

PLAN NO: 2527/20 ADD.
INFO. REC. 02/10/2020

Planning
Report –
Further
Information
Reg. Ref.
2527/20

Proposed Change of
Use

At Block K1 and K2,
Clancy Quay, South
Circular Road,
Islandbridge, Dublin 8

For KW PRS ICAV
acting for and on
behalf of its sub-fund
KW PRS Fund 3

October 2020

02/09/2020 10:00:00 AM

Document Control: -

Author	Checked by	Purpose	Date
SOS	EMP	Client Draft	10.09.2020
SOS	EMP	Final Draft	25.09.2020

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1 INTRODUCTION

We, Stephen Little & Associates, Chartered Town Planners & Development Consultants, 26/27 Upper Pembroke Street, Dublin 2 D02 X361, are instructed by our client (the Applicant), KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund 3, 94 St. Stephen's Green, Dublin 2, to prepare this Planning Report. The report forms part of the Applicant's response to the Planning Authority's Request for Further Information, dated 1 July 2020, in respect of the development proposed under Planning Application Reg. Ref. DCC 2527/20.

This application lodged 18 March 2020, in summary, seeks permission for the change of use of existing vacant retail/commercial floor space (4no. units) and an existing management and security office, to 14no. residential units, an enlarged security office and the reconfiguration of the remaining retail unit, at ground and first floor levels of Blocks K1 and ground floor of Block K2, Clancy Quay (former Clancy Barracks – which includes Protected Structures), South Circular Road, Islandbridge, Dublin 8.

We welcome the overall positive assessment of the planning application by the Planning Authority to date and the opportunity now presented to the Applicant to provide Further Information in relation to the specific matters raised. We trust the Applicant's response will assist the Planning Authority in its further assessment and determination of the application.

The *Applicant's Response* comprises this planning report and the accompanying Further Information plans and particulars enclosed with the submission. A list of enclosures is provided at the end of this Report.

This Further Information response has been prepared by Stephen Little & Associates, Chartered Town Planners & Development Consultants and O'Mahony Pike Architects.

10 no. copies of the Further Information material are submitted.

2 PLANNING AUTHORITY'S ASSESSMENT

From the Planning Officer's Report and the Further Information Request we would interpret that the Planning Authority is generally satisfied on the following aspects of the proposed development: -

- The Council's Transportation Division has no objection to the proposed development subject to the developer complying with conditions.
- The Council's Drainage Division has no objection to the proposed development subject to the developer complying with conditions.
- That the change of use of the ground floor commercial unit (c.355 sq m) to 7no. residential units and associated works in Block K2 is acceptable in principle to the Planning Department, as residential is a permissible use within the Z10 zoning.
- That the design of the proposed residential units and associated elevation changes is acceptable.

However, the Planner's Report highlights the Planning Authority's concern at the potential loss of all of the commercial/retail units at ground floor between Blocks K1 and K2, given the Z10 mixed use zoning, and is seeking retention of a reasonably sized ground floor retail unit in Block K1.

On foot of receipt of the RFI, the Applicant sought and was granted a consultation meeting with the Area Planner (Alison Scott, Executive Planner, 4th September 2020). The Applicant was seeking to elaborate on the difficulty of securing a retail operator for the commercial units, where were not immediately visible from South Circular Road. Given the importance of this east-west spine through the scheme, it wished to discuss the possibility of instead providing a management suite with resident amenities with concierge service and other resident amenities, that would provide a 'community service' to increase footfall and animate the street on the western corner of Block K1, together with the existing shop and café at neighbouring blocks X1 and X2 and the recently constructed 'Black & Amber' building with commercial unit at ground floor.

The Area Planner generally agreed that the proposed management suite would provide a reasonably active frontage, but perceived the use as residential amenity rather than commercial/retail. It was indicated that the Planning Authority would continue to require a retail unit in addition to any proposed management suite.

In follow up correspondence dated 16 September, the Area Planner advised that while the Planning Authority would not have an objection in principle to a concierge unit, it would be considered a residential use. Thus, in order to avoid the gradual erosion of mixed use at ground floor within the scheme, the Planning Authority's preference is for a reasonably sized retail unit at the western corner of Block K1 in addition to any proposal for a management suite.

The Applicant, while remaining concerned about the pattern of ongoing retail vacancy at this site, has had regard to the advice of the Planning Authority in its response to the request for further information.

We refer the Planning Authority to the Further Information plans and particulars prepared by O'Mahony Pike Architects for illustration and description of the amended proposal, and to Section 4.1 of this Report below, as the Applicant's response.

3 RESPONSE TO RFI ITEM 1 - RETAINING COMMERCIAL / RETAIL USE AT GROUND FLOOR

1. *The Planning Authority has concerns regarding the loss of all of the commercial/ retail units at ground floor level in both blocks. While the Planning Authority has no objection to a change of use of the ground floor units in Block K2, the applicant should note that this overall site is located within a Z10 mixed use zone. In this regard the Planning Authority would like to see the retention of a reasonable sized retail unit in the northern block K1, at ground floor level. The applicant is requested to submit a revised proposal to show how they intend to comply with the above.*

3.1 Proposed Amendments

In the first instance, we refer the Planning Authority to the material prepared by O'Mahony Pike Architects as part of this further information response. This material includes: -

- Blocks K1 & K2 – Proposed Ground Floor Plan @ RFI (1:200)
- Summary design statement and CGIs.

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The proposed revisions hereby submitted as the Applicant's formal further information response are summarised as follows:

Location		Existing / Permitted	Proposed @ Aplc Stage (18/03/2020)	Proposed @ RFI Stage (Sept 2020)
Block K1	Gd Fl	3no. vacant retail units (c.403 sq m) 1no. security office (c.18 sq m)	1no. retail unit (c.31 sq m) 1no. security office (c.36.5 sq m) 5no. residential units (2no. 1-bed, 3no. 2-bed)	1no. retail unit (c.140 sq m) 4no. residential units (1no. 1-bed, 3no. 2-bed)
	1 st Fl	1no. management office (c.140 sq m)	2no. residential units (1no. 1-bed, 1no. 2-bed)	2no. residential units (1no. 1-bed, 1no. 2-bed)
Block K2	Gd Fl	1no. vacant commercial unit (c.355 sq m)	7no. residential units (3no. studio, 4no. 1-bed)	1no. management suite (c.211sq m) 4no. residential units (2 no. Studios, 2no. 1-beds)

Resulting at RFI stage in 1no. retail unit (c.140 sq m) and 1no. management suite (c.157 sq m) at ground floor in Blocks K1 and K2 respectively, and 10 no. residential apartment units (2no. studios, 4no. 1-bed and 4no. 2-bed) at ground and 1st floor in Blocks K1 and K2. The retail unit now proposed at RFI stage (c.140 sq m) in Block K1 has increased significantly in comparison to what was originally proposed (c. 31 sq m).

Associated site development and landscaping works include private terraces, reallocation of 11no. car parking spaces (7no. for Block K1 and 4 no. for Block K2) in the existing basement car park from retail to residential, internal modifications and changes to façade opes and glazing to facilitate the change to residential units.

We consider this to be consistent with the advice provided by the Area Planner to satisfy the Planning Authority's request for further information (Item 1 as stated above).

3.2 Proposed Retail Unit

In accordance with the advice of the Planning Authority, a reasonably sized retail unit (c.140 sq m) is now proposed at the western ground floor unit in Block K1. The unit layout has been designed to comfortably accommodate a local shop.

It should be noted that there is an existing local shop and a café/restaurant use occupying units in Blocks X1 and X2 neighbouring Block K1. Also, a larger neighbourhood convenience retail unit is permitted and constructed in Phase 3 of Clancy Quay.

A wayfinding study commissioned by the applicant has identified the street that runs between Block K1 and Block K2 as the 'front door' for residents entering Clancy Quay from South Circular Road by foot or bicycle. It represents the central spine of the scheme. Securing an active, viable use for the ground floor units in Block K1 is therefore considered an essential component to the overall success of Clancy Quay.

3.3 Proposed Management Suite

In place of 3no. proposed ground floor residential apartments, it is now proposed to locate a management suite (c.211 sq m) at the western end of Block K2.

The proposed management suite will provide a number of essential services to residents of Clancy Quay, including a concierge/reception area, key storage area, package room, file storage area, kitchenette and a storage area. In our opinion the management suite provides a space that offers local services for residents, similar to traditional commercial businesses and thus enhances the mix of uses at Clancy Quay.

The management suite will provide an active use and increase footfall in this area, along the main east west spine through the scheme and close to the commercial hub that has been activated in units fronting South Circular Road.

The management suite has been designed to the highest standard and will be an attractive place for residents to visit. We refer the Planning Authority to the floor plans, elevations and CGI's prepared by O'Mahony Pike Architects for further details on the design of the proposed management suite.

As noted previously the wayfinding study commissioned by the applicant has identified that the pedestrian priority central spine extending between Block K1 and Block K2 into the scheme represents the 'front door' for residents of Clancy Quay. The location of the proposed management suite is pivotal to the success of this key route.

The applicant is confident that the proposed management suite at ground floor in Block K2 will successfully address the persistent vacancy of commercial units in this Block and animate the central spine of this urban neighbourhood.

4 Conclusion

We welcome the generally positive assessment by the Planning Authority of the proposed development to date.

The Applicant is grateful for this opportunity to make some further revisions to the proposed scheme, in order to address the specific issue raised in Item 1 of the Planning Authority's request for further information.

We would respectfully submit that the Applicant is confident that the proposed residential units and management suite will secure viable and active uses for ground and 1st floor uses at Blocks K1 and K2, addressing an issue of ongoing vacancy along the central spine road to the benefit of the overall scheme. A larger retail unit is now also proposed at ground floor in the western end of Block K1 at the request of the Planning Authority.

We trust that the enclosed material provides sufficient comfort to the Planning Authority in respect of the proposed mix and activation of use at ground floor in Blocks K1 and K2 in Clancy Quay, in compliance with the Z10 zoning, to enable it to arrive at a favourable decision.

In our opinion, no significant adverse planning impacts are predicted arising from the revisions to the proposed development and the overall proposal remains consistent with the proper planning and sustainable development of this particular area.

We confirm that we continue to act for the Applicant in this case and would ask that all future correspondence in relation to this planning application be directed to this office.

STEPHEN LITTLE & ASSOCIATES
2 October 2020

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5 Enclosures

The following plans and particulars are included with this further information response to Dublin City Council:

10 no. copies of the following plans and particulars:

- Architectural Drawings prepared by O'Mahony Pike Architects
- Revised Schedule of Accommodation prepared by O'Mahony Pike Architects
- Further Information Response Report, prepared by Stephen Little & Associates, Chartered Town Planners and Development Consultants