

# Dublin City Council

South Central Area Committee Meeting

13<sup>th</sup> December 2017

# Strategic Housing Development Application

- Reg. Ref: SHD0001/17 - ABP Reference: 300184-17
- Proposed Development: Mixed use development comprising of 399 student accommodation bed spaces in 90 cluster units, retail/café area at ground floor on Lands located at The Donnelly Centre, Cork Street, Dublin 8
- Applicant: Cairn Homes Properties Ltd

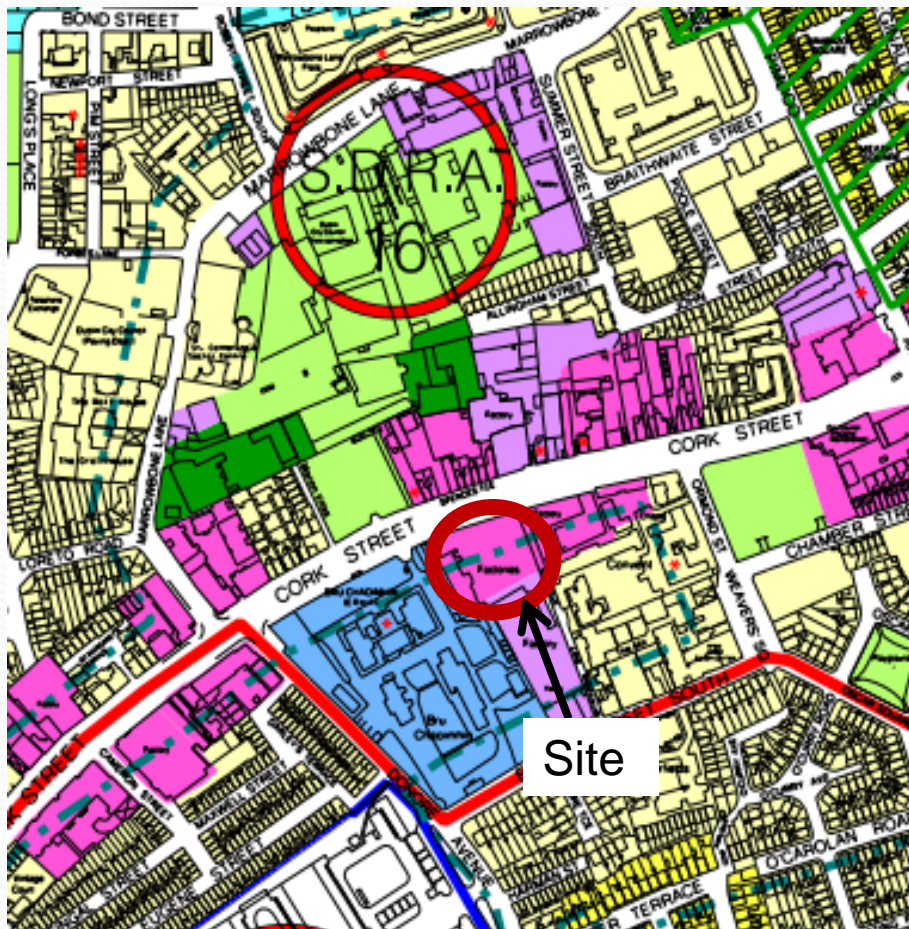


# Site Location Map





# Development Plan



- Z4 “To provide for and improve mixed services facilities
- Z6 “To provide for the creation and protection of enterprise and facilitate opportunities for employment creation”
- Z15 “To protect and provide for institutional and community uses”
- SDRA16 Liberties and Newmarket Square
- Located within a zone of Archaeological Interest



# Proposed Development

- 399 student accommodation bed spaces in 90 cluster units
- Retail/café area at ground floor
- Ground floor uses also include: foyer, reception, common rooms, games room, study room, group dining, gym, yoga room, laundry, bicycle storage, general office, managers office.



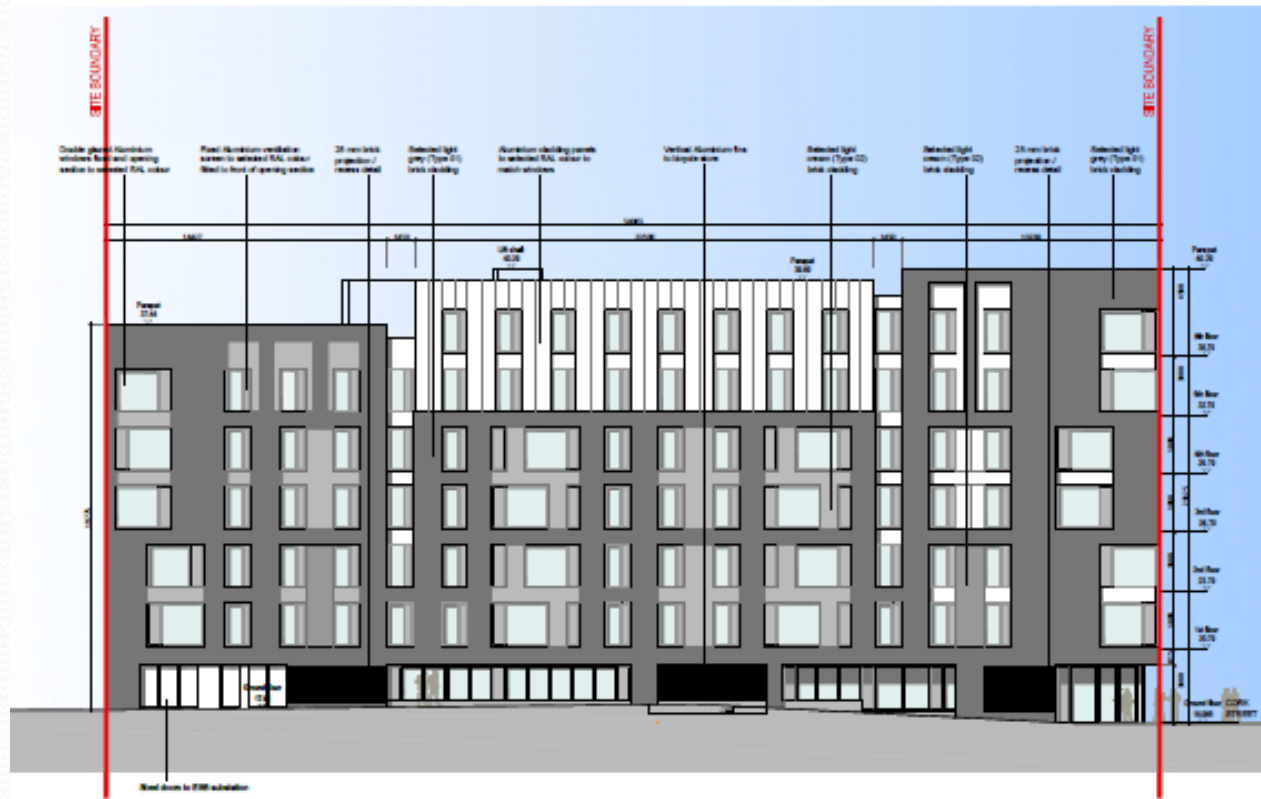
# Proposed Development

- Landscaped Gardens (599.6sqm) – located on the western and southern side.
- Landscaped roof terrace is located at 5<sup>th</sup> floor (453sqm).
- Central concourse space (519sqm).
- Private open space of 1,601sqm is provided.





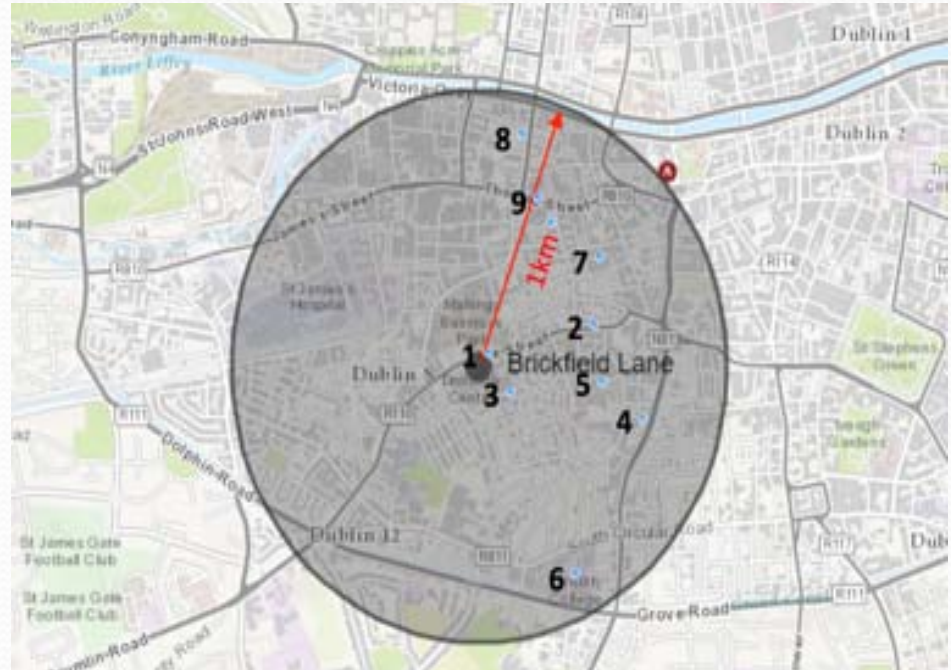
# Proposed Development



Brickfield Lane Elevation

# Proposed Development

- Student Demand and Concentration Report
- Existing 1,499 Bed spaces within 1km – 4% of population
- Current permitted and proposed 1,780 Bed spaces within 1km – 8% of population





# What has happened to date?

- Section 247 consultations were held as required under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- An Bord Pleanála issued the Notice of Pre-Application Consultation Opinion, which states the following specific information should be submitted as part of the application:
  - A schedule of the floor areas relative to the Development Plan Standards
  - Updated/revised 'Internal Daylight/Sunlight Analysis'
  - Additional photomontages showing the proposed development in context with the adjacent Protected Structures
  - Clarification of bicycle parking provision, in the context of, inter alia, Development Plan standards and 'future proofing' demand management.

# What has happened to date?

- An Bord Pleanála deemed the application reasonable to be lodged on the 19/10/2017 and subsequently the application was lodged with ABP on 14/11/2017.
- On receipt of the application all relevant internal departments were notified in accordance



# Next Steps...

- Final Date for Observations 18th December 2017 to An Bord Pleanála – Further details of the application can be viewed at [www.corkstreetresplanning.com](http://www.corkstreetresplanning.com)
- Chief Executive Submission due on the 16th January 2018.



**Thank You**