

Dublin City Council

South Central Area Committee Meeting

7th October 2020

Strategic Housing Development Application

Reg. Ref: SHD0020/20 , ABP Ref: PL29S.308162

- Applicant:** Alphabet ABC Properties Limited
- Location:** The Old Glass Factory, rear of Nos. 113-115 Cork Street, 118 Cork St, and lands rear of 119-122 Cork Street, & 56 John Street.
- Proposal:** Demolition of all existing buildings and the construction of a part 4 storey to part 7 storey over basement Build-to-Rent Shared Living Residential Development comprising 391 Units (397 No. Bedspaces).

What has happened to date?

Section 247 consultations

- Meetings were held on the 05/09/19 & 14/11/19.

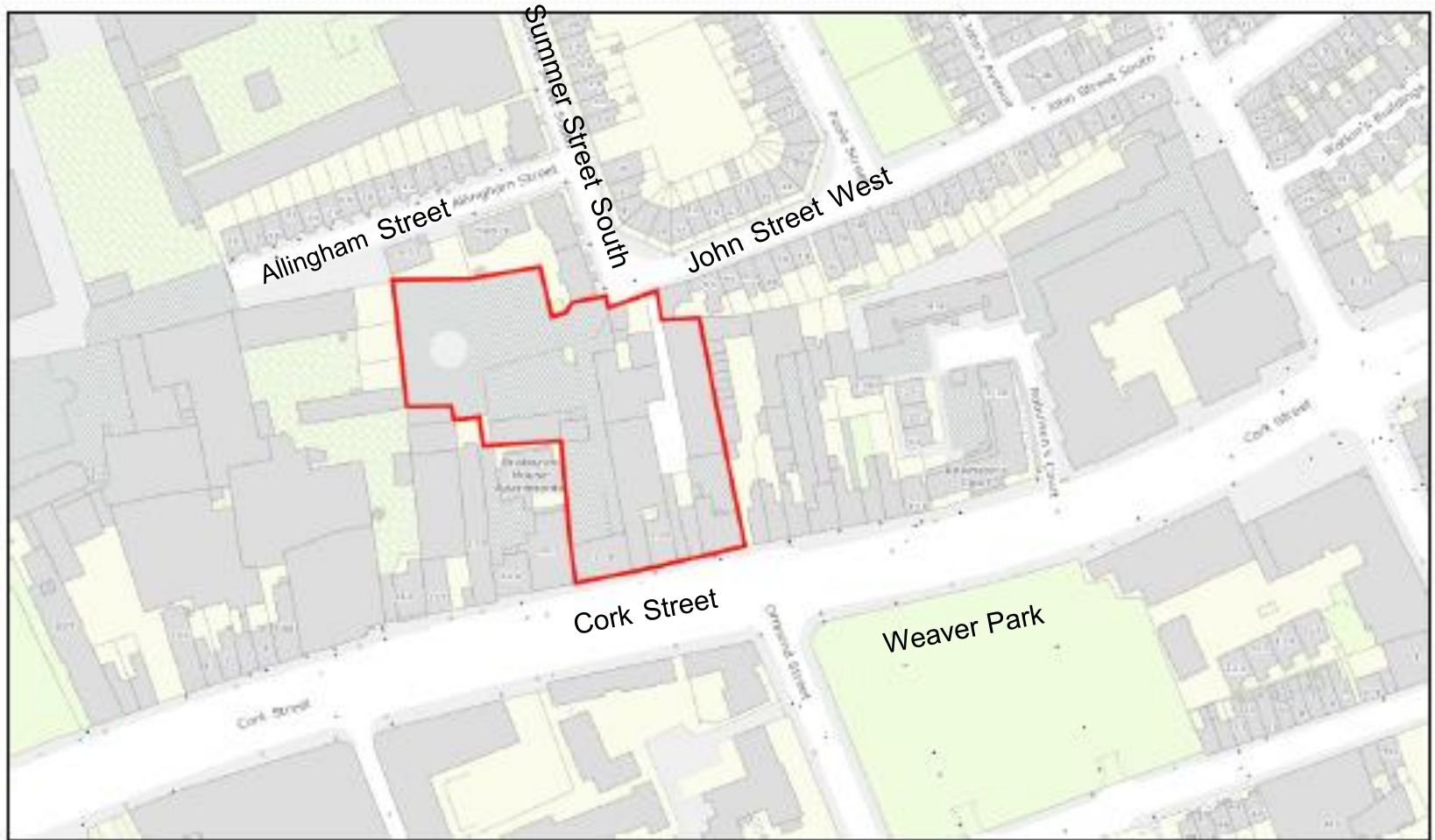
Meeting with ABP

- 06/03/20

An Bord Pleanála issued the Notice of Pre-Application Consultation Opinion

- .Further justification/consideration of the documents as they relate to provision of the Z6 zoning ‘and specific objectives which states that residential is open for consideration on lands zoned Z6 but is seen as subsidiary to the primary use as employment zones.’
- *‘A report that addresses issues of residential amenity*
- *A detailed schedule of accommodation which indicates consistency with relevant standards*
- *Additional CGIs/visualisations/3D modelling and cross section drawings*
- *Details of all materials proposed for buildings, open spaces, paved areas, boundary and landscaped areas.’*
- *An updated Flood Risk Assessment including any updated modelling or flood alleviation measures currently underway or proposed to the River Poddle.’*

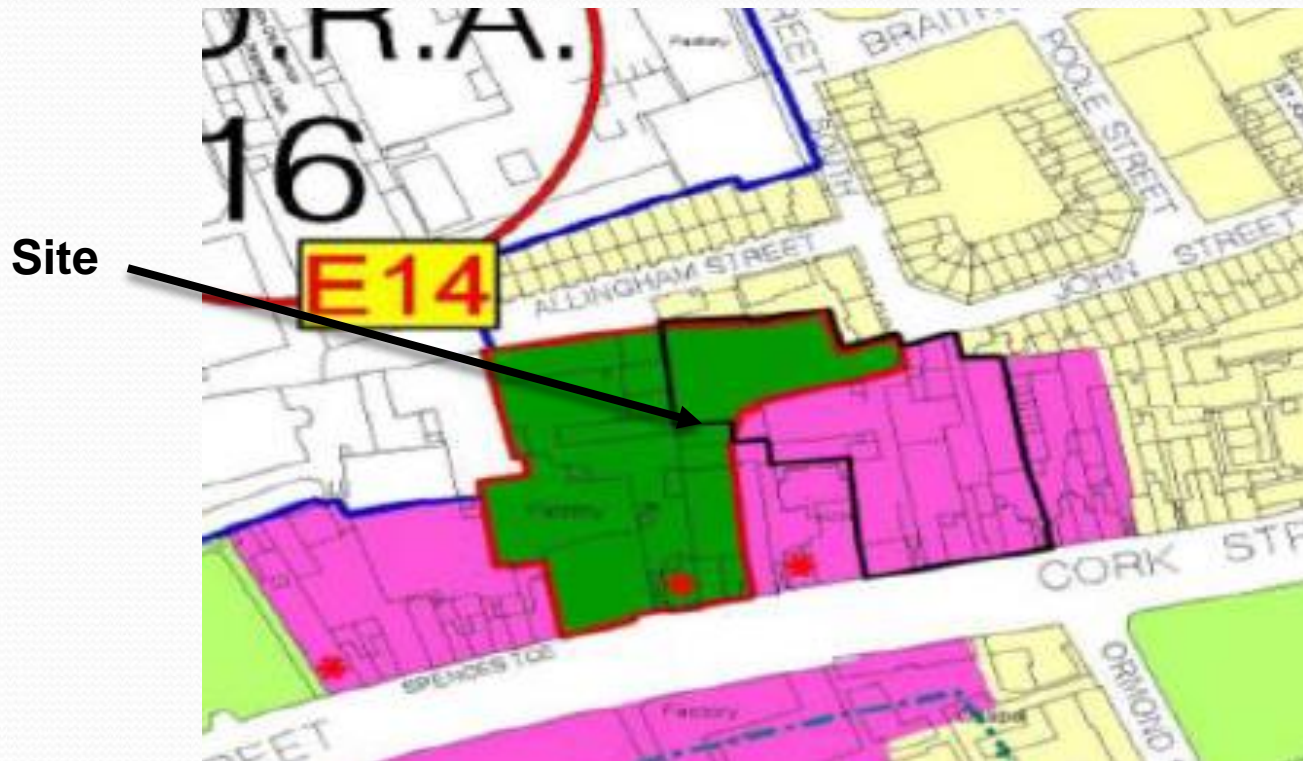
Site Location



Aerial Photo



Development Plan – Zoning Objective



Part of the site was rezoned **under Variation 20** adopted in March 2020, where the zoning of part of this site(north west) was **changed to Z10** which is *'To consolidate and facilitate the development of inner city and inner suburban site for mixed uses, with residential the predominant use in suburban locations, and office/retail the predominant uses in inner city areas'*. The north western part of the site is now Z10. **The majority of the site is zoned Z4 District Centre** which is **"to provide for and improve mixed-services facilities"**.

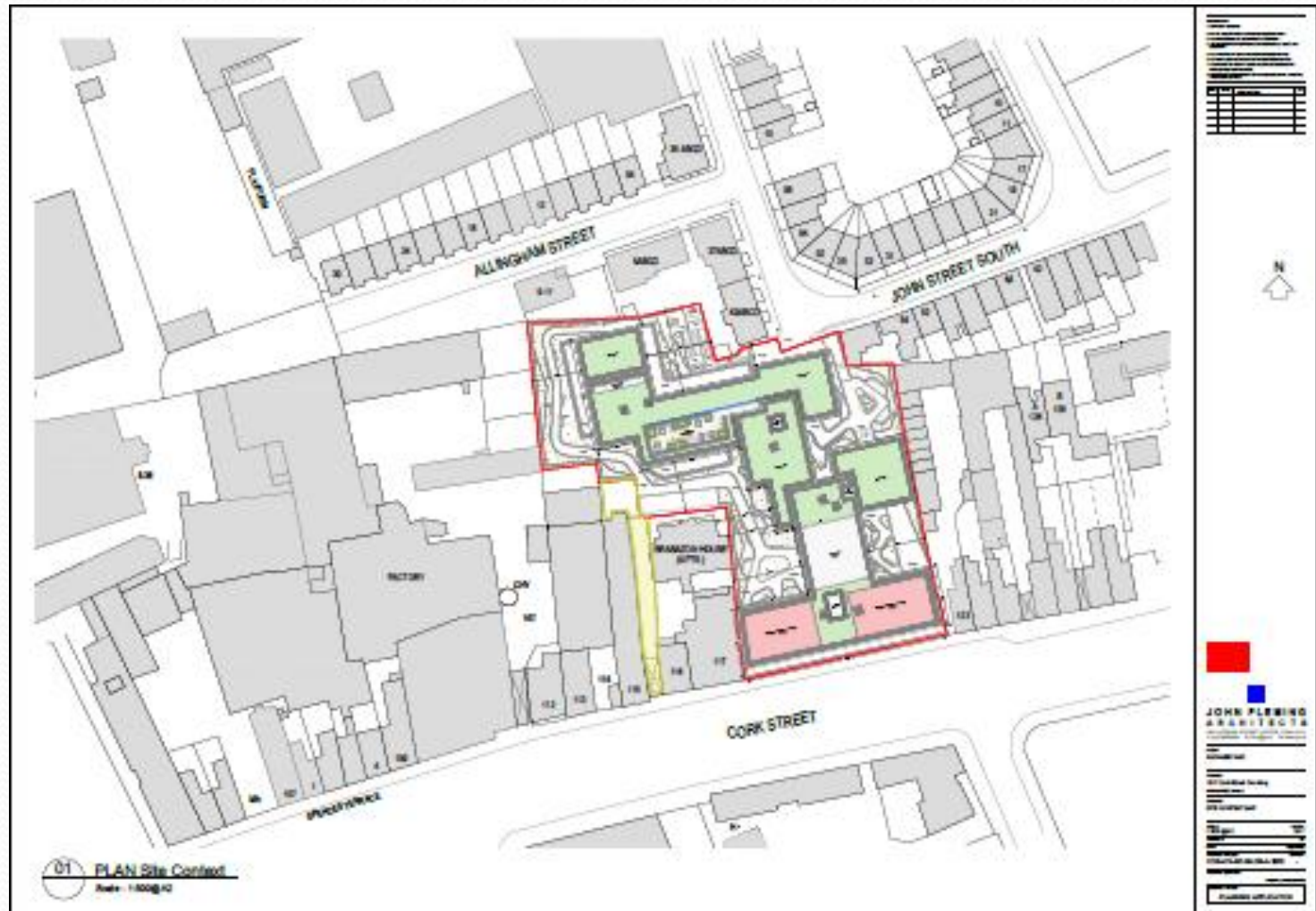
Development Description Summary

- **Application No. SHD0020/20. ABP Ref:**
- Provision of **391 Build to Rent Shared Living Units.**
- **Site Area:** 4,504sq. **Plot Ratio:** 2.94. **Site Coverage:** 50/6%. **Total Gross Floor Area.** 14.560sqm.
- **Part four storey to seven storey** over basements. Maximum **overall height 24.74m.**
- 377 Number Single Occupancy Rooms, 8 Number single occupancy accessible room, and 6 Number double rooms. **Total 397 Bedspaces.**
- Café at Ground Floor Level. Communal lounge, Gymnasium, laundry, concierge/post room, multipurpose room, cinema, yoga space, library, workspaces communal kitchen/living/dining at each floor.
- **344 Bicycle Parking Spaces** in double stacked arrangement. 232 Number is the basement level & 112 at ground floor level. **No Car Parking** proposed with exception of 1 Accessible parking space.

Supporting Documents

- ***The following Documents have been submitted:***
- ***Planning Report***
- ***Response to An Bord Pleanála Opinion***
- ***Environmental Report***
- ***Statement of Consistency***
- ***Material Contravention Statement***
- ***Architectural Design Statement***
- ***Schedule of Accommodation***
- ***Room Schedule***
- ***Landscape Design and Access Statement***
- ***Landscape Management and Maintenance Plan***
- ***Townscape Visual Impact Assessment***
- ***Site Assessment Report & Management Plan Invasive Plant Solutions***
- ***Access & Use Strategy Summary***
- ***Noise Impact Assessment***
- ***Vogue Living Operational Management Plan***
- ***Daylight & Sunlight Assessment Report***
- ***Conservation Assessment –***
- ***Construction & Demolition Waste Management Plan***
- ***Operational Waste Management Plan***
- ***Public Lighting Calculation Report***

Site Layout/Ground Floor Plan



Basement Level Floor Layout



Ground Floor Layout



First, Second & Third Floor Layout



01 PLAN Level 01
Scale: 1:200@A3



02 PLAN Level 02 / 03 [Typical]
Scale: 1:200@A3

Fourth & Fifth Floor Layout

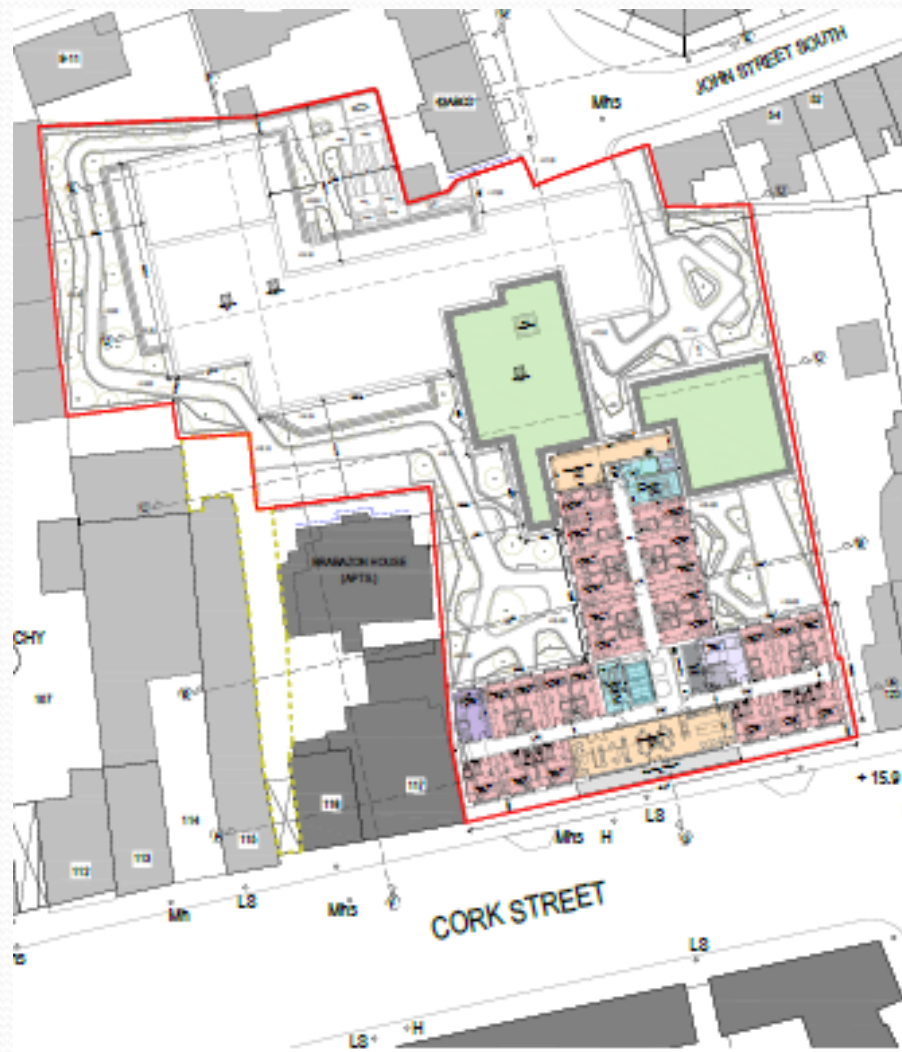


01 PLAN Level 04
Scale - 1:200@A0

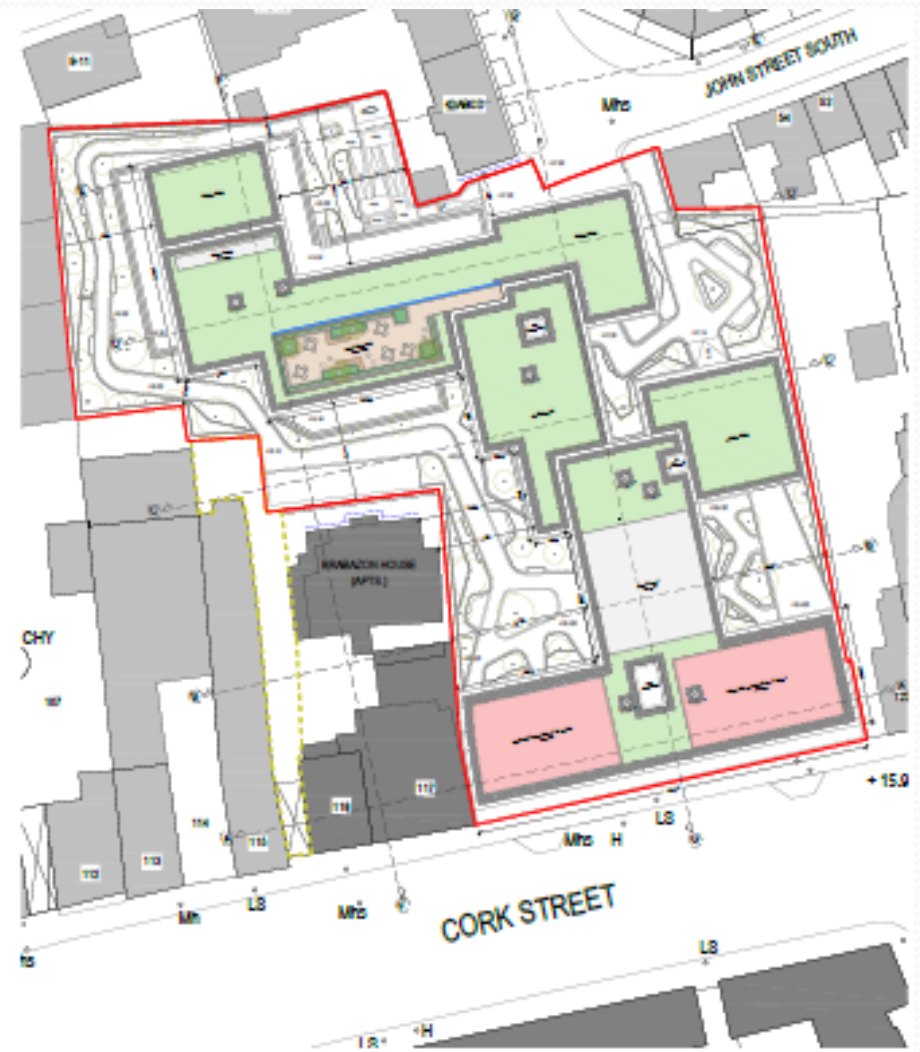


02 PLAN Level 05
Scale - 1:200@A0

Sixth Floor & Roof Layout



01 PLAN Level 06
Scale - 1:200@A0



02 PLAN Roof Level
Scale - 1:200@A0

Cork Street Contiguous Elevation South & East

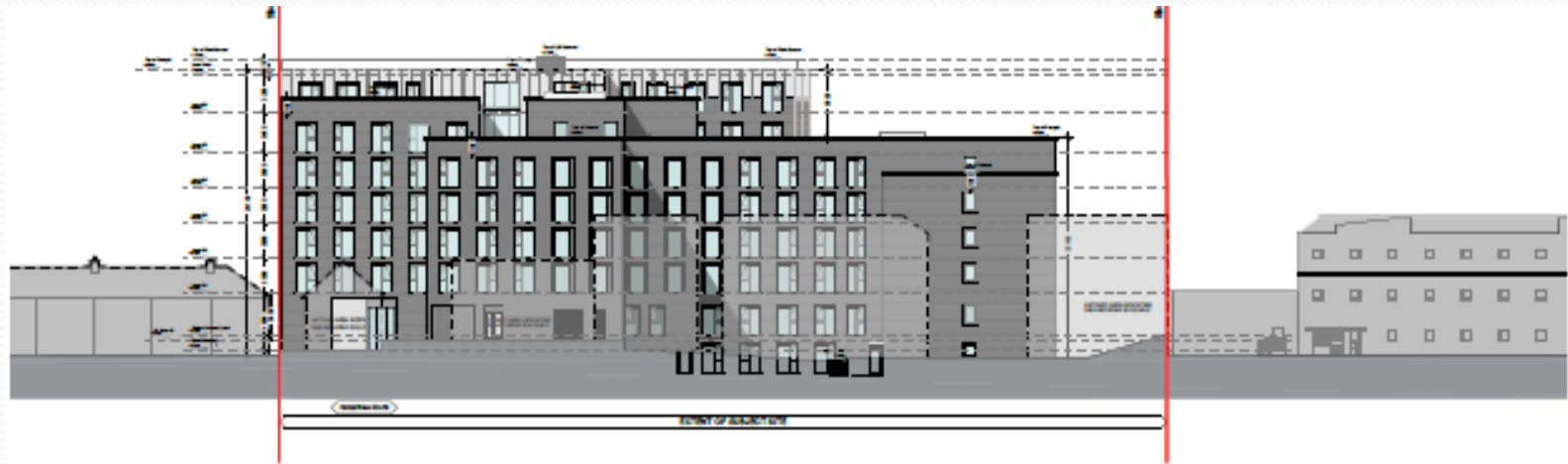


01 Elevation South
East Project



02 Elevation East
East Project

Cork Street Contiguous Elevation North & West



01 Elevation North



02 Elevation West

Photomontages

Looking East From Cork Street



Photomontages

Looking West from Cork Street



Photomontages

Main Entrance from Cork Street



Photomontages

Looking West from John Street South



Photomontages

Looking South on Summer Street South



Photomontage Internal Courtyards



Typical Layout of Shared Living Unit



Conclusion

- Last day for observations 19.10.20.
- Members comments at meeting will be summarised and sent to ABP with CE report
- Further details of the application can be viewed at: <https://corkstreetsharedliving.com/home/>
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by the 9th of November 2020
- An Bord Pleanála due to decide case by 12/01/2021



Thank You