8 of the Dublin City Council submission, dated 29 June 2020 states the following in relation to the car parking strategy:

*“The application site is located within Zone 1 as identified within Map J of the Dublin City Development Plan 2016-2022. Table 16.1 of the Development Plan permits a maximum of 1 no. car parking spaces per residential unit in Area 1. The Development Plan allows for a reduction in parking provision within Zone 1, provided it would not have a negative impact on the surrounding network. The Development Plan also recognises that there is insufficient capacity on the road network in the Docklands area to accommodate residential car storage and in that regard, innovative solutions to meet the car parking and car use requirements of residents needs to be considered.*

*The information submitted now clarifies that 199 no. car parking spaces will be provided for residents use. All car parking spaces within the development (including the 10no. accessible spaces) will be controlled by the development's Management Company. Parking spaces will not be assigned to individual apartment units; spaces shall instead be allocated and/or leased to residents on the basis of availability and need, by means of a permit/lottery system, in order to optimise the use of parking spaces.*

*It is further noted that the adjoining commercial development, which will be subject to separate application, will have approximately 86,000sq.m. GFA commercial space and a maximum of 215no. car parking spaces. The proposed SHD development will not have vehicular access through to the commercial car park area and access for residents to the car park will be by controlled key card/fob access.*

*This division references a recent decision by An Bord Pleanála in relation to the redevelopment of the nearby Connolly Station (ABP-305676-19). This development provided for 741no. Build to Rent Apartments with associated retail space. 58 no. car parking spaces were provided, all of which were designated as car share. The subject site is located approximately a 15-20 minute walk from Connolly Station and while an increased number of residential parking spaces may be considered by this division in recognition of the sites location (relative to that permitted at Connolly Station), this division would welcome a more innovative approach to car parking for this development and would advise the applicant to review the strategy and approach adopted with the Connolly Station redevelopment.”*

In response, CS Consulting have prepared a *Parking and Access Statement – Strategic Housing Development – Waterfront South Central, North Wall Quay, Dublin 1*, dated Tuesday, 5 January 2021.

With regard to 'Parking Provision', that document states:

"The proposed scheme shall include:

- 176no. car parking spaces at basement level -3, of which:
  - 10no. spaces shall be disabled-accessible
  - 10no. spaces shall be equipped with EV charging points
- 1,693no. bicycle parking spaces at lower ground floor level -1
- 10no. motorcycle spaces at basement level -3

A further 84no. publicly accessible bicycle parking spaces shall be provided at surface level within the development, bringing the development's total bicycle parking provision to 1,777no. spaces.

The development's provision of car, bicycle, and motorcycle parking is compliant with the Dublin City Development Plan 2016–2022. For further details, refer to the Traffic Impact Assessment report prepared by CS Consulting."

With regard to 'Vehicular Access', that document states:

"The proposed development incorporates a single level of basement car parking, which is to be accessed directly via a single ramp from a priority-controlled junction on North Wall Avenue, at the site's eastern boundary. The design of this access junction ensures that sightlines of at least 25m are achievable in both directions along North Wall Avenue for vehicles exiting the development, in accordance with the requirements of the Design Manual for Urban Roads and Streets. With the exception of emergency service vehicles, vehicular access to the interior of the development site at surface level shall not be permitted."

### 3.12 ABP's Requirement No. 12 – Site Layout Plan

The Board's *Opinion* notes the requirement for:

"A site layout plan that distinguishes between the developable area of Block 9 and areas of existing public road and footpaths. Works proposed to the existing public road and footpath should be clearly detailed."

#### 3.12.1 Applicant's Response

The site layout is shown in a number of drawings submitted with this Application. These include, *inter alia*, Dwg. No. P0003, the Site Layout – Masterplan, prepared by HJL. (See Figure 3.3, below.)

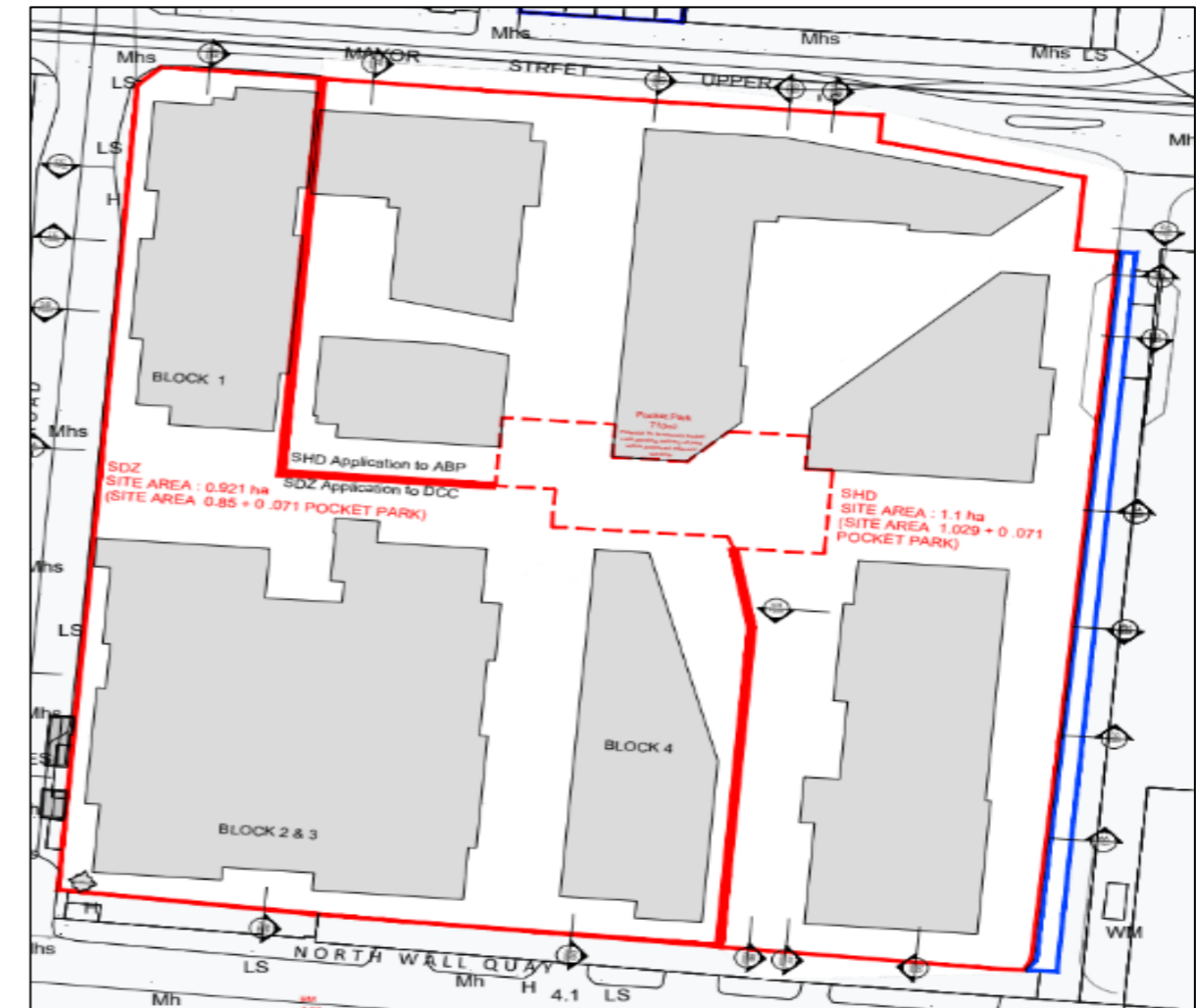
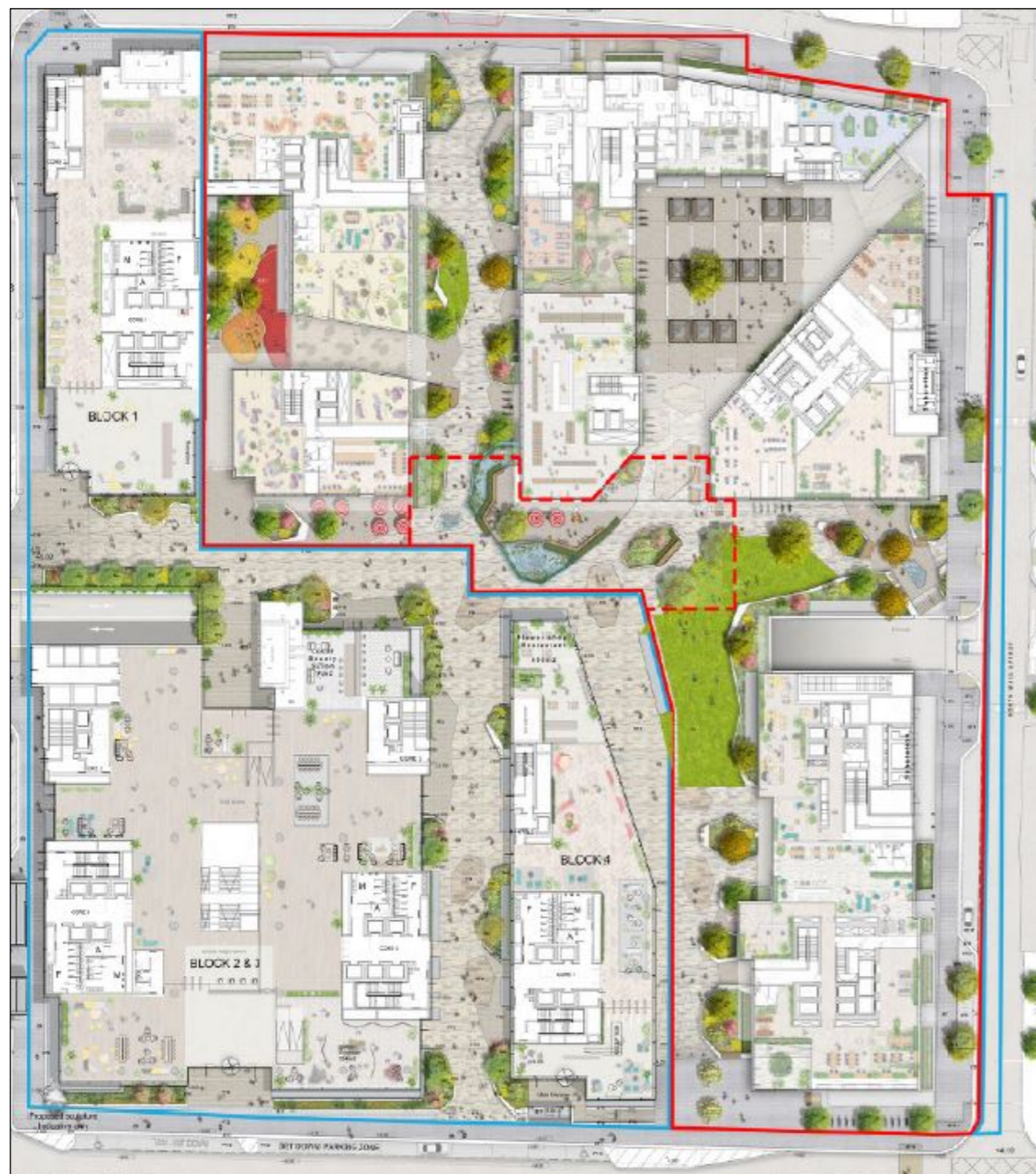


Figure 3.3: Extract from Dwg No. P0003, 'Proposed Site Layout – Masterplan', which indicatively shows the extent of the developable area of City Block 9 outlined in red. Source: PJ Hegarty & Sons, January 2021.



In addition, Figure 3.4 shows the landscape masterplan drawing for City Block 9 lands, including those which are the subject of the concurrent Application submitted to Dublin City Council.



**Figure 3.4:** Extract of Dwg. No. C0096 L1000 (Rev. 3), 'Landscape Illustrative Masterplan – SHD', prepared by Cameo & Partners, showing the Proposed Site Layout Plan for City Block 9. Source: Cameo & Partners, January 2021. Cropped by TPA, January 2021.

Neither the SHD Application to An Bord Pleanála nor the concurrent S.34 Application to Dublin City Council proposes works to the existing public road and footpath.

Public realm works (inclusive of works to car parking, loading bays, public roads and public footpaths) external to the planning application site boundaries will be subject to agreement with Dublin City Council.

#### 4.0 CONCLUSION

We consider that all issues that have been raised during the Pre-Application Consultation have been successfully addressed in the final Application now before the Board.

The subject site can play a key role in addressing the deficit in the provision of new housing units by providing a large quantum of housing on a fully serviced site in close proximity to Dublin City Centre and a number of key employment centres.

This document specifically addresses the specific information requested by An Bord Pleanála in relation to the development proposed.

The relevant prescribed bodies/authorities identified by the Board in the pre-application correspondence have been notified of the submission of the Planning Application in accordance with Section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act, 2016*.

Signed:

**Tom Phillips**  
**Managing Director**  
**Tom Phillips + Associates**

APPENDIX A: COPY OF NOTICE OF PRE-APPLICATION CONSULTATION OPINION, RECEIVED ON 20 JULY 2020



**Case Reference:**  
**ABP-306158-20**

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Notice of Pre-Application Consultation Opinion**

**Proposed Development:** 999 no. residential units (579 no. Build to Rent apartments, 420 no. Build to Sell apartments), childcare facility and associated site works.

City Block 9, North Wall Quay, Dublin 1.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Having regard to the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016, and considering the potential nature and scale of proposed non-residential and ancillary elements of the development, in particular relating to the development at basement level, including the car parking, further consideration and / or justification of the documents as they relate to compliance with the provisions of the 2016 Act should be provided. In

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particular, further consideration and / or justification should clearly demonstrate that the proposed development is not dependent on or inclusive of future s.34 development proposals and can be assessed and considered at application stage as a standalone application/development.

2. Further consideration and / or justification of the documents as they relate to consistency with the North Lotts and Grand Canal SDZ Planning Scheme to include compliance with fixed parameters in relation to use mix; block layout and building lines, streets, open spaces, active frontages and building height. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan, other than in relation to the zoning of the land, a statement should be included with the application indicating the objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to the criteria in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.
3. Further justification of the documents as they relate to the overall height strategy, including the rationale for providing a cluster of taller buildings of the height proposed on the subject site. The further consideration and / or justification should have regard to, inter alia, the guidance contained in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual, the Urban Development and Building Height Guidelines for Planning Authorities (2018); the Dublin City Development Plan 2016-2022 (inc. Section 16.7) and the North Lotts and Grand Canal Dock SDZ Planning Scheme, 2014.
4. Further consideration and / or justification of the documents as they relate to the amenities for future occupants and users of the development and the amenities of occupants of adjacent developments. The further consideration and / or justification should include a detailed assessment of sunlight and daylight access to the proposed apartments and of impacts on existing developments in the vicinity; a detailed assessment of sunlight and daylight access to streets and

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public spaces; and a detailed assessment of micro-climate impacts arising from wind.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. The drawings, images and assessments at application stage shall address the proposed SHD development as a standalone development on the City Block 9 site. An indicative future Scenario used to show potential cumulative impacts arising from development on the balance of the City Block 9 site should be consistent with the parameters of the approved North Lotts and Grand Canal Dock SDZ Planning Scheme.
2. A Report addressing the capacity of the area to accommodate a development of the scale proposed. The assessment should include an audit of physical and social infrastructure in the area and assesses the capacity of the area to accommodate the proposed development.
3. The documentation should include architectural drawings and imagery at a scale that articulates the detail of the scheme including: cross sections through blocks, streets and open spaces; details of finishes, frontages and shopfronts; the treatment of feature elements including reveals, cut outs, undersides, entrances, landscaped areas and pathways; typical design details for base, middle and upper sections of the blocks; and detail of the proposed cladding and green wall systems. The documents should have regard to the requirement to provide high quality and sustainable finishes and address the long-term management and maintenance of the development.
4. A schedule of public and communal open space for the overall development and on a block by block basis.

5. Drawings and cross sections showing the relationship between the proposed development and adjacent developments to the west on Castleforbes Street, north on Mayor Street Upper and east on North Wall Avenue / Point Square detailing separation distances, height differences and opposing windows, balconies or external amenity spaces.
6. A micro-climate analysis that addresses the impact of wind.
7. An assessment of potential glint and glare impacts arising from the proposed cladding system.
9. A detailed Phasing Plan.
10. Relevant consents to carry out works on lands which are not included within the red-line boundary.
11. A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit.
12. An updated Car Parking Strategy that addresses matters raised in the submission of the PA dated 29th June 2020 in relation to the car parking strategy.
13. A site layout plan that distinguishes between the developable area of Block 9 and areas of existing public road and footpaths. Works proposed to the existing public road and footpath should be clearly detailed.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. National Transport Authority.
2. Transport Infrastructure Ireland.
3. Irish Rail.
4. Commission for Railway Regulation.



4. Minister for Culture, Heritage and the Gaeltacht (archaeology and architectural heritage and nature conservation).
5. Heritage Council (archaeology and architectural heritage and nature conservation).
6. An Taisce — the National Trust for Ireland.
7. Fáilte Ireland.
8. An Comhairle Ealaíon.
9. Irish Water.
10. Dublin City Council Childcare Committee.
11. Irish Aviation Authority.

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Tom Rabbette  
Assistant Director of Planning  
July, 2020



## APPENDIX B: SCHEDULE OF DOCUMENTS SUBMITTED AS PART OF THIS APPLICATION

1. *Cover Letter to An Bord Pleanála - Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
2. *Cover Letter to DCC* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
3. *Cover Letters to Prescribed Bodies* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
4. *Application Form and Appendices* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
5. *Site Notice* prepared by Tom Phillips + Associates, dated Wednesday, 20 January 2021;
6. *Newspaper Notice* prepared by Tom Phillips + Associates, dated Wednesday, 20 January 2021;
7. *Title Summary – Development Site at City Block 9* prepared by Eversheds, dated 20 January 2021;
8. *Letter to An Bord Pleanála* prepared by A&L Goodbody, dated Friday, 8 January 2021;
9. *Letter from Eamonn Galligan SC* addressed to A&L Goodbody, dated Tuesday, 24 November 2020;
10. *Part V Documentation* prepared by Ronan Group Real Estate, dated 10 December 2019;
  - i. *Validation Letter – Part V – from DCC*, dated 22 October 2020.
  - ii. *Part V – Analysis – OMC Cost Estimate*, dated 12 October 2020.
  - iii. *Apartment Area Schedule*, not dated.
11. *Childcare Demand Audit: Waterfront South Central (SHD)* prepared by Tom Phillips + Associates, dated January 2021;
12. *Social Infrastructure Audit: Waterfront South Central (SHD)* prepared by Tom Phillips + Associates, dated January 2021;
13. *Response to ABP Opinion – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
14. *Statement of Consistency – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
15. *Statement of Compliance with the North Lotts and Grand Canal Dock Planning Scheme 2014 – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
16. *City Block Roll Out Agreement – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
17. *Material Contravention Statement – Proposal for an SHD Development at City Block 9* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
18. *Waterfront South Central – Proposed Residential Scheme – Assorted Appendices* prepared by Tom Phillips + Associates, dated Thursday, 28 January 2021;
19. *Design Statement – Waterfront South Central – SHD Application to An Bord Pleanála* prepared by Henry J Lyons, dated Friday, 15 January 2021;
20. *Housing Quality Assessment – Waterfront South Central – SHD Application* prepared by Henry J Lyons, dated Friday, 15 January 2021;
21. *Life Cycle Report – Waterfront South Central – Strategic Housing Development* prepared by Henry J Lyons, dated Friday, 15 January 2021;
22. *Traffic Impact Assessment – Proposed Strategic Housing Development – Waterfront South Central, North Wall Quay, Dublin 1* prepared by CS Consulting, dated Friday, 15 January 2021;
23. *Engineering Services Report – Proposed Strategic Housing Development – Waterfront South Central, North Wall Quay, Dublin 1* prepared by CS Consulting, dated Tuesday, 5 January 2021;
24. *Parking and Access Statement – Strategic Housing Development – Waterfront South Central, North Wall Quay, Dublin 1* prepared by CS Consulting, dated Tuesday, 5 January 2021;
25. *DMURS Statement of Consistency to An Bord Pleanála – Proposed Strategic Housing Development – North Wall Quay* prepared by CS Consulting, dated Tuesday, 5 January 2021;
26. *Quality Audit – Strategic Housing Development at North Wall Quay, Co. Dublin* prepared by PMCE, dated Tuesday, 5 January 2021;
27. *Irish Water Pre-Connection Enquiry Response Statement* addressed to CS Consulting, dated Thursday, 7 November 2019;
28. *Irish Water Confirmation of Design Acceptance* addressed to CS Consulting, dated Tuesday, 10 November 2020;
29. *Site Specific Flood Risk Assessment - Proposed Strategic Housing Development - Waterfront South Central* prepared by CS Consulting, dated Tuesday, 5 January 2021;
30. *Mobility Management Plan Framework – Proposed Strategic Housing Development –Waterfront South Central* prepared by CS Consulting, dated Friday, 15 January 2021;
31. *Part L (NZEB) assessment for the Sustainability & Energy Design – Waterfront South Central SHD* prepared by Axiseng Consulting Engineers, dated Wednesday, 16 December 2020;
32. *Report on Passenger Lift Performance – Waterfront South Central – SHD Scheme* prepared by Axiseng Consulting Engineers, dated Friday, 18 December 2020.

33. SHD Lighting Report for the External Lighting Installation at City Block 9, North Wall Quay, Dublin 1 prepared by Axiseng Consulting Engineers, dated Tuesday, 19 January 2021;
34. Outline Construction Management Plan – Waterfront South Central – Residential Development prepared by PJ Hegarty & Sons, dated January 2021;
35. Hydrogeological Impact Assessment including Assessment of Dublin City Council Basement Development Policy Requirements – Strategic Housing Scheme (SHD) – City Block 9 North Wall Quay prepared by Verde, dated Friday, 15 January 2021;
36. Hydrogeological Impact Assessment including Assessment of Dublin City Council Basement Development Policy Requirements – Strategic Development Zone (SDZ) Commercial & Strategic Housing (SHD) Scheme – City Block 9 North Wall Quay prepared by Verde, dated Friday, 15 January 2021;
37. Generic Quantitative Risk Assessment - Project Waterfront prepared by RSK Ireland Limited, dated December 2020;
38. Landscape Access & Design Statement – Waterfront South Central – SHD Residential Scheme prepared by Cameo, dated Monday, 4 January 2021;
39. Appropriate Assessment (AA) Screening and Natura Impact Statement (NIS) for SHD Application prepared by ERM, dated Thursday, 19 November 2020;
40. Greenhouse Gas (GHG) Assessment – Waterfront South Central – SHD Application prepared by ERM, dated Wednesday, 18 November 2020;
41. Draft Operational Waste Management Plan – Waterfront Development, Dublin prepared by ERM, dated Wednesday, 9 December 2020;
42. Daylight, Sunlight and Overshadowing Analysis – SHD Planning Application – City Block 9, Project Waterfront prepared by Integrated Environmental Solutions, dated Wednesday, 20 January 2021;
43. Pedestrian Comfort CFD Analysis – Waterfront Proposed Residential SHD prepared by Integrated Environmental Solutions, dated Thursday, 21 January 2021;
44. Pedestrian Capacity Analysis - Waterfront South Central by Space Syntax, dated January 2021;
45. Potential Solar Glare – Waterfront South Central – Residential prepared by bre, dated Friday, 30 October 2020;
46. Living in Tall Buildings - Waterfront South Central – SHD Planning Application prepared by Knight Frank, December 2020;
47. Vision + Place Strategy - Waterfront South Central prepared by Wordsearch Place, dated January 2021;
48. Waterfront South Central Video prepared by RGRE and Gargoyle Creative;

49. EIAR Volume 1 prepared by TPA, HJL, ERM, CS Axiseng, IAC, dated January 2021;

50. EIAR Volume 2 - Heritage, Townscape, Landscape and Visual Impact Assessment – Waterfront South Central – Proposed SHD Scheme prepared by City Designer, dated January 2021; and

51. EIAR Volume 3 – Non-Technical Summary, prepared by TPA, HJL, ERM, CS Axiseng, IAC, City Designer, dated January 2021.

52. 88 No. Architectural Drawings prepared by Henry J Lyons

Henry J Lyons				
Drawing No.	Title	Scale	Size	Rev.
P0001	Proposed Site Location	1:1000	A1	5
P0002	Proposed Site Layout	1:500	A1	6
P0003	Proposed Site Layout Masterplan	1:500	A1	-
P0003 ALT	Proposed Site Layout Masterplan ALT	1:500	A1	-
P0004	Existing Site Layout	1:500	A1	2
P1007	Basement Level -03	1:200	A0	7
P1008	Basement Level -02	1:200	A0	8
P1009	Lower Ground Floor Level -01	1:200	A0	7
P1010	Proposed Ground Floor Plan	1:200	A0	9
P1011	First Floor Level 01	1:200	A0	7
P1012	Second Floor Level 02	1:200	A0	7
P1013	Third Floor Level 03	1:200	A0	7
P1014	Fourth Floor Level 04	1:200	A0	7
P1015	Fifth Floor Level 05	1:200	A0	8
P1016	Sixth Floor Level 06	1:200	A0	7
P1017	Seventh Floor Level 07	1:200	A0	7
P1018	Eighth Floor Level 08	1:200	A0	7
P1019	Ninth Floor Level 09	1:200	A0	7
P1020	Tenth Floor Level 10	1:200	A0	7
P1021	Eleventh Floor Level 11	1:200	A0	7
P1022	Twelfth Floor Level 12	1:200	A0	7
P1023	Thirteenth Floor Level 13	1:200	A0	7
P1024	Fourteenth Floor Level 14	1:200	A0	7
P1025	Fifteenth Floor Level 15	1:200	A0	7
P1026	Sixteenth Floor Level 16	1:200	A0	7
P1027	Seventeenth Floor Level 17	1:200	A0	7
P1028	Eighteenth Floor Level 18	1:200	A0	7
P1029	Nineteenth Floor Level 19	1:200	A0	7
P1030	Twentieth Floor Level 20	1:200	A0	7
P1031	Twenty-First Floor Level 21	1:200	A0	7
P1032	Twenty-Second Floor Level 22	1:200	A0	7
P1033	Twenty-Third Floor Level 23	1:200	A0	7
P1034	Twenty-Fourth Floor Level 24	1:200	A0	7
P1035	Twenty-Fifth Floor Level 25	1:200	A0	7
P1036	Twenty-Sixth Floor Level 26	1:200	A0	7
P1037	Twenty-Seventh Floor Level 27	1:200	A0	7
P1038	Twenty-Eighth Floor Level 28	1:200	A0	7
P1039	Twenty-Ninth Floor Level 29	1:200	A0	7
P1040	Thirtieth-Floor Level 30	1:200	A0	7
P1041	Thirty-First Floor Level 31	1:200	A0	7





P1042	Thirty-Second Floor Level 32	1:200	A0	7
P1043	Thirty-Third Floor Level 33	1:200	A0	7
P1044	Thirty-Fourth Floor Level 34	1:200	A0	7
P1045	Thirty- Fifth Floor Level 35	1:200	A0	7
P1046	Thirty-Sixth Floor Level 36	1:200	A0	7
P1047	Thirty-Seventh Floor Level 37	1:200	A0	7
P1048	Thirty-Eighth Floor Level 38	1:200	A0	7
P1049	Thirty-Ninth Floor Level	1:200	A0	7
P1050	Fortieth Floor Level 40	1:200	A0	7
P1051	Forty-First Floor Level 41	1:200	A0	7
P1052	Forty-Second Floor Level 42	1:200	A0	7
P1053	Forty-Third Floor Level 43	1:200	A0	7
P1054	Forty-Four Floor Level 44	1:200	A0	7
P1055	Forty-Fifth Floor Level 45	1:200	A0	7
P1056	Roof Level	1:200	A0	7
P1200	Apartment Type: One Bed – Sheet 01	1:100	A1	2
P1201	Apartment Type: One Bed – Sheet 02	1:100	A1	2
P1202	Apartment Type: Two Bed – Sheet 01	1:100	A1	2
P1203	Apartment Type: Two Bed – Sheet 02	1:100	A1	2
P1204	Apartment Type: Two Bed – Sheet 03	1:100	A1	2
P1205	Apartment Type: Two Bed – Sheet 04	1:100	A1	2
P1206	Apartment Type: Three Bed – Sheet 01	1:100	A1	2
P2001	North Contiguous Elevation – Mayor Street	1:500	A0	8
P2002	South Contiguous Elevation – North Wall Quay	1:500	A0	8
P2003	East Contiguous Elevation – North Wall Avenue	1:500	A0	9
P2001-1	North Elevation – Mayor Street	1:200	A1	5
P2002-1	South Elevation – North Wall Quay	1:200	A1	5
P2003-1	East Elevation – North Wall Avenue	1:200	A1	5
P2004	West Elevation – Castleforbes Road	1:200	A0	3
P2005	Contextual South Elevation – North Wall Quay	1:1000	A1	4
P3001	Proposed Contiguous Section AA	1:500	A1	9
P3002	Proposed Contiguous Section BB	1:500	A1	8
P3001-1	Proposed Section AA	1:200	A0	5
P3002-1	Proposed Section BB	1:200	A0	5
P3003	Proposed Section CC	1:200	A0	4
P3004	Proposed Section DD	1:200	A0	3
P3005	Proposed Section EE	1:200	A0	3
P3006	Proposed Section FF	1:200	A0	3
P3007	Proposed Section GG	1:200	A0	3
P3008	Proposed Section HH	1:200	A0	3
P5000	Block A – Proposed Facade Materials	1:50	A1	1
P5001	Block B – Proposed Facade Materials	1:50	A1	1
P5002	Block B Tower – Proposed Facade Materials	1:50	A1	1
P5003	Block C – Proposed Facade Materials	1:50	A1	2

53. 36 No. Landscape Architecture Drawings prepared by Cameo & Partners

Cameo & Partners				
Drawing No.	Title	Scale	Size	Rev.
C0096 L100 SHD	SHD Residential - Ground Floor General Arrangement	1:200	A0	06

C0096 L.101 SHD BA	Landscape Combined General Arrangement Plan Level 1 BA	1:100	A1	01
C0096 L.105 SHD BB	Landscape Combined General Arrangement Plan Level 5 BB	1:100	A1	01
C0096 L.108 SHD BA	Landscape Combined General Arrangement Plan Level 8 BA	1:100	A1	01
C0096 L.108 SHD BB	Landscape Combined General Arrangement Plan Level 8 BB	1:100	A1	01
C0096 L.111 SHD BA	Landscape Combined General Arrangement Plan Level 11 BA	1:100	A1	01
C0096 L.111 SHD BB	Landscape Combined General Arrangement Plan Level 11 BB	1:100	A1	01
C0096 L.111 SHD BC	Landscape Combined General Arrangement Plan Level 11 BC	1:100	A1	01
C0096 L.112 SHD BB	Landscape Combined General Arrangement Plan Level 12 BB	1:100	A1	01
C0096 L.113 SHD BB	Landscape Combined General Arrangement Plan Level 13 BB	1:100	A1	01
C0096 L.114 SHD BA	Landscape Combined General Arrangement Plan Level 14 BA	1:100	A1	01
C0096 L.114 SHD BB	Landscape Combined General Arrangement Plan Level 14 BB	1:100	A1	01
C0096 L.124 SHD BC	Landscape Combined General Arrangement Plan Level 24 BC	1:100	A1	01
C0096 L.132 SHD BC	Landscape Combined General Arrangement Plan Level 32 BC	1:100	A1	01
C0096 L.142 SHD BB	Landscape Combined General Arrangement Plan Level 42 BB	1:100	A1	01
C0096 L.145 SHD BC	Landscape Combined General Arrangement Plan Level 45 BC	1:100	A1	01
C0096 L150 SHD BABC	SHD Residential Landscape Combined Roof General Arrangement Plan BABC	1:100	A1	01
C0096 L200 SHD	SHD Residential Ground Floor Hardworks Plan	1:200	A0	01
C0096 L300 SHD	SHD Residential Ground Floor Softworks Plan	1:200	A0	01
C0096 L.1000 SHD	SHD Residential Ground Floor Landscape Masterplan	1:200	A0	03
C0096 L1000 Combined	Combined SHD and SDZ Areas Ground Floor Landscape General Arrangement Masterplan	1:250	A0	03
C0096 L1101 SHD BA	Landscape Illustrative Plan Level 1 Block A-Terrace	1:100	A1	01
C0096 L1105 SHD BB	Landscape Illustrative Plan Level 5 Block B-Terrace	1:100	A1	01
C0096 L1108 SHD BA	Landscape Illustrative Plan Level 8 Block A-Allotment Terrace	1:100	A1	01
C0096 L1108 SHD BB	Landscape Illustrative Plan Level 8 Block B-Allotment Terraces	1:100	A1	01
C0096 L1111 SHD BA	Landscape Illustrative Plan Level 11 Block A-Allotment Terrace	1:100	A1	01
C0096 L1111 SHD BB	Landscape Illustrative Plan Level 11 Block B-Biodiversity Terrace	1:100	A1	01
C0096 L1111 SHD BC	Landscape Illustrative Plan Level 11 Block C- Tea Garden Terrace	1:100	A1	01

C0096 L1112 SHD BB	Landscape Illustrative Plan Level 12 Block B- Playground Terrace	1:100	A1	01
C0096 L1113 SHD BB	Landscape Illustrative Plan Level 13 Block B- Herb Garden	1:100	A1	01
C0096 L1114 SHD BA	Landscape Illustrative Plan Level 14 Block A- Playground Terrace	1:100	A1	01
C0096 L1114 SHD BB	Landscape Illustrative Plan Level 14 Block B- Running Track Terrace	1:100	A1	01
C0096 L1124 SHD BC	Landscape Illustrative Plan Level 24 Block C- Private Dining Terrace	1:100	A1	01
C0096 L1132 SHD BC	Landscape Illustrative Plan Level 32 Block C- Restaurant Balcony	1:100	A1	01
C0096 L1142 SHD BB	Landscape Illustrative Plan Level 42 Block B- Private Terrace	1:100	A1	01
C0096 L1145 SHD BC	Landscape Illustrative Plan Level 45 Block C- Panoramic Terrace	1:100	A1	01

54. 20 No. Engineering Drawings prepared by CS Consulting Group

CS Consulting Group				
Drawing No.	Title	Scale	Size	Rev.
R064-200	Existing Site Layout – Topographical Survey	1:500	A1	D
R064-201	Proposed Drainage Layout – Ground Floor Layout	1:500	A1	E
R064-202	Proposed Drainage Layout – Basement -03 Level	1:500	A1	E
R064-203	Proposed Watermain Layout	1:500	A1	E
R064-204	Manhole Details	N/A	A1	-
R064-205	Proposed Drainage Details – Sheet 1 of 2	N/A	A1	-
R064-206	Proposed Drainage Details – Sheet 2 of 2	N/A	A1	-
R064-207	Proposed Watermain Details	N/A	A1	-
R064-208	Proposed Road Layout	1:500	A1	E
R064-209	Vehicular Access	N/A	A1	E
R064-210	Autotrack – Ground Level – Fire Tender	1:500	A1	E
R064-211	Autotrack – Proposed Lower Ground -01	1:500	A1	E
R064-213	Autotrack – Proposed Basement -03	1:500	A1	E
R064-214	Ground Level – Full Layout	1:500	A1	C
R064-215	Lower Ground Level – Full Layout	1:500	A1	C
R064-216	Basement -2 – Full Layout	1:500	A1	C
R064-217	Basement -3 – Full Layout	1:500	A1	C
R064 -218	Quality Audit	1:500	A1	B
R064-219	Pile Setting - Out Plan	1:500	A1	B
R064-613	Section A-A	1:300	A1	B
R064-615	Typical Secant Pile Wall Detail	1:100	A3	A

55. 2 No. Engineering Drawings prepared by Axiseng Consulting Engineers

Axiseng Consulting Engineers				
Drawing No.	Title	Scale	Size	Rev
PWF-AXE-00-XX-DR-E-60102	Site Layout - Site Services Layout – Residential	1:250	A0	P03
PWF-AXE-00-XX-DR-E-63002	Site Layout - Site Lighting Layout – Residential	1:250	A0	P03