

Dublin City Council

South Central Area Committee Meeting
18th September 2019

Strategic Housing Development Application

Reg. Ref: SHD0013/19, ABP 303756-19

Applicant: Molaga Capital Limited

Location: Rialto Cinema, No. 355 South Circular Road, Dublin 8

Proposal: The construction of a mixed-use building (with a total area of c. 11,266 sq m) comprising a student accommodation scheme of 317 No. student beds arranged in 313 No. bedrooms (276 No. 1-bed bedrooms, 4 No. 2-bed bedrooms and 33 No. studios); and ancillary café with an outdoor garden area

Website: <https://www.rialtocinema.com>

Site Location



What has happened to date?

Section 247 consultations

- Meetings were held on 16/05/18, 13/08/18 and 24/10/18

Meeting with ABP

- Date: 01/04/19

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

- Impact of height on adjoining residential properties and the Strategic Development Regeneration Area (SDRA)
- Potential for overlooking and overshadowing to be addressed
- Proposed boundary treatments
- A site layout plan which clearly identifies the full extent of works to the site frontage, including proviso of footpaths and whether the footpaths are to be taken in charge.
- A construction and demolition waste management plan for asbestos removal
- Additional Drainage details
- Details regarding management of set down area to site frontage
- A site layout plan indicating all areas to be taken in charge and clarity whether the footpath to the site frontage is to be taken in charge
- A student management plan

Development Description Summary

- Demolition of all buildings and structures (c.2,575 sq m) on site with the exception of the front Art Deco section of the Rialto Cinema structure which will be retained and restored to its original form
- The construction of a mixed-use building (with a total area of c. 11,266 sq m)
- 317 No. student beds arranged in 313 No. bedrooms (276 No. 1-bed bedrooms, 4 No. 2-bed bedrooms and 33 No. studios);
- Café with an outdoor garden area
- 4 No. open courtyards (3 No. at Ground Floor Level and 1 No. at First Floor Level);
- TV lounge; gym; cinema; communal areas; circulation areas; reception; library; and a meeting/event room.
- 160 No. bicycles accessed directly from South Circular Road; 7 No. visitor bicycle parking spaces located to the front of the building off South Circular Road; a set down area off South Circular Road

Proposed Development

Building Height

- Development rises from 3 to 7 storeys
- Max Height: c. 20.00

Student Accommodation Breakdown

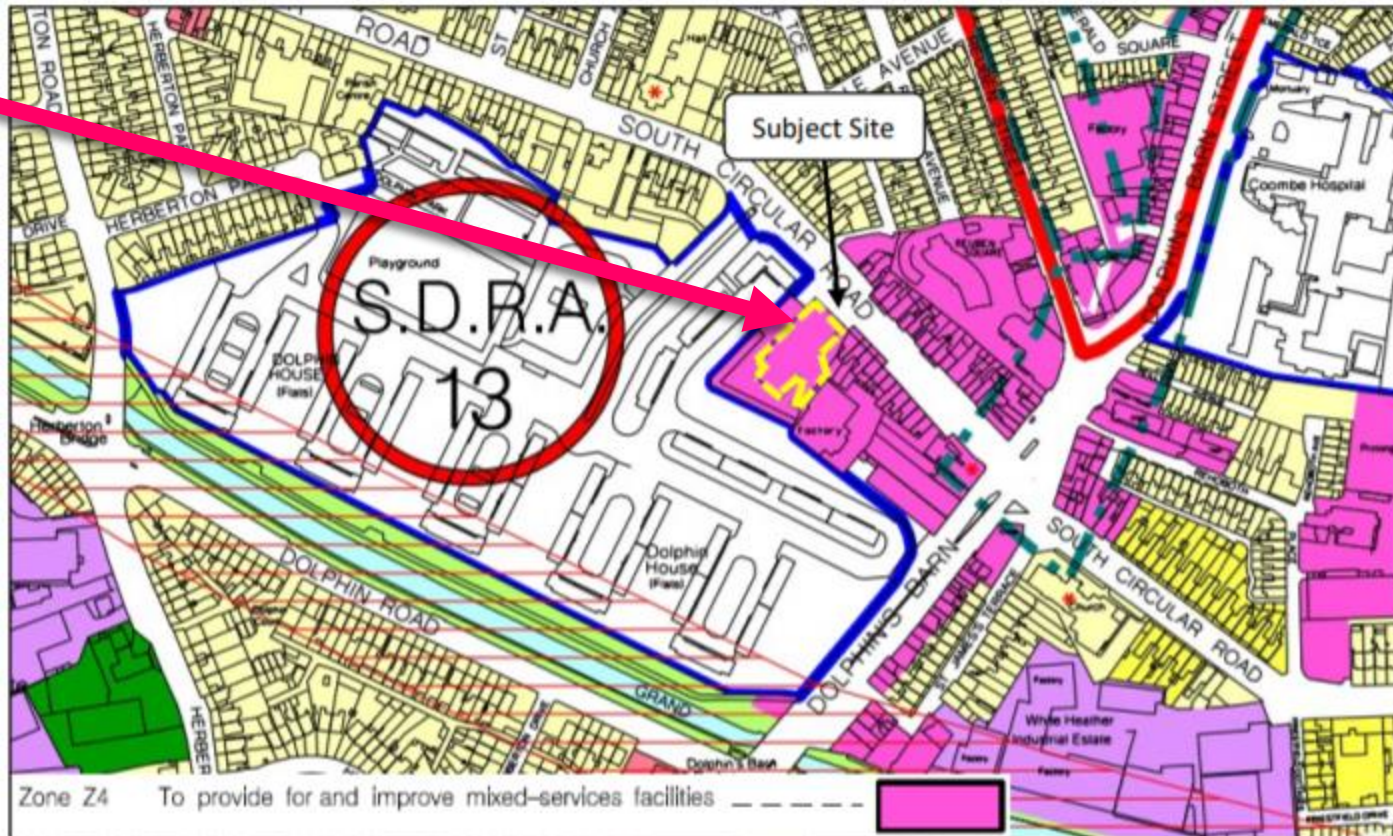
- A total of 317 No. student beds
- 276 No. 1-bed bedrooms;
- 33 No. studio units;
- 4 No. 2-bed bed

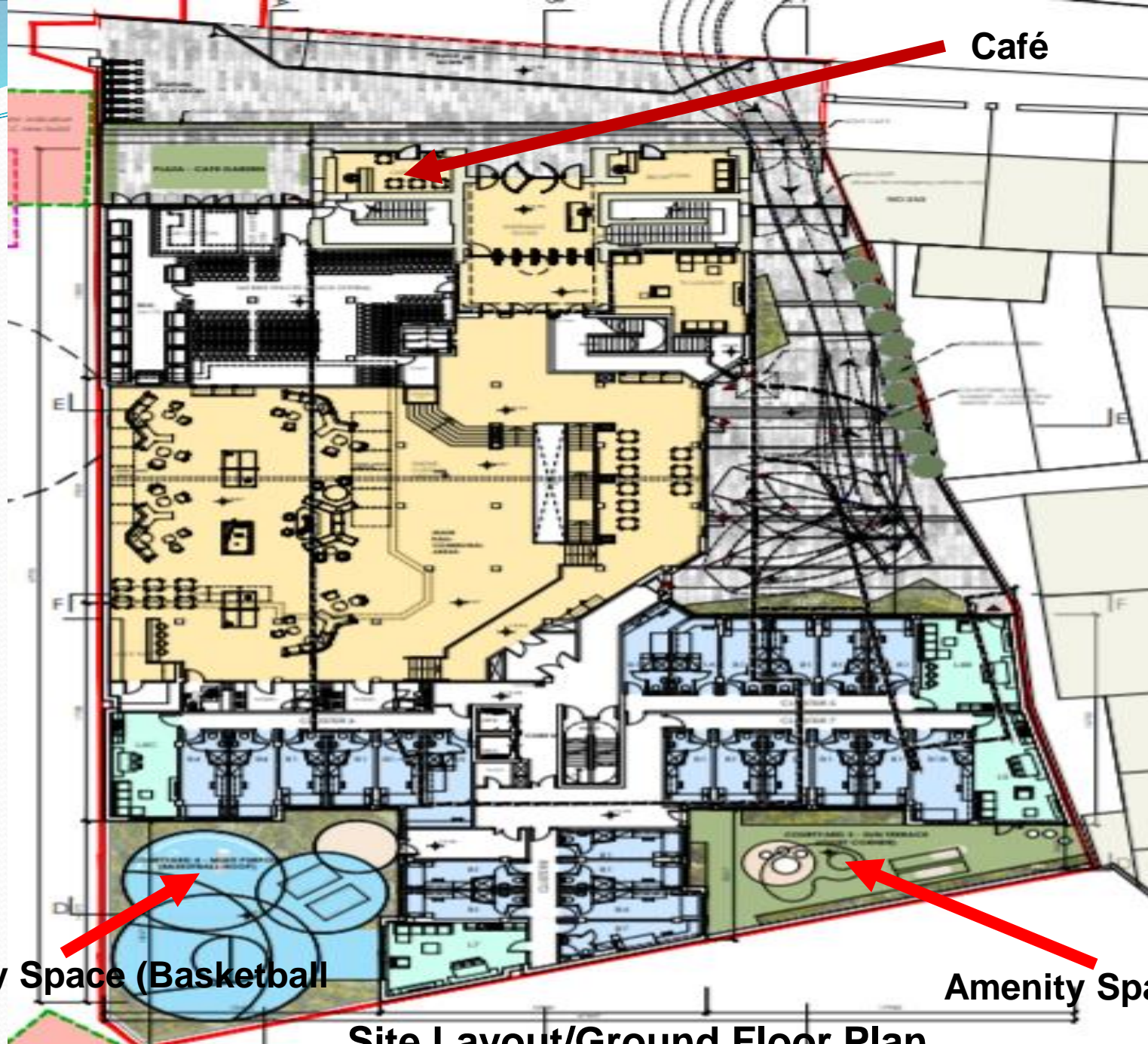
Access

- Off South Circular Road
- Emergency Access/Delivery provided at ground floor level on the eastern site boundary
- No other vehicular access
- Set down/Service area provided to the front of the site

Development Plan – Zoning Objective

Site





Café

Amenity Space (Basketball hoop)

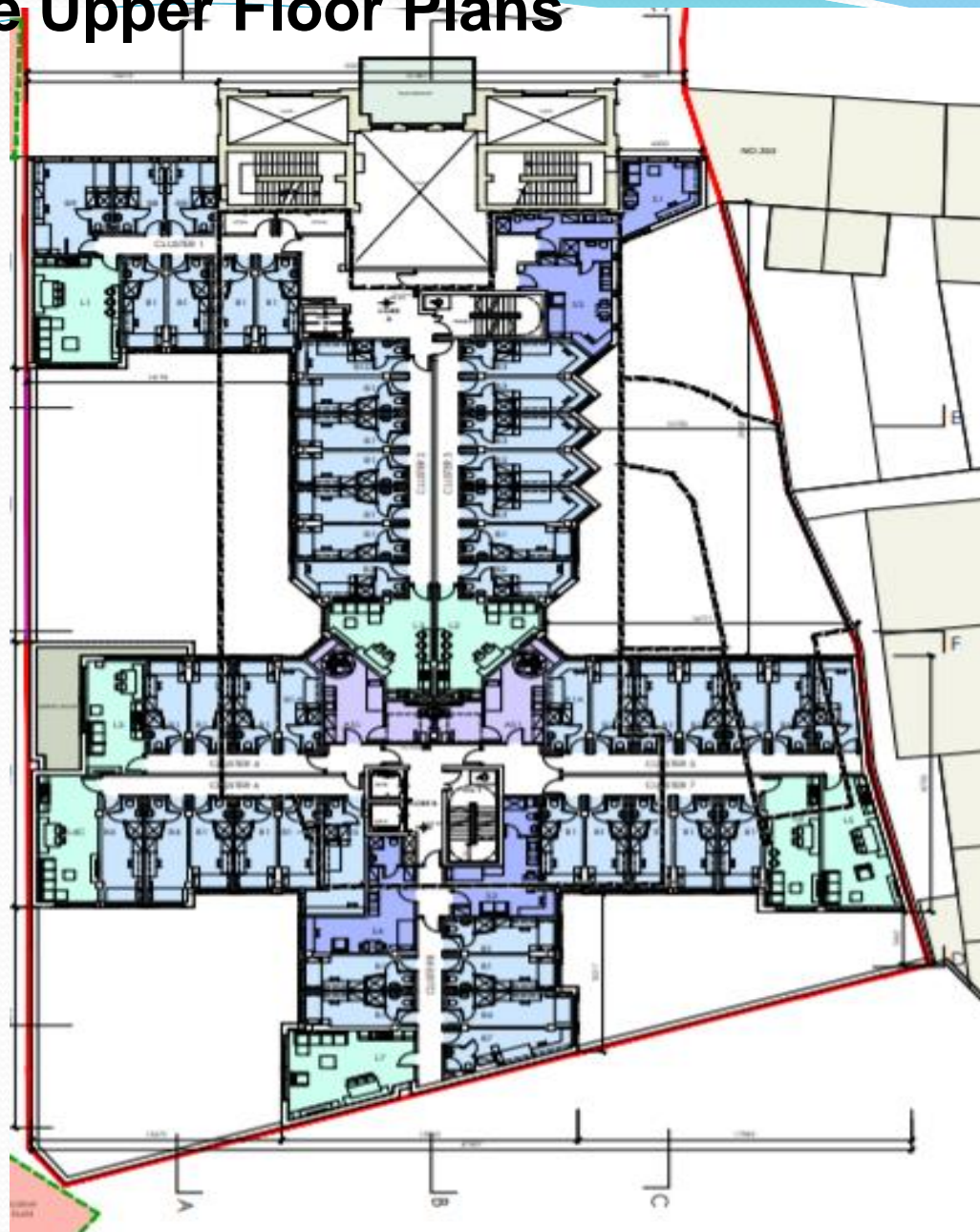
Amenity Space

Site Layout/Ground Floor Plan

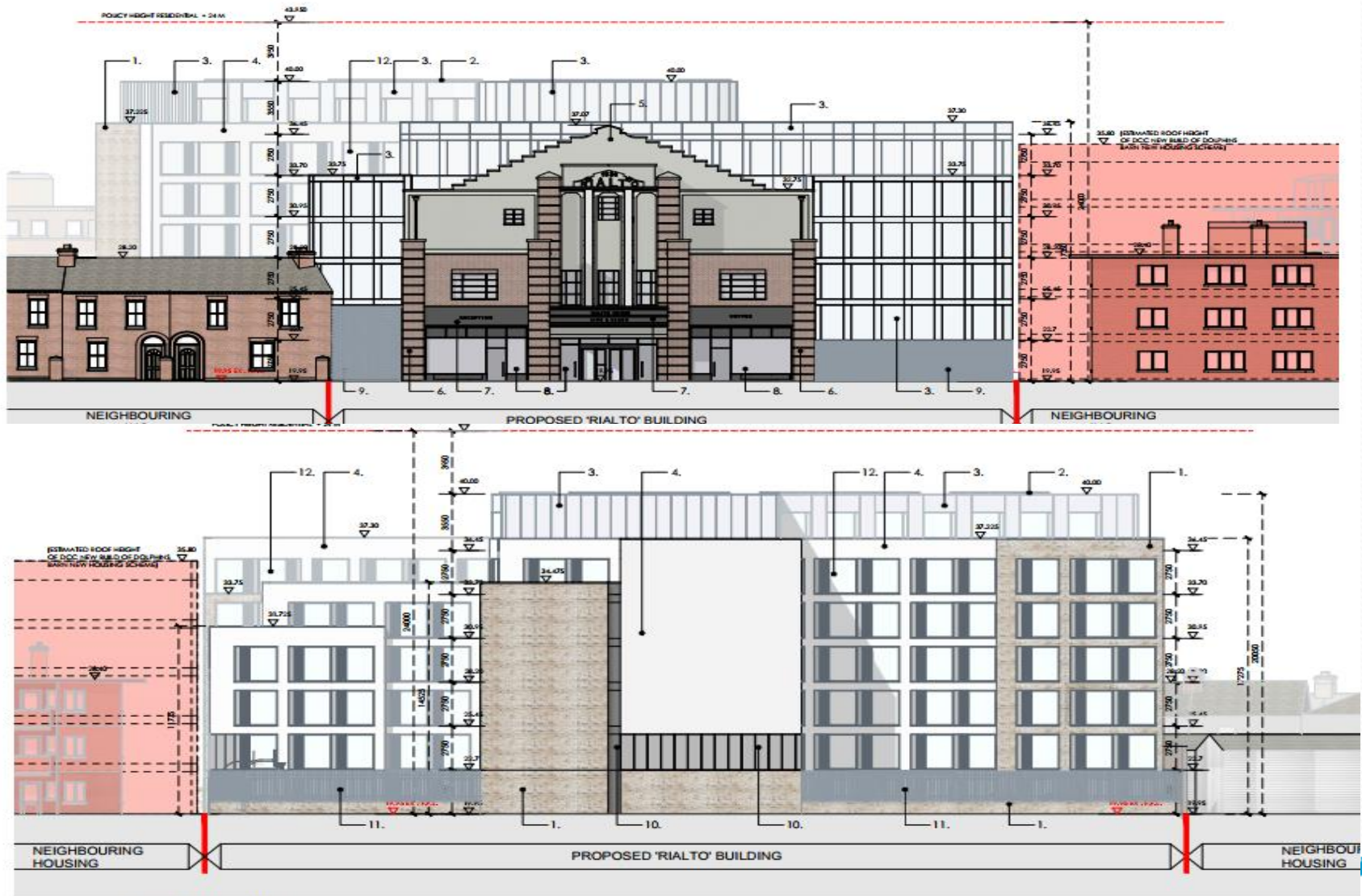
Courtyard-Badminton Court



Indicative Upper Floor Plans



Northern and Southern Elevations

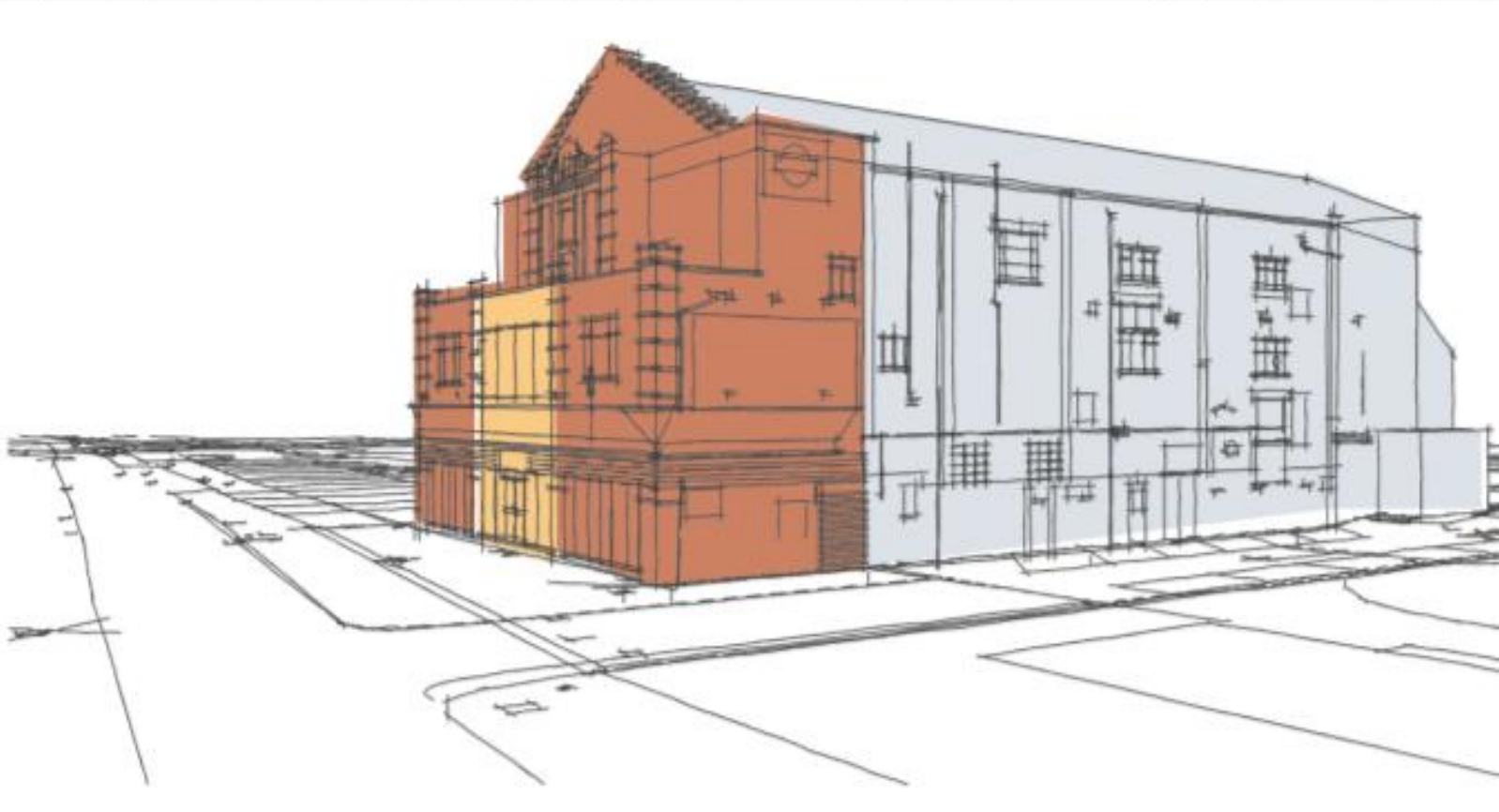


4 SOUTH ELEVATION
SCALE 1:200

Photomontage



Rialto Cinema- Art Deco façade to be restored



Aerial View



Submissions/Observations

Over 10 Number of Submissions/ Observations received:

Main Issues raised

- Welcome proposals to retain Art Deco frontage.
- Over concentration of Student Accommodation in Dublin 8.
- Need for a variety of housing typologies not solely student accommodation.
- Site is zoned for mixed use, possibility of incorporating cultural uses.
- Development could conflict with proposals for Phase 2 Dolphin House.
- Units proposed cannot be converted to any other accommodation type.
- Transient nature of accommodation, fear the units will be used for tourist accommodation during summer months.
- Height massing & scale of buildings is out of character with surrounding development and will dominate the South Circular Road frontage.
- Student accommodation is not near any college
- Welcome provision of 3 courtyards, request that they be accessible to the public.

Conclusion

- Members comments at meeting will be summarised and sent to ABP with CE report
- Further details of the application can be viewed at: <http://rialtocinema.com>
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by 23rd September 2019
- An Bord Pleanála due to decide case by November 25th 2019



Go raibh maith agaibh