

# Dublin City Council

South Central Area Committee Meeting  
20 February 2019

# Strategic Housing Development Application

Reg. Ref: SHD0003/19 - ABP Reference: 303436-19

Applicant: Creedon Group Ltd and GSA Developments  
(Ireland) limited

Location: Mill Street, Sweeneys Terrace and Clarence  
Mangan Road

Development: 235 bedspace no. student accommodation  
37 no. residential build to rent apartments  
1 no. commercial / retail unit 351.5 sq. metres  
1 no. café 49.5 sq. metres

Website: <https://sweeneyscornerplanning.ie/>



# Site Location Map



# What has happened to date?

Section 247 consultations were held under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016:

4 no. consultations with the Local Authority

- 8<sup>th</sup> of February 2018
- 22<sup>nd</sup> of March 2018
- 27<sup>th</sup> of April 2018
- 7<sup>th</sup> of November 2018

1 no. consultation with An Bord Pleanála -17<sup>th</sup> of September 2018

The application was subsequently lodged on 10<sup>th</sup> January 2019.

On receipt of the application by DCC, all relevant internal departments were notified.



# What has happened to date?

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:

- Development Standards and Design, Layout and Access to Amenities Screening
- Details for private terraces adjoining public entrances
- Water Infrastructure constraints
- Photomontage images and cross sections
- Site specific flood risk analysis
- Site layout indicating existing and proposed wayleaves
- Site layout plan indicating access to structure to rear of Sweeney's Terrace
- Landscaping proposals including landscaping masterplan
- Access for servicing commercial units
- Relevant consent to carry out works to land outside the red-line boundary

# Development Description (1)

- 235 no. purpose-built student accommodation (PBSA) bedspaces comprising of 54 no. studio units; 3 no. 3 bed unit; 12 no. 4 bed unit, 2 no. 6-bed unit and 14 no. 8 bed units together (3,724 sq. metres)
- Ancillary student accommodation uses including reception/management suite, internal social and recreational spaces.
- 37 no. residential (Build to Rent) apartments comprising 8 no. studio units; 24 no. one-beds and 5 no. 2 beds and including balconies (1895.5 sq. metres)
- Residential support / amenity facilities at ground and basement level
- Landscaped roof garden at fifth floor level (BTR only).
- Cumulative residential accommodation 5,621.5 sq. metres
- 1 no. commercial/retail unit (351.5sq. metres total gross floor area) fronting onto Mill Street



# Development Description (2)

- 1 no. café (49.5sq metres gross floor area) on eastern boundary
- Five connecting blocks -height from 3 storeys (9.6 metres) to 7 no. storeys (23.5 metres )
- Generally, proposed heights vary between 4 and 5 no. storeys.
- A total of 166 no. bicycle parking spaces-146 long stay sheltered spaces
- Formalisation of car parking spaces on Sweeney's Terrace and a set down area on Mill Street.
- New central courtyard amenity space for use by residents,
- Landscaping of the east-west street adjacent to No. 10 Mill Street (a Protected Structure) and the associated arch,
- The provision of a new landscaped area adjacent to the River Poddle
- Demolition of a decommissioned ESB substation on site.

# Zoning Objectives



Z10: To consolidate and facilitate the development of inner city and inner suburban sites for mixed use with residential the predominant use in suburban locations, and office/residential the predominant use in inner city areas



Z15: To protect and provide for institutional and community uses.



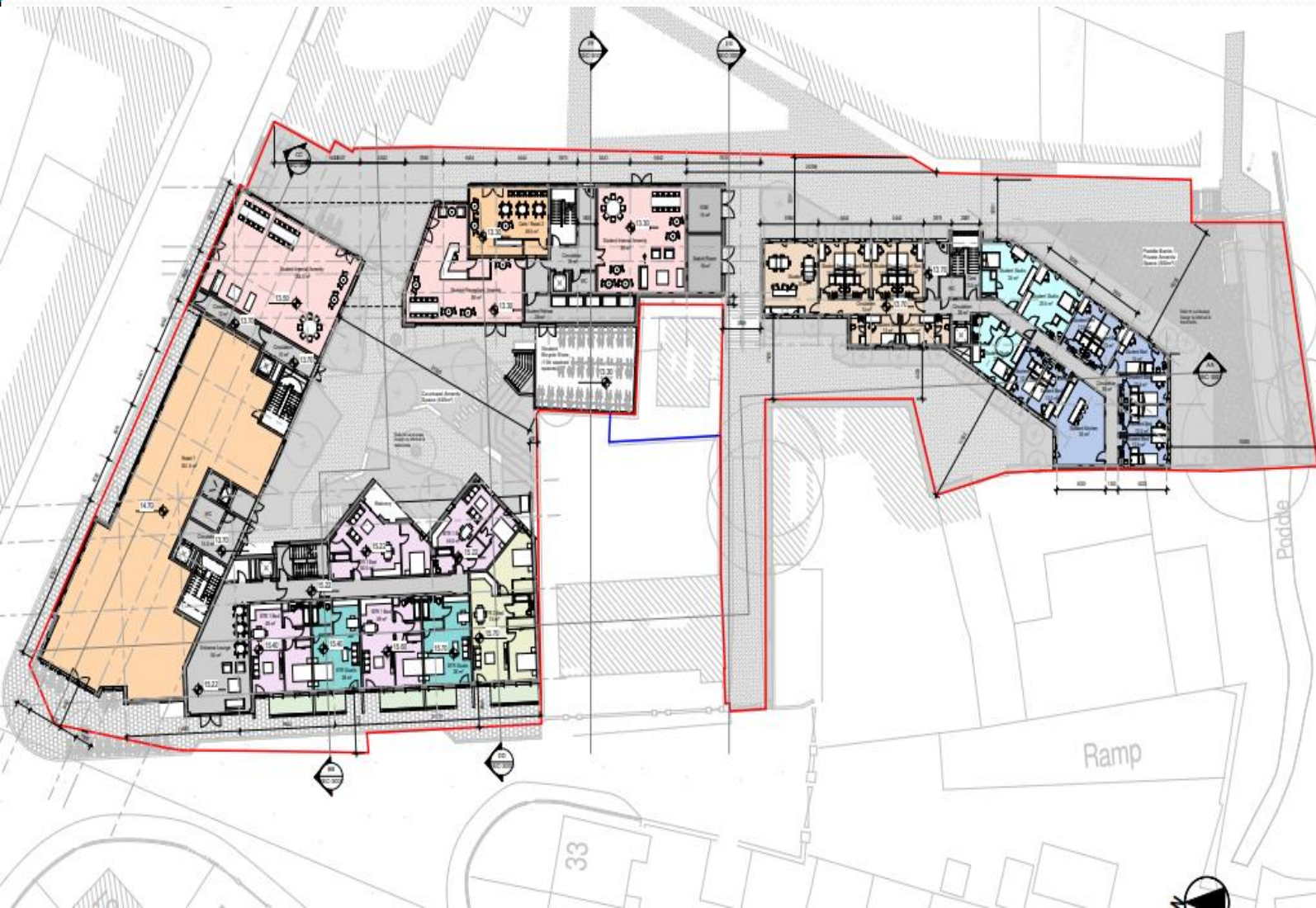
Z1: To protect, provide and improve residential amenity



# Site Planning History:

1. Plan ref no. 3475/14, ABP ref no. 29S.244805 for New Mill site (adjoining site):
  - 96 no. Student Accommodation units (including 36 no. Studio units) providing a total of 406 no. student bedspaces,
  - Ancillary student accommodation (15,093 sq. m GFA in total),
  - 4 no. retail/ commercial units ranging in size from 35 sq. m to 201 sq. m GFA (539 sq. m GFA in total);
  - New office space (2,137 sq. m GFA);
  - The restoration, adaptation and reuse of No. 10 Mill Street (a Protected Structure)
2. Plan ref no. 4313/09, ABP ref no. PL29S 236752 (on subject site)
  - Permission for nursing home of 7504 sq. metres.
3. Plan ref no 3389/05 ABP ref no PL29S.217613 (on both subject and adjoining site)
  - Mixed use commercial, retail and residential development
  - 211 residential units, 16 live work units, 10 commercial units, creche
  - Conversion of no. 10 Mill Street to microbrewery/restaurant/ café /bar

# Ground Floor Plan





# First floor Level



# Proposed and approved developments View from Mill Street



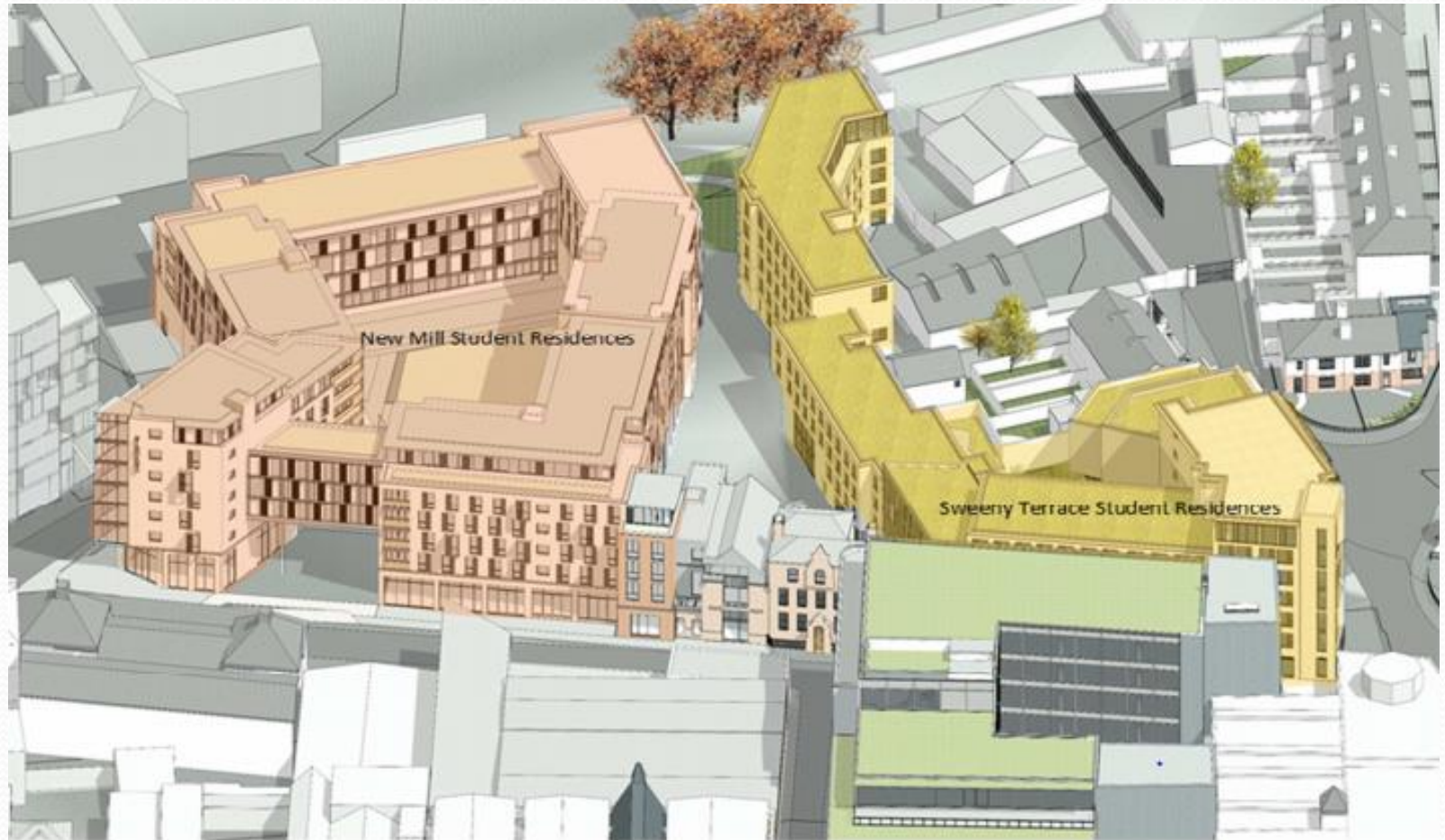
View along Mill Street showing proposed development



View along Mill Street showing previously approved development: Planning Application 4313/09



## Existing and proposed PBSA View from Newmarket



Relationship of Sweeney's Terrace Development and Existing Student Residences – New Mill

# South and West Elevations



South Elevation

1 : 200



West Elevation

1 : 200



# North and East elevations



3 North Elevation  
1 : 200



4 East Elevation  
1 : 200

# Photomontages





# Submissions (1)

36 submissions were received during the statutory period:

Concerns raised include the following:

- Excessive no. of purpose built student accommodation (PBSA) units approved or under construction in the area already
- Transient accommodation for transient population
- Conversion of existing permissions for permanent residential to transient hotel/ student accommodation
- Student accommodation becomes hotel accommodation for one quarter of year
- Commitments to community on New Mill site with regard to access to open space not kept
- Development out of scale with neighbouring houses
- Lack of community consultation

# Submissions continued (2)

- Cost of accommodation is beyond average student and their family
- No evidence Purpose Built Student Accommodation (PBSA) frees up other low cost accommodation
- No direct bus links to UCD, DCU or DIT Grangegorman
- Student accommodation not serving local educational needs
- Not a brownfield site –adjacent to established residential area
- Hollowing out of local community- over concentration of students and transients
- Fairbrothers Field designed as garden suburb-historic area celebrating almost 100 years-sensitivity required



# Conclusion

- Members comments at meeting will be summarised and sent to ABP with CE report
- Formal observations to An Bord Pleanála by 13th February 2019 (ABP Ref.303436-19).
- 36 submissions received from An Bord Pleanála to date.
- Further details of the application can be viewed at available at: <https://sweeneyscornerplanning.ie/>
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by the 6th of March 2019
- An Bord Pleanála due to decide case by 1st of May 2019



**Thank You**