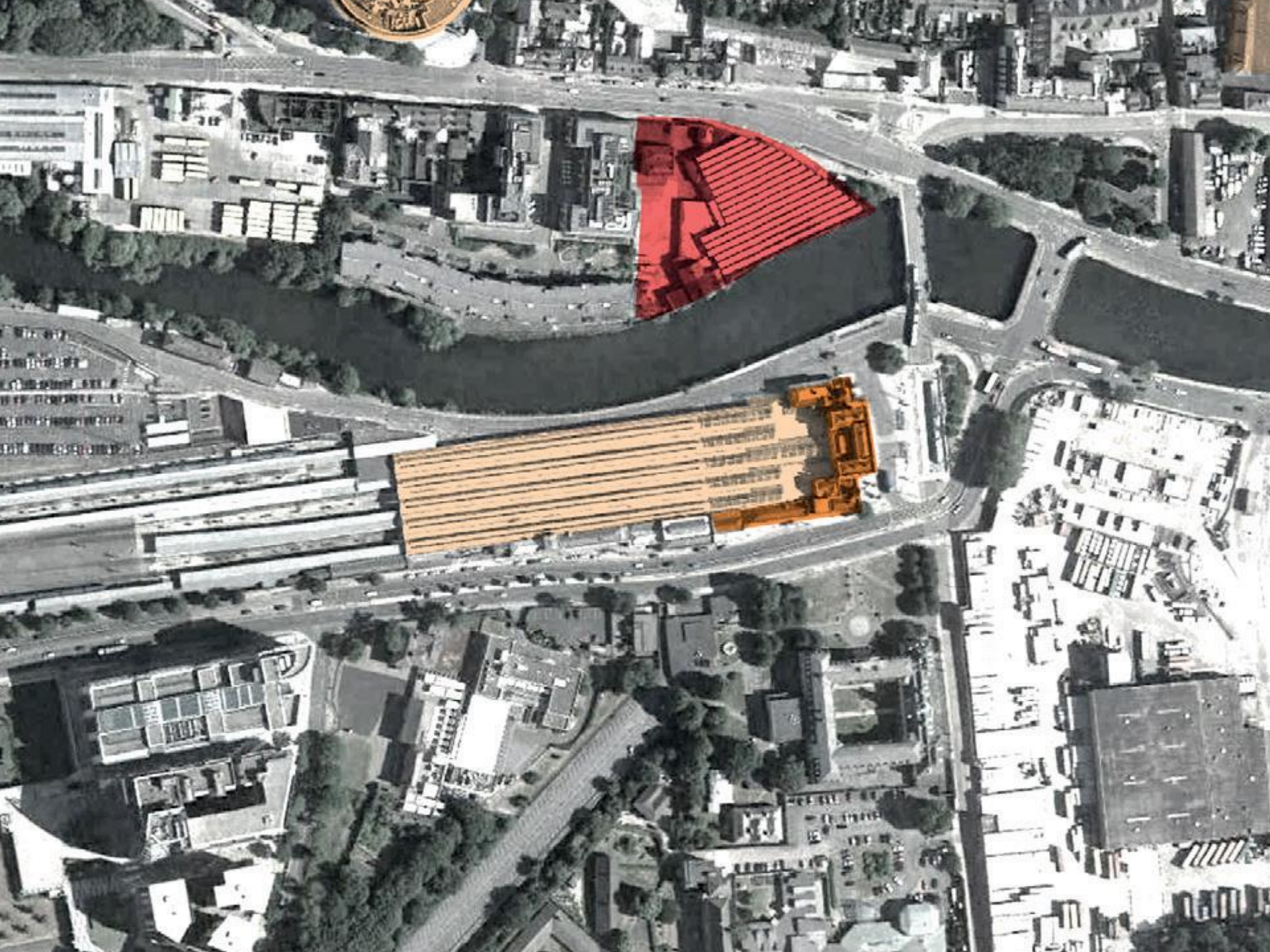


# Proposed Strategic Housing Development (SHD) Hickeys site – Parkgate Street



**Dublin City Council**

South Central Area Committee Meeting 19<sup>th</sup> July 2021



# Application Details

**Reg. Ref:** SHD0012/21 (ABP-310567-21)

**Applicant:** Ruirside Developments Limited

**Location:** 42A Parkgate Street, Dublin 8

**Proposed Development:** Strategic Housing Development (SHD) application is for a mixed-use (residential and commercial) scheme comprising 198 no. Build to Rent apartments and 1 no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total)

**Website:** [www.parkgatestreetshd2.com](http://www.parkgatestreetshd2.com)

# What Has Happened to Date?

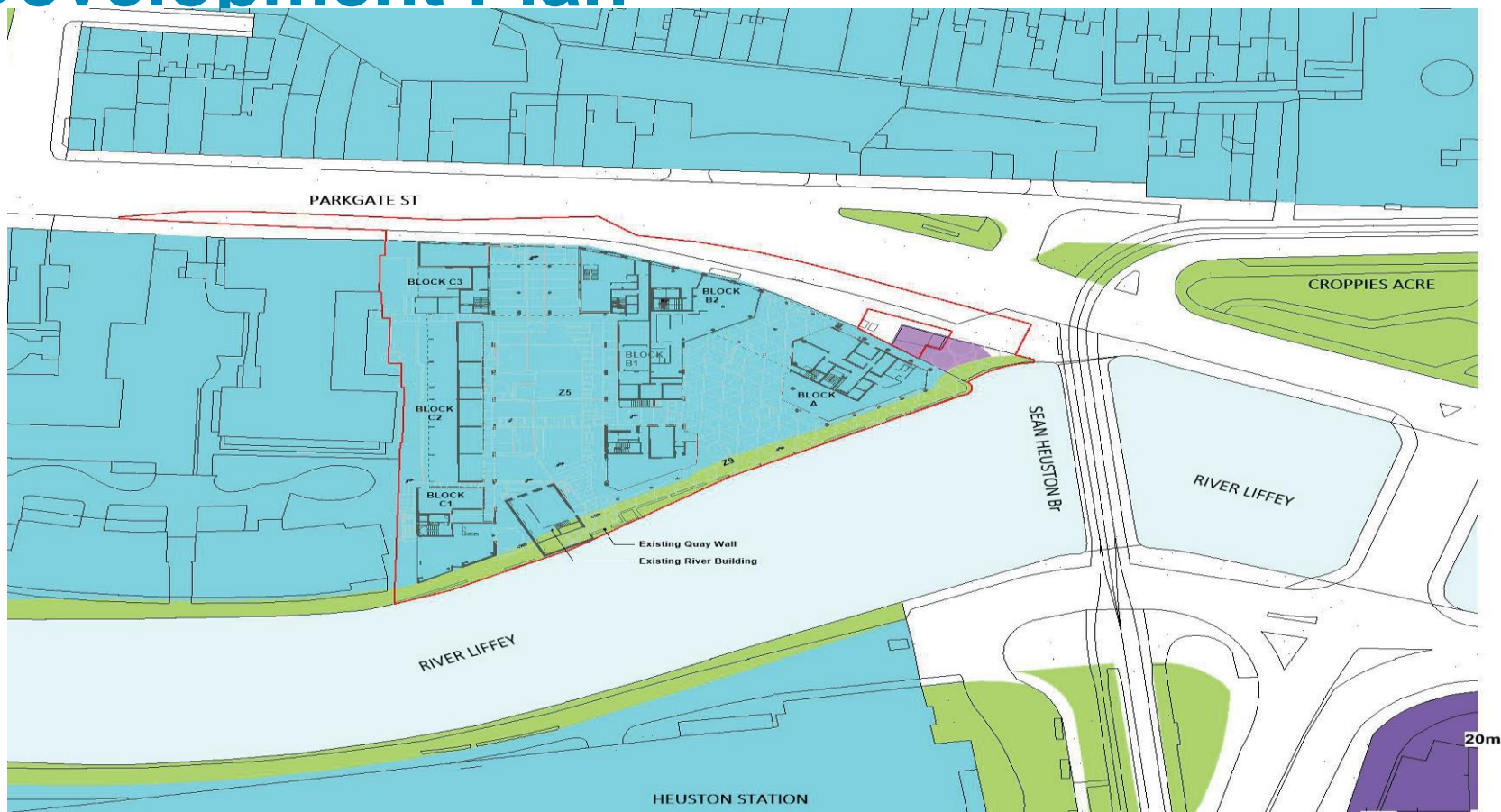
## Pre-Planning

- Meetings with Planning Authority from August 2020 to November 2020.
- Tripartite Meeting with Planning Authority and An Bord Pleanála on:
  - 15<sup>th</sup> April 2021
- An Bord Pleanála issued 'Pre-Application Opinion' 23<sup>rd</sup> April 2021
- Application lodged: 18<sup>th</sup> June 2021

# ‘ABP Opinion- Points to be addressed’

- Development strategy for Block A to have regard to planning history, architectural design/materiality, ground floor uses/animation, unit mix, open space/recreational amenity provision.
- Visual Impact Assessment addressing the relationship between the proposed development and existing/permitted development in the wider area.
- Materials Strategy for the proposed building, open spaces, paved area and boundaries, and a Building Life Cycle Report.
- Details of the extent and purpose of proposed open space and communal / recreational amenities and their accessibility to the residents of proposed Block A.
- Housing Quality Assessment of the proposed apartments.
- Daylight and sunlight analysis.
- Further clarification on transportation matters raised by Dublin City Council’s Transportation

# Development Plan



Z5 “To consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design, character and dignity”

# 'Proposed Development'

- 198no. 'Build To Rent' residential apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3-bed) from 1st to 27th floors inclusive, including 53no. units with 'winter garden' balconies on the building's eastern elevation.
- Ancillary internal (c.384 sq m) and external (c.255 sq m) residents' private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to residents' private communal amenity areas within the consented scheme ABP-306569-20.
- 1no. café/restaurant (c.223 sq m) at ground floor. Replacement office floor area (c.595.6 sq m total) accommodated between 1st and 8th floor levels of Block A.
- Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and nonresidential back of house and circulation areas at ground and mezzanine floors.
- Building Maintenance Unit (BMU) at roof level.

# ‘Previous Application’

- a mixed use (residential, commercial, local services and amenities) scheme.
- This includes 481 no. ‘Build to Rent’ residential units (66no. Studios, 298no. 1-Bed and 117no. 2-Bed apartments) and non-residential employment uses (c. 4,356 sq. m), accommodated in 6no. Blocks (Blocks A, B1, B2, C1, C2 and C3) ranging in height from 8 to 29 storeys (including mezzanine level), over basement and undercroft levels.
- A new public square and public riverside amenity walkway are included in the proposed layout
- Permission was granted by ABP for the mixed use scheme but Block A (tower, 160 units), Refused Permission

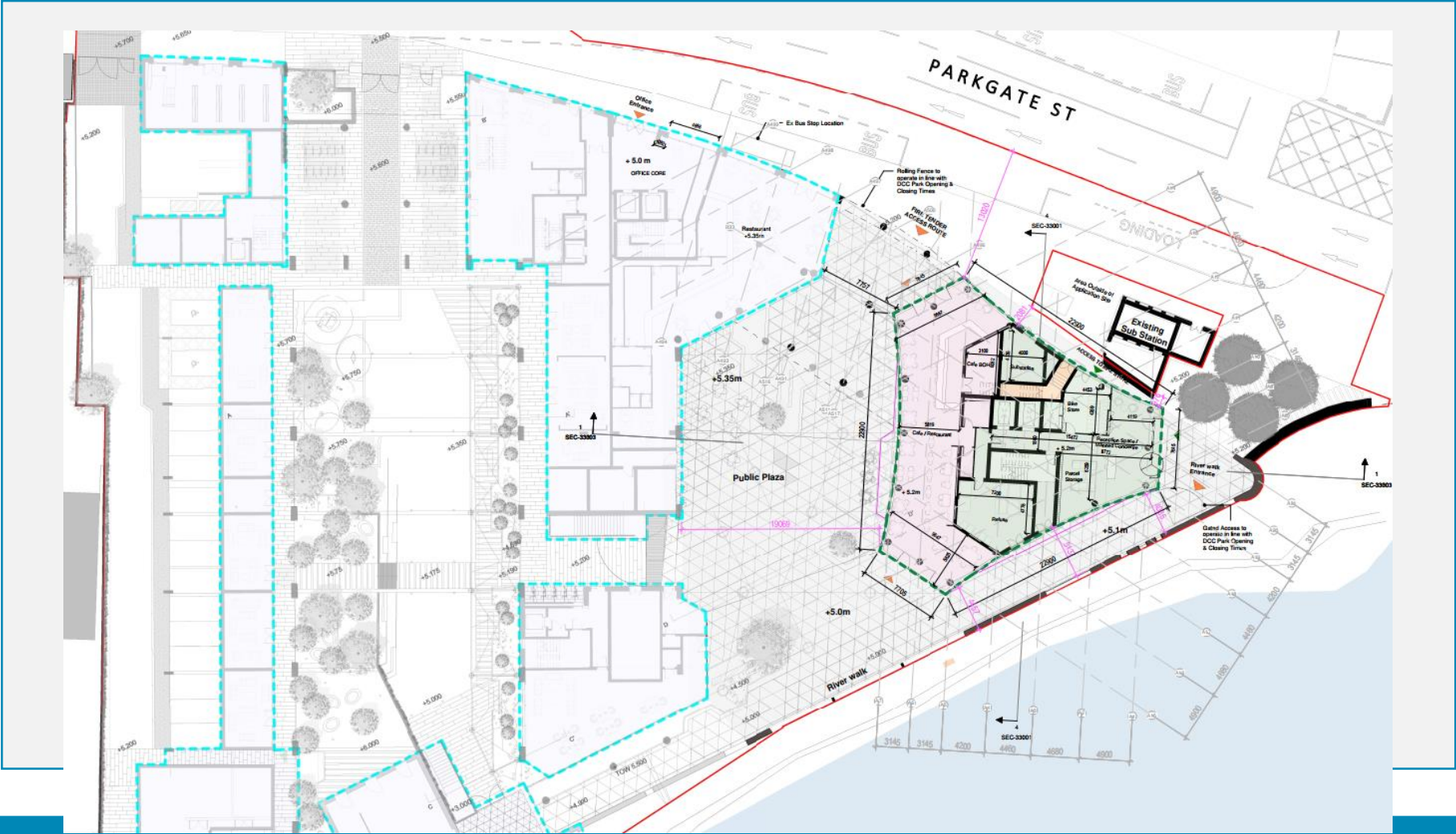


# Site layout plan previous



Ground Floor Level

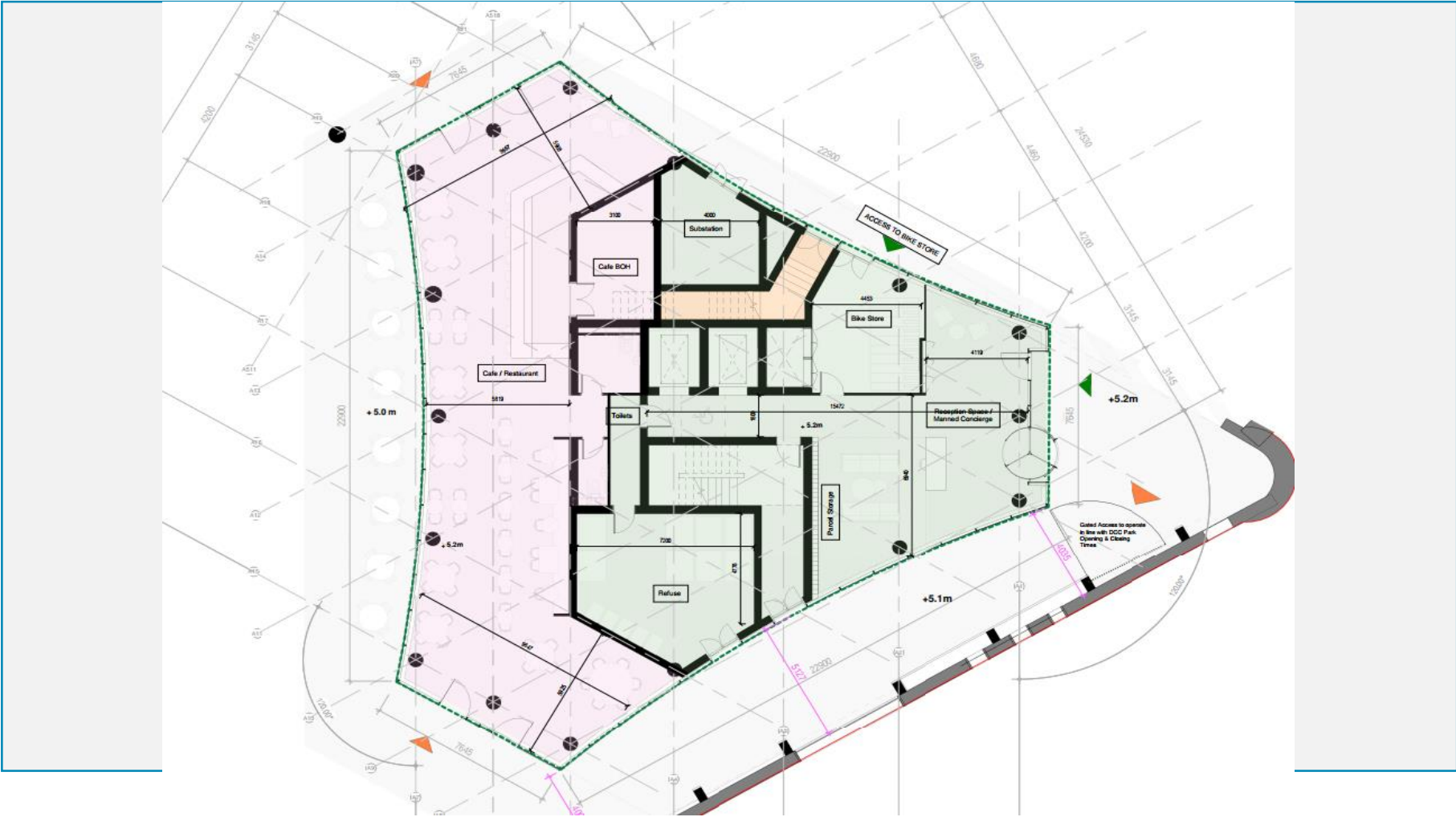
# Site Layout Plan



The Hickeys site Parkgate StreetSHD

South Central Area Committee 19<sup>th</sup> July 2021

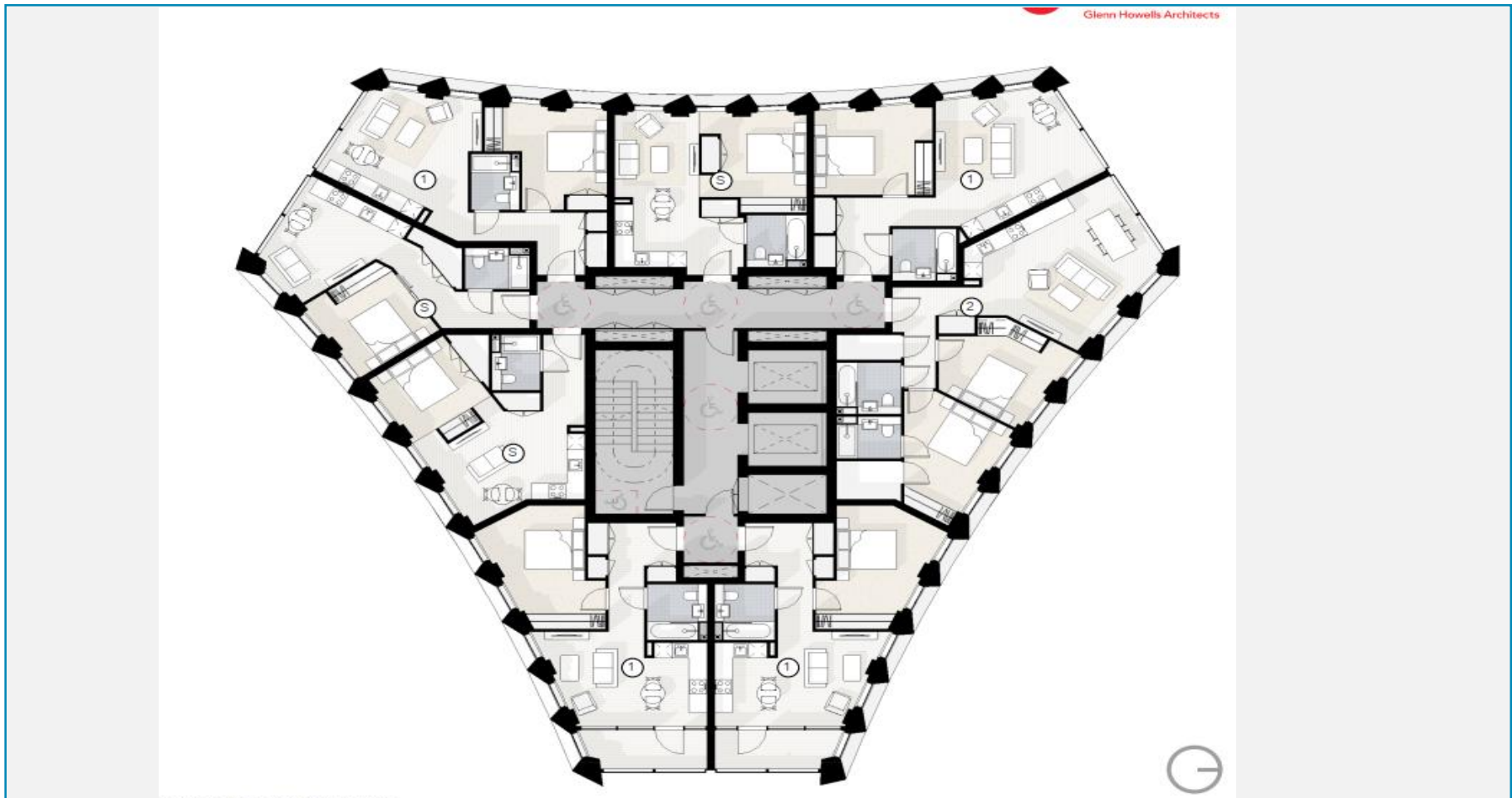
# Ground Floor Plan



The Hickeys site Parkgate StreetSHD

South Central Area Committee 19<sup>th</sup> July 2021

# Typical Floor Plan



Illustrated Typical Floor Plan: L10-27

The Hickeys site Parkgate Street SHD

South Central Area Committee 19<sup>th</sup> July 2021

# Proposed Development: Residential Mix

## 198 Residential Units

- Studio: 73 units / 37%
  - 1-bedroom: 97 / 49%
  - 2-bedroom: 27 / 14%
  - 3-bedroom: 1/ 1%
- 
- Dual aspect units: 77%
  - Communal open space: Level 28 plus access to B2 roof terrace
  - Private open space: 53 Wintergardens

Proposal in compliance with Sustainable Urban Housing: Design Standards for New Apartments.

Part V: Proposal to provide DCC 10% of the units in overall scheme (52 units in Block B1)

# Previous Application – Tower Refused



The Hickeys site Parkgate StreetSHD

South Central Area Committee 19<sup>th</sup> July 2021











01  
Parkside Tower







# Next Steps

- Third party submissions close 10<sup>th</sup> March 2020
- Members comments at meeting will be summarised and sent to ABP with CE report
- Full details of the application can be viewed at available at [www.parkgatestreetshd2.com](http://www.parkgatestreetshd2.com)
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by the 11<sup>th</sup> August 2021
- An Bord Pleanála due to decide case by **October 2021**