



The Secretary,
An Bord Pleanála,
No. 64 Marlborough Street,
Dublin 1

10th December 2020

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of proposed development at the Former Steelworks Site at 32A, 32B, 33, 34 & 35 James Street, and a Site off Basin View (629sqm), Dublin 8

Dear Sir / Madam,

We have been instructed by our clients, Cherry Core Ltd. and Jasmine Perfection Ltd, to submit the attached planning application to An Bord Pleanala regarding a Strategic Housing Development at the Former Steelworks Site at 32A, 32B, 33, 34 & 35 James Street, and a Site off Basin View (629sqm), Dublin 8. This follows on from Consultation with An Bord Pleanála, under ABP Ref. ABP-307204-20.

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

(i) Demolition of the existing 3-4 storey corrugated iron industrial buildings (currently used as a surface carpark) and 2 storey dilapidated commercial buildings on site (comprising c. 3,300sq.m); (ii) construction of 189 no. Build-to-Rent apartments (comprising 151 no. one-bed apartments, 34 no. two-bed apartments and 4 no. three-bed apartments) in 3 no. three to eight storey blocks. The development will be served by 232sq.m of communal residential amenities/facilities, including a communal lounge, multi-functional space, a concierge, a central pedestrian/cycle entrance and a delivery storage area fronting James Street; 1,457sq.m. of communal open space, including a 75sqm roof terrace and 3 no. landscaped courtyards; 257 no. bicycle spaces (218 no. resident spaces in a secure bicycle storage area and 39 no. visitor spaces at ground floor level); and 4 no. car parking spaces (including 1 no. limited mobility space, 1 no. drop-off/set-down space and 2 no. Go-Car spaces) accessible from Basin View; (iii) improvement works to existing boundary walls; and (iv) Associated site and infrastructural works are also proposed which include; foul and surface water drainage; attenuation tanks; landscaping; plant areas; ESB substations; and all associated site development works.

Pursuant to Article 297(7) of the Planning and Development (Strategic Housing Development) Regulations 2017, 2 no. hard copies and 3 no. digital copy of the application are enclosed for your information. We refer An Bord Pleanala to the drawings, schedules and reports included with this application which contain the full detail of the proposal.

We would like to take this opportunity to thank An Bord Pleanala for receiving this application and its subsequent assessment.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

Margaret Commane MIPI
Associate
For and on behalf of HPDC