

## STRATEGIC HOUSING DEVELOPMENT

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<b>ABP Ref.:</b>	<b>ABP-302749-18</b>
<b>DCC Ref:</b>	<b>SHD0002/18</b>
<b>Location:</b>	<b>Nolan Seafoods Ltd., Rathdown Road, Dublin 7</b>
<b>Application Date:</b>	<b>10<sup>th</sup> October 2018</b>
<b>Applicant:</b>	<b>NTM ROI Seed Capital LP</b>
<b>Website:</b>	<a href="http://www.highfieldparkshd.com">www.highfieldparkshd.com</a>
<b>Last day for observations/submissions:</b>	<b>13/11/18</b>

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### DESCRIPTION

Planning Permission for a strategic housing development of purpose built student accommodation comprising 289 no. bedspaces at this site at Nolan Seafoods Ltd, Rathdown Road, Dublin 7. The application site extends to approximately 0.43ha and is bound by the Grangegorman Luas stop to the east, a student accommodation scheme currently under construction to the north (DCC Reg. Ref.: 4262/16, ABP Ref: PL29N.248726), residential development at Marne Villas to the south and the rear of Rathdown Road to the west.

The development will consist of the demolition of existing building (c. 2,471.6 sqm) on site and the construction of purpose built student accommodation development comprising:

- 289 no. student bedspaces, within 47 no. bedroom clusters across 2 no. residential blocks;
- Block A extends to 3 no. storeys and comprises 88 no. bedspaces in 11 no. 8-bed clusters (gross floor area of c. 2,706 sqm), and provides c. 191.5 sqm of internal amenity space;
- Block B to the east extends to 7 no. storeys (with enclosed plant at part 8 storey level) in the north of the site adjacent to the Luas stop, reducing to 5 no. storeys in the south and comprises 201 no. bedspaces in 13 no. 4-bed clusters, 12 no. 6-bed clusters and 11 no. 7-bed clusters (gross floor area of c. 5,814.8 sqm), and provides c. 347 sqm of internal amenity space;
- 6 no. disabled access bedrooms are included across the development;
- Amenity space equating to c. 2,140.9 sqm is provided across the site consisting of c. 1,602.4 sqm of external amenity in the form of a central courtyard, roof terrace and balconies;
- Internal amenity space equating to c. 538.5 sqm is provided in the form of a gym, TV and study areas, cinema room and lounge areas;
- Provision for 90 no. bicycle parking spaces distributed at several locations throughout the scheme and a pedestrian connection to the site immediately adjacent to the north;
- Ancillary single storey ESB substation, switch room and refuse store are provided, comprising c. 74.8 sqm gross floor area;

- Additional associated plant will be located at enclosed roof level within Block B;
- Upgrade of the access laneway from Rathdown Road and provision of a pedestrian access route.

The associated site and infrastructural works include the provision of foul and surface water drainage, including an attenuation tank located beneath the external amenity courtyard, connection to an existing watermain and all other associated services infrastructure. Existing site boundaries to the south and east will be retained. The proposal incorporates a pedestrian connection to the adjacent student accommodation scheme adjacent to the north at 274 North Circular Road. The total gross floor area of the proposed development is c. 8,595.6 sqm.

The site is zoned Z1 - Sustainable Residential Neighbourhoods 'to protect, provide and improve residential amenities' under the Dublin City Development Plan 2016-2022, under which the proposed use is permitted in principle as it constitutes 'residential development' as defined by the Development Plan. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant:

**[www.highfieldparkshd.com](http://www.highfieldparkshd.com)**

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submission or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquires relating to the application process should be directed to the strategic housing development section of An Bord Pleanála (Tel; 01 85881000)

