SHD0008/20
36, 38, 40 Herbert Park & 10 Pembroke Place

South East Area Committee
8th June 2020

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Bhaile Átha Cliath
Dublin City Council

DCC SHD Application No.: SHD0008/20

ABP SHD Application No.: 307197

Location: 36,38, 40 Herbert Park & 10 Pembroke Place, Dublin 4.

Description: Residential Development / Construction of 105 apartments and associated site works & 10 no. additional rooms to adjacent aparthotel.

Application lodged – 20th May 2020

Observations to be submitted by – 29th June 2020

Chief Executive's Report submitted by – 17th July 2020

An Bord Pleanála decision – 24th August 2020

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SHD Applications

- Fast track application process
- Application made directly to An Bord Pleanala
- 16 week period for decision to be made
- Third party observations made to An Bord Pleanala within a 5 week period - €20 fee
- Local Authority report from Chief Executive to be made within 8 weeks
- Decision issued by An Bord Pleanala
- No Appeals process

- **Site Location**

- **Description of development**

- 105 no. residential units, (37 no. 1 bed, 66 no. 2 bed and 2 no. 3 bed), in a building ranging in height from 4 – 12 storeys over a basement of 3 split levels.

- Ancillary amenities for residents – Cinema room, (27m2), Gym, (42m2), Studio, (24m2) Lounge, (52m2) and changing rooms.

- 10 no. new aparthotel bedroom suites, guest's common room and lobby, over 2 new floors in the adjoining aparthotel building permitted under Reg. Ref's 3970/17, ABP – 300976-18, 2051/17 and 4321/18. This would result in a 6 storey aparthotel building with a 5th floor set-back.

- All ancillary and associated site development, landscaping and boundary works to include;
  - Demolition of existing detached house at 40 Herbert Park & modification of existing site entrance to allow access to basement car park,
  - Modification to the existing western site boundary to provide 2 no. pedestrian entrances,
  - 84 no. residential car parking, (3 no. at surface level and 81 no. at basement level),
  - 130 no. residential bicycle parking spaces at surface level.
  - SuDs infrastructure, green roof.
  - Ancillary works including ESB substation, plant & telecommunications infrastructure

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Pre-application meetings:

2 meetings held with DCC & Applicant –

- **04/07/2019** – Proposal for 107 apartments in a 4/6/10 block & 1 additional floor to the aparthotel to the east of the site.

- **15/08/2019 –** Proposal for 107 apartments in a 4/6/11 storey 'L' shaped block with access off Herbert park Road.

- **21/11/2019 -** Tripartite meeting with An Bord Pleanala, DCC & Applicant.

- Formal Opinion issued by An Bord Plenala on 10th December 2019.

- Application submitted on 20th May 2020

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• Development Plan Zoning

USE ZONING OBJECTIVES

Zone Z1	To protect, provide and improve residential amenities
Zone Z2	To protect and/or improve the amenities of residential conservation areas
Zone Z3	To provide for and improve neighbourhood facilities
Zone Z4	To provide for and improve mixed-services facilities

SPECIFIC OBJECTIVES

Conservation Areas

Architectural Conservation Areas

Protected Structures. [RPS takes precedence]

Sites of Archaeological Interest

Zones of Archaeological Interest

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- **Planning History**

- **3128/14** – Demolition of existing building & construction of 4 storey over basement office building, (c.2,242sqm) & 4 storey residential building of 10 no. apartments.

- **3391/15** – (ABP Ref. PL29S.246002) – Demolition of existing building & construction of 4 storey over basement office building, (c. 2,752sqm) & 4 storey over basement aparthotel building with 43 no. suites

- **2051/17** – Extension to aparthotel

- **3970/17** – (ABP Ref. 300976/18) Permission granted for Demolition of No. 36 & 38 Herbert Park & construction of 2 no. 4 storey residential buildings comprising 18 no. apartments; extension to permitted aparthotel at 3rd & 4th floor levels to provide additional 15 no. suites
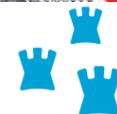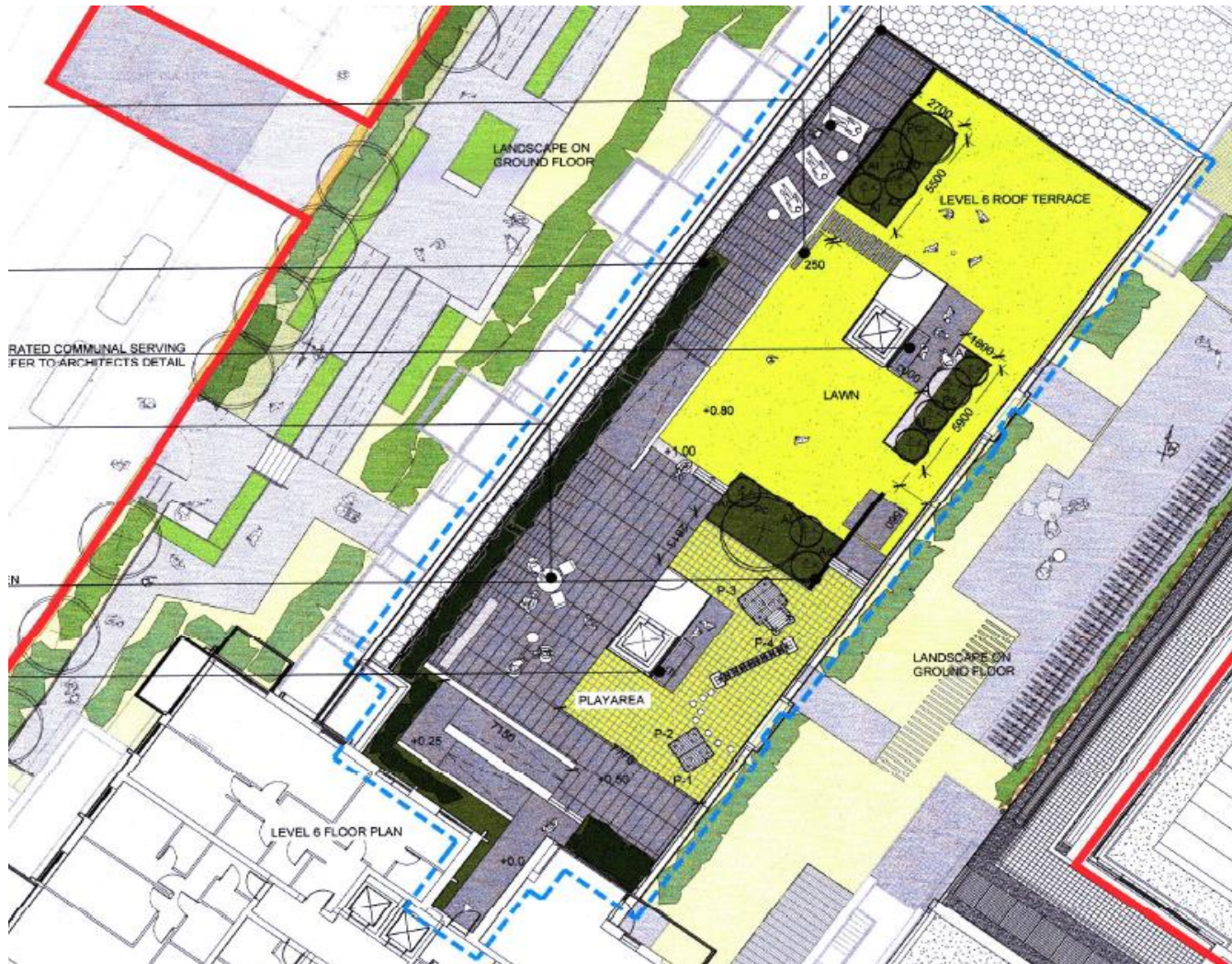
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- Access arrangements
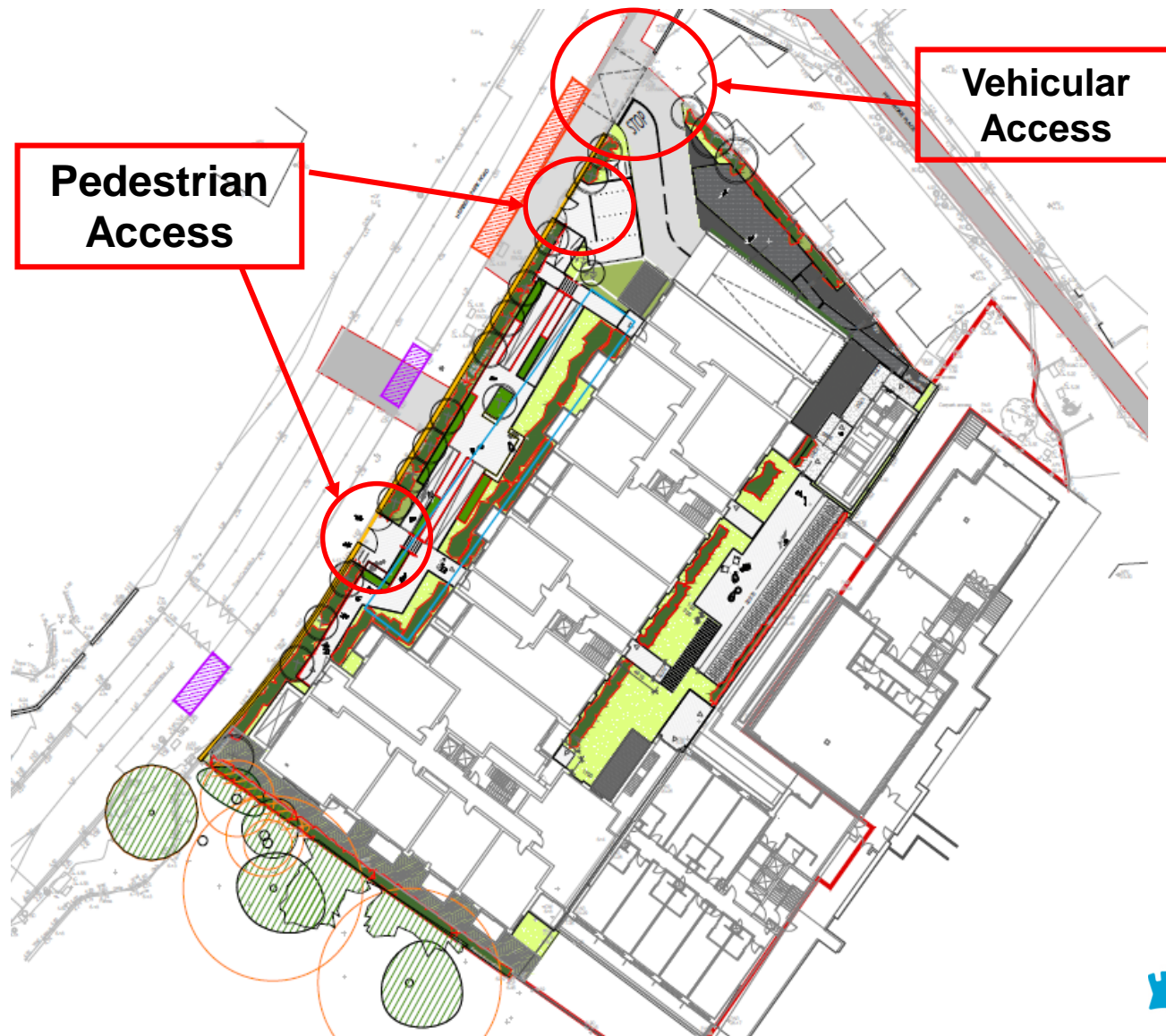
- **Landscaping Plan**

- **Landscaping Plan – Roof Terrace**

• **Ground Floor Plan**

- **4th Floor & Aparthotel**

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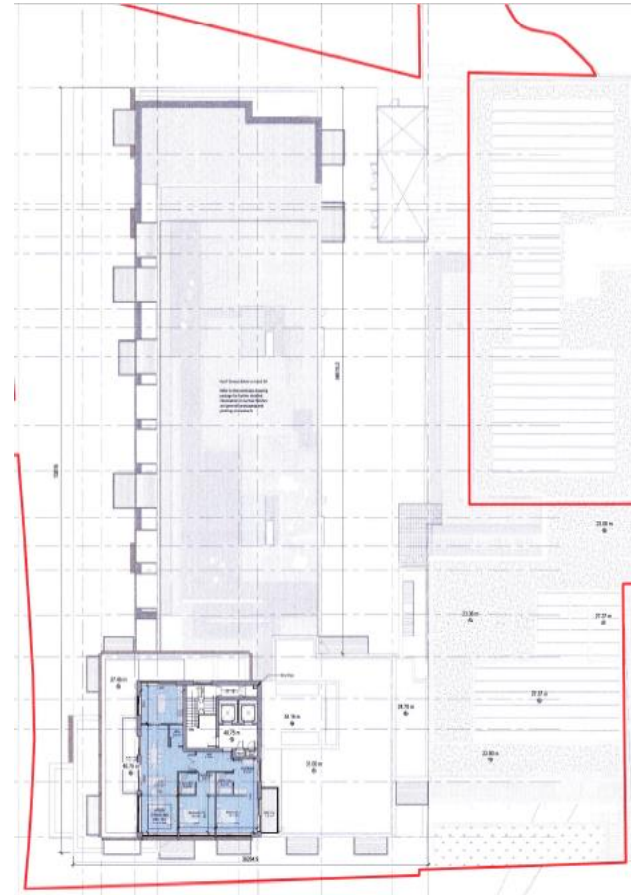Dublin City Council

- **5th Floor & Aparthotel**

- **6th Floor & Roof Terrace**

- **7th Floor**

- **8th Floor & 11th Floor**

- **Elevation – West - to Herbert Park Road**

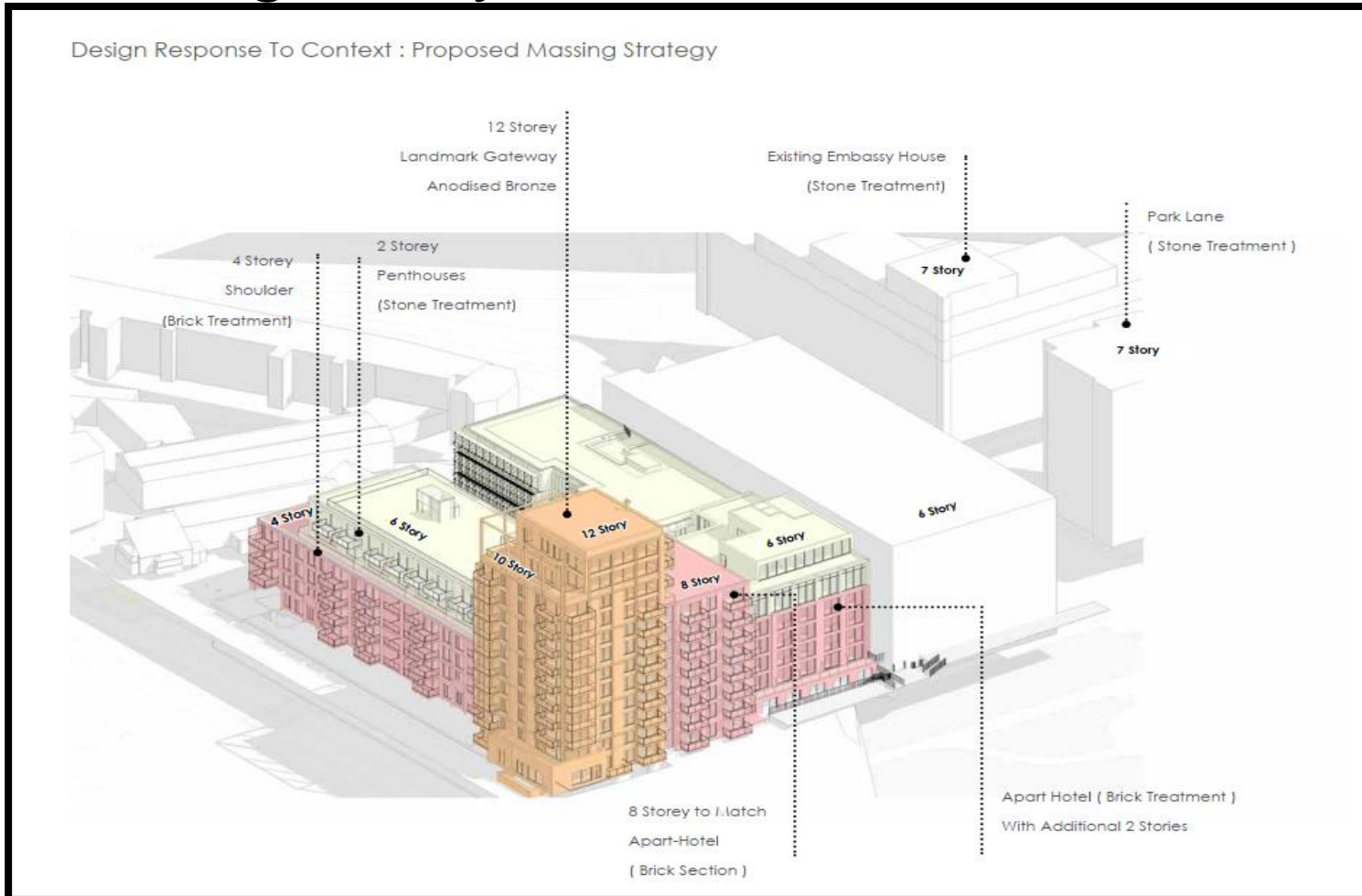- **Elevation – South West - to Herbert Park**

South West Elevation : Anodised Bronze Option

- **Elevation – North-West – To Pembroke Place**

- **Elevation – South-East – facing Apart Hotel**

• Massing Study

Design Response To Context : Proposed Massing Strategy

2. Summary Of Key Data
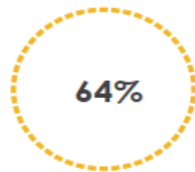
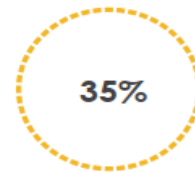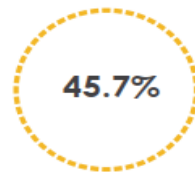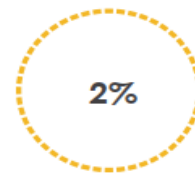|				
0.5 Ha	**105**	**64%**	**231 Dw/Ha** (Inc Aparthotel)	**35%**
Site Area	Units	Dual Aspect Units	Density	1 Bed Residential Units
81 **0.8 /unit**	**130** **1.4/unit**	**3.2**	**45.7%**	**63%**
Car Spaces	Bicycles Spaces	Plot Ratio	Site Coverage	2 Bed Residential Units
10 No. **@ 10%**	**10 Units**	**210m²@** **Basement**	**1852 m²**	**2%**
Part V Units	Apart-Hotel Units	Residential Amenity	Communal Open Space	3 Bed Residential Units
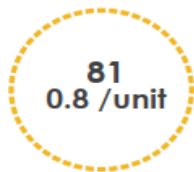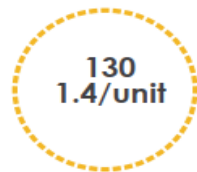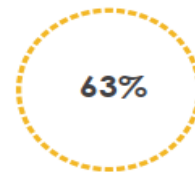
Schedule of Accommodation

Residential Unit Mix

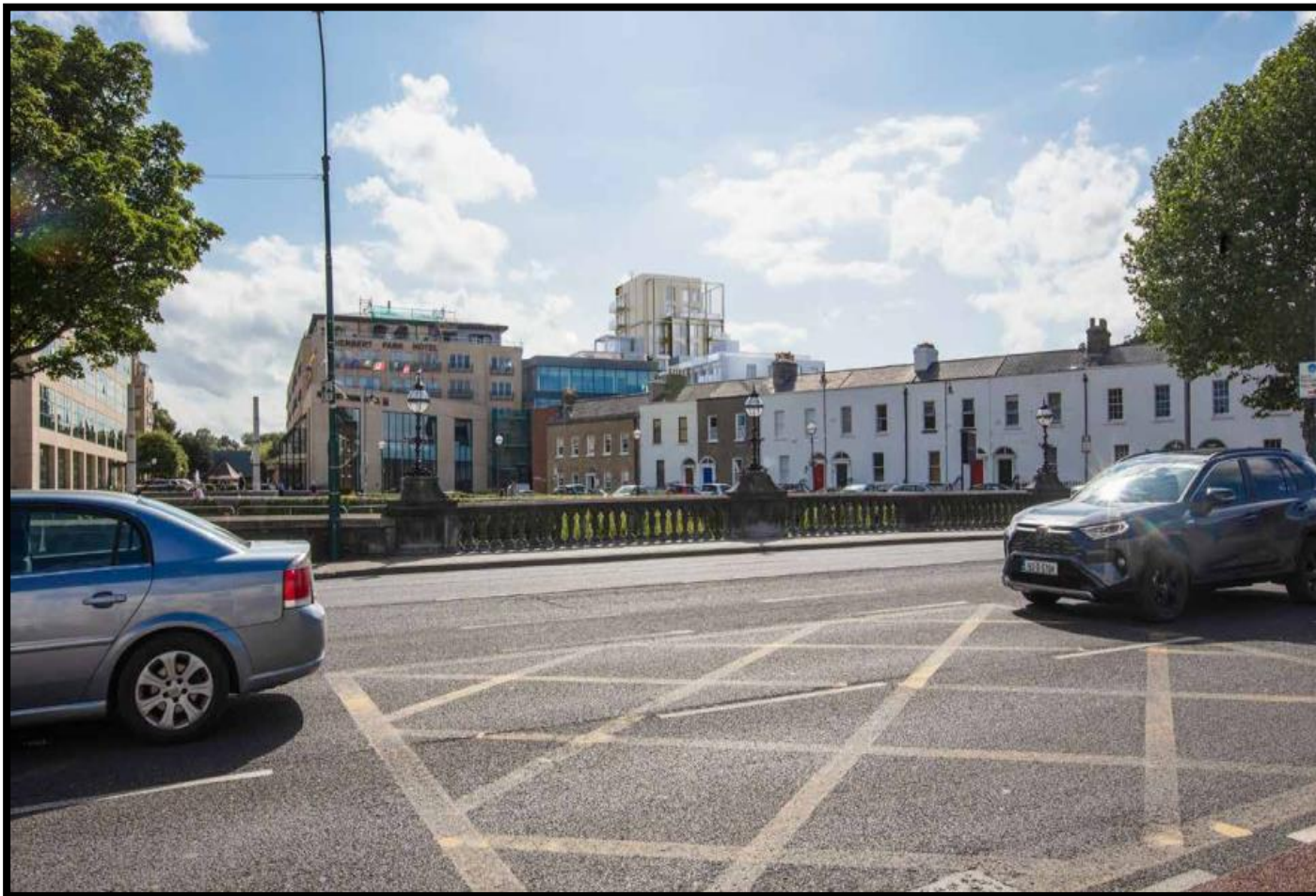The following table identifies the extent of apartment accommodation envisaged within the scheme.

Apartment Type	No. of Units	As a % of Total Proposed	GFA (m²) / Unit	Min. Size – Guidelines 2018
1-Bed Apt (2 person)	37	35	50.3 – 71.8	45
2 Bed Apt (3 person)	4	4	74.4 – 93.1	63
2 Bed Apt (4 person)	62	59	75.5 – 132.5	73
3 Bed Apartment	2	2	106.1 – 108.5	90
Overall Residential Total	**105**	**100%**		

Non-Residential Development

Class of Development	Approximate Gross Floor Space in m²
Aparthotel (additional accommodation)	600 sq. m GFA

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- **Verified View from Ballsbridge**

- **Verified View from Northern end of Herbert Park Road**

- **Verified View from Herbert Park Road South**

- **Verified View from south section of Herbert Park**

- **An BP Ref – 307197 / DCC Ref- SHD0008/20**

- Members comments will be summarised and sent to ABP with CE report

- Formal observations to <u>An Bord Pleanála by 29th June 2020</u>

- Further details of the application can be viewed at: **www.herbertparkshd.com**

- Guidance on SHD procedure on ABP website http://www.pleanala.ie/

- Chief Executive Report due by the 17th July 2020

- An Bord Pleanála due to decide case by 24th August 2020

- **E-mail - strategichousing@pleanala.ie**