

# Dublin City Council

**South Central Area Committee Meeting**

**16<sup>th</sup> October 2019**

# Strategic Housing Development Application

**Reg. Ref: SHD0018/19, ABP-305324-19**

**Applicant:** Summix FRC Developments Ltd

**Location:** Site known as a portion of the Brewery Block, bounded by Newmarket, St. Luke's Avenue, Brabazon Place/Brabazon Row and Ardee Street. (The subject site includes Nos. 13/14 Ardee Street, No. 29 Newmarket and M.T. Oils, Dublin 8)

**The proposed development will principally consist of:**

- The demolition of two existing industrial warehouses (1,236 sqm), brick ruins (99 sqm), the remnants of a brick structure at the north eastern corner of the subject site and along the northern boundary and the walls at ground floor level onto Newmarket and Ardee Street;
- And the construction of a part-two to part-eight storey mixed-use development in three blocks (12,248 sqm), comprising a co-working shared space with associated café (325 sqm); and 368 No. student accommodation bedspaces with associated facilities, which will be utilised for short-term lets during student holiday periods.

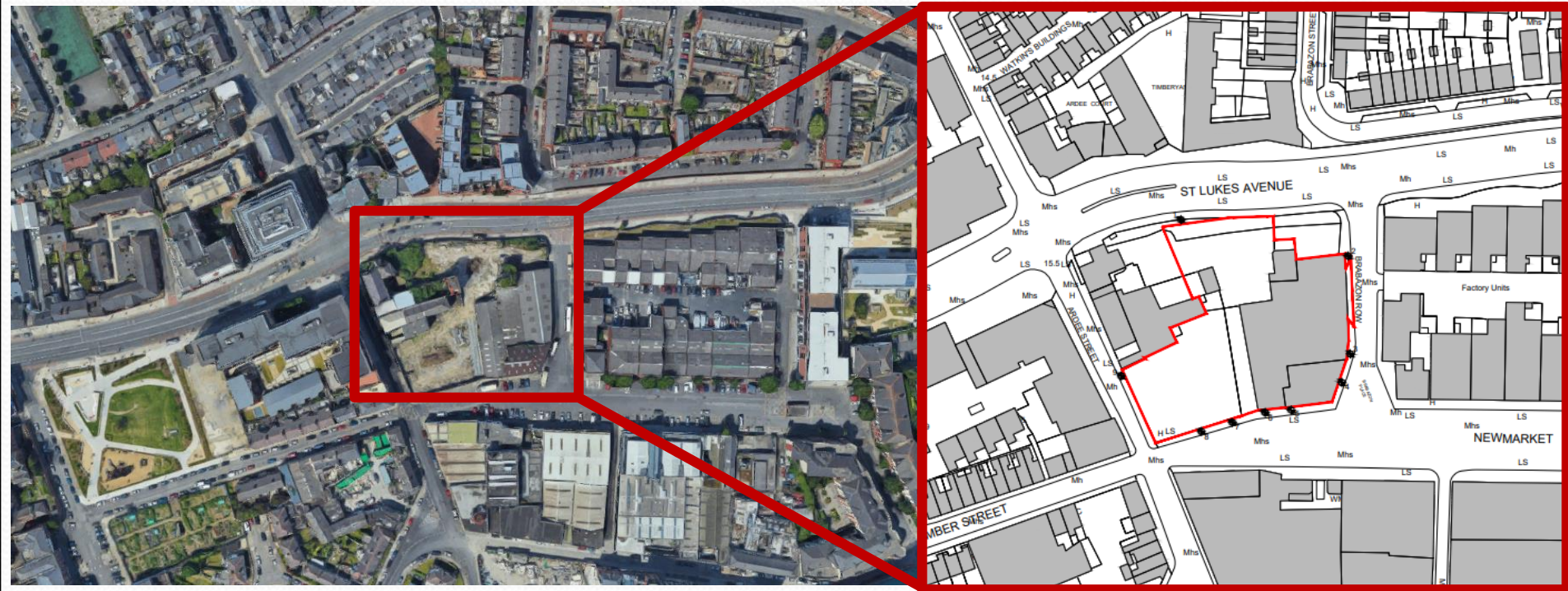
**Website:** <https://ardeepointshd.ie/>

# Background

- DCC Reg Ref. 2812/17 approved a part-3 to part-7 No. storey student accommodation (349 No. bedspaces) and co-working development on part of the subject site.
- This application included within the application a portion of land at the north eastern corner which is within the ownership of Dublin City Council.
- A letter was obtained from Dublin City Council outlining the Council's consent to include lands in the planning application, with the letter outlining that should permission for the development be granted, terms for the disposal of the land may then be discussed, subject to the statutory approval of the elected members of Dublin City Council.
- On the 26th October 2017 Dublin City Council decided to Grant Permission for the proposed development subject to 21 No. conditions.
- This application does not include the DCC parcel of land.



# Site Location



# What has happened to date?

## **Section 247 consultations**

- Date: 29<sup>th</sup> April 2019

## **Meeting with ABP**

- Date: 12<sup>th</sup> July 2019

**An Bord Pleanála issued a Notice of Pre-Application Consultation Opinion dated 31<sup>st</sup> July 2019 stating:**

- Photomontage images and cross-sections at appropriate intervals to illustrate the visual impact of the proposed development in the emerging surrounding streetscapes having specific regard to extant permissions.
- A site-specific flood risk assessment is required that adequately addresses the items raised by DCC Drainage department dated 21/06/2019.
- A statement as to the impact the proposed development will have on residential amenities in the immediate area and how such impacts if any have been mitigated.
- A site layout plan indicating all way leaves within the site is required.
- Details in respect of the proposed co-working and commercial area including management and servicing.



# Proposed Development

## Building Height

- Development rises from 2 to 8 storeys
- Max Height: c. 27.3

## Student Accommodation Breakdown

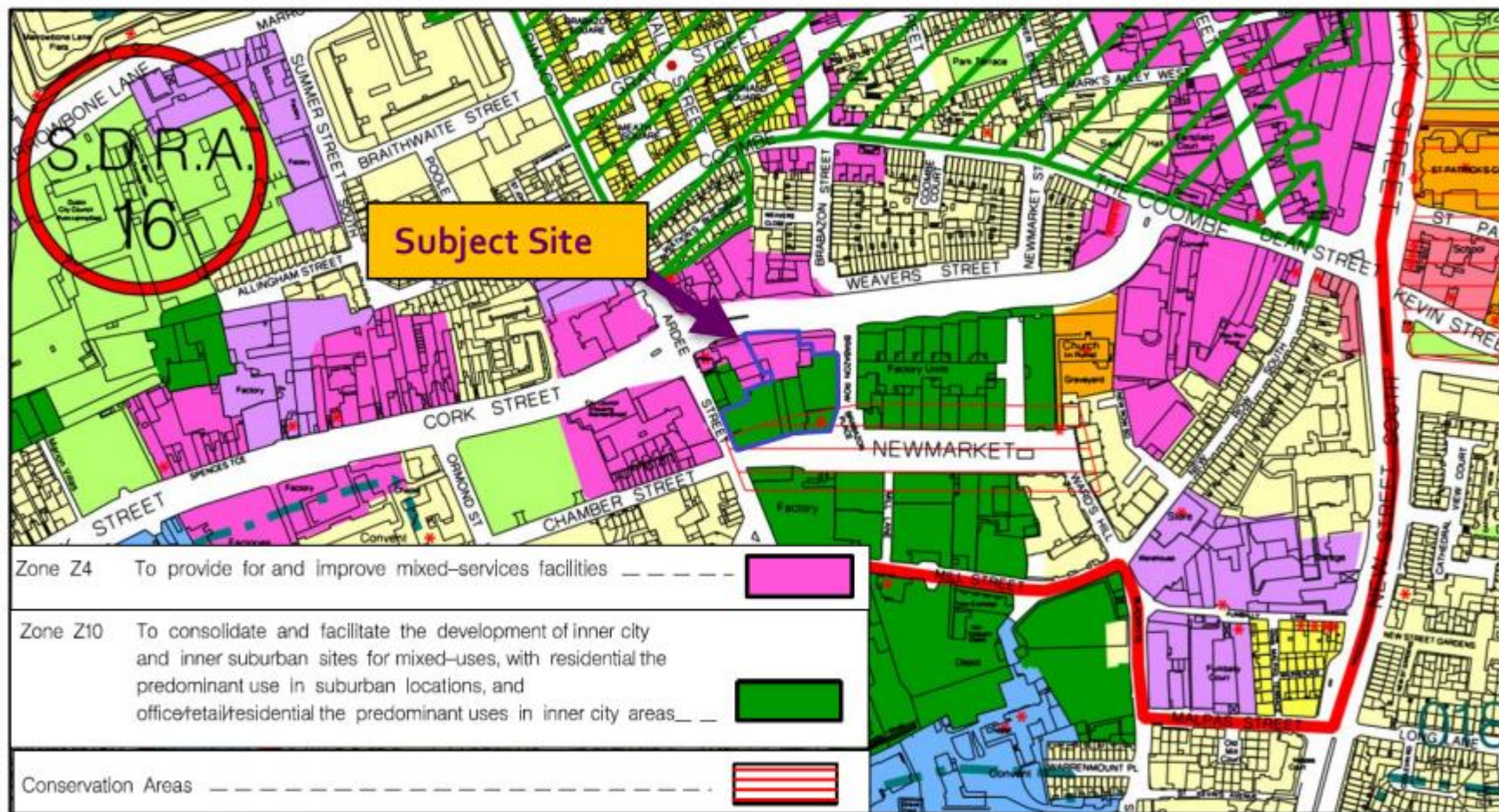
- A total of 368 No. student beds
- 144 units clustered into 18 No. 8-unit arrangements
- 150 units clustered into 25 No. 6-unit arrangements
- 40 units clustered into 5 No. 4-unit arrangements
- 1 single studio unit
- 2 twin studio units
- Section 2.2 of the Planning Report by Thornton O'Connor states there are 16 student accommodation schemes within 1km of this site and indicate this scheme would not result in an overprovision of such accommodation.

## Access

- Off St. Luke's Avenue, Brabazon Place, Newmarket and Ardee Street.
- Layby area provided off Brabazon Place.
- Cycle access off Ardee Street, no other vehicular access.
- 122 cycle spaces plus 6 visitor spaces provided. Potential for 64 more labelled with the central courtyard.



# Development Plan – Zoning Objective



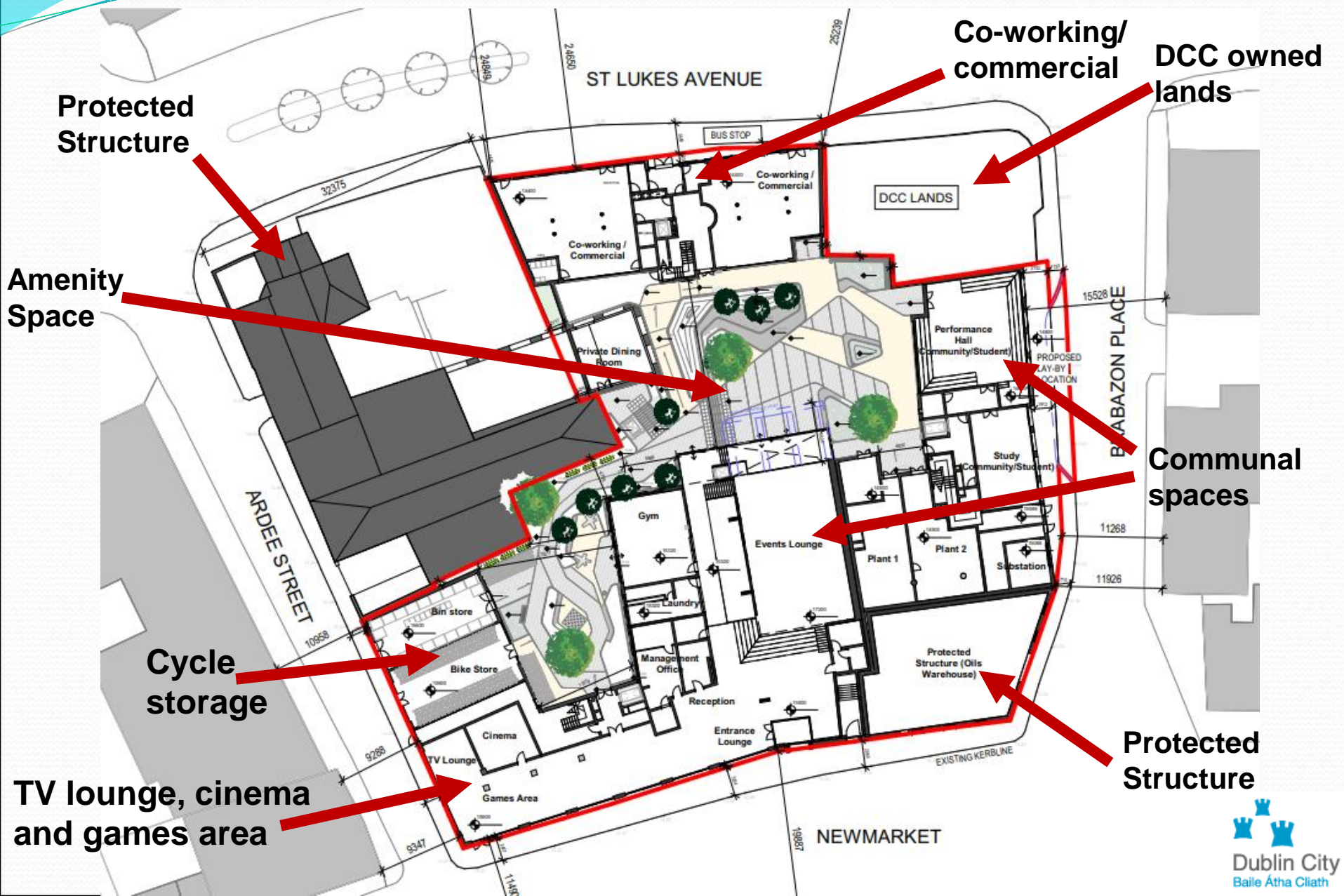


# Existing Aerial View





# Site Layout/Ground Floor Plan

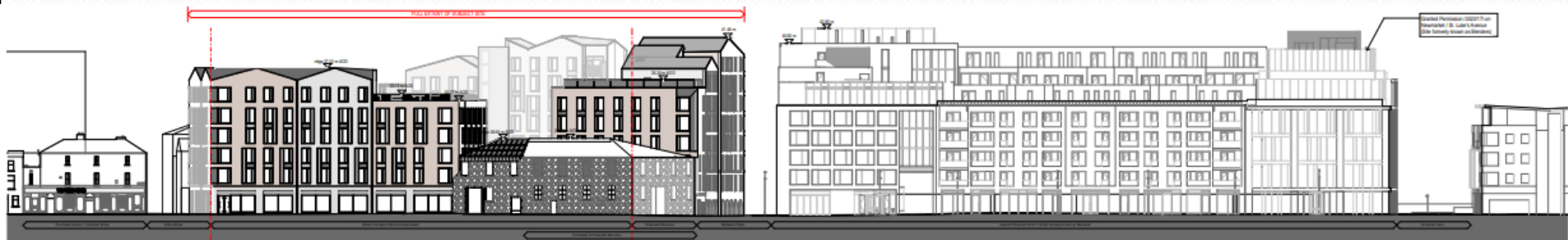


# Contiguous East Elevation



1 Contiguous East Elevation  
1:200

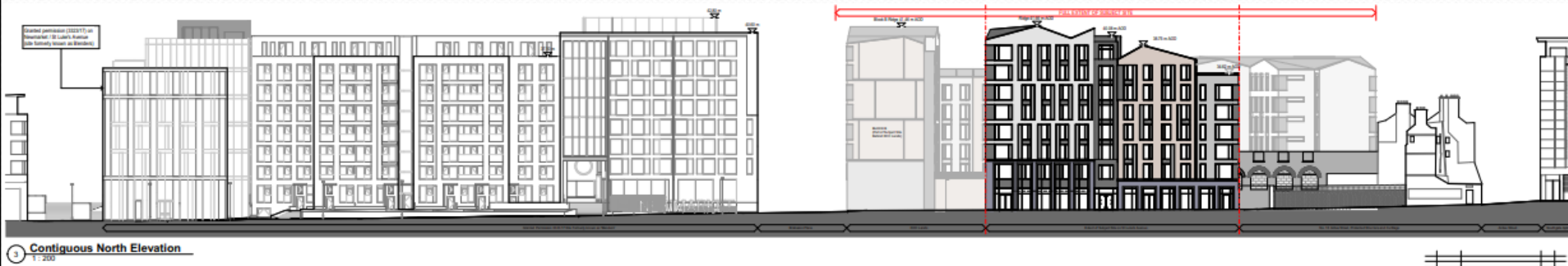
# Contiguous South Elevation



2 Contiguous South Elevation  
1:200



# Contiguous North Elevation



# Contiguous West Elevation



# Photomontage



Taken from the junction of St. Luke's Avenue and Brabazon Street



# Photomontage



Taken from the junction of Ardee Street and Newmarket



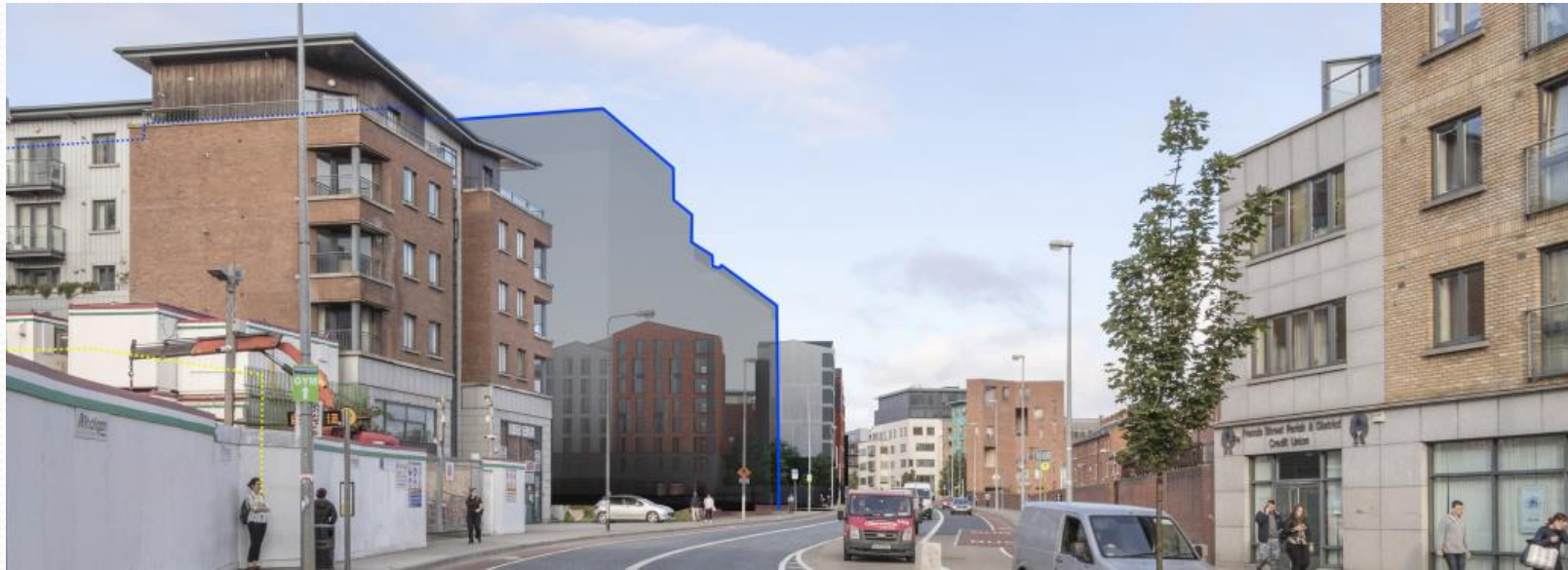
# Photomontage



Taken of the proposed internal courtyard



# Verified Views





# Verified Views





# Verified Views



# Submissions/Observations

7 Submissions/ Observations were received:

## Main Issues raised

- There is an over concentration of Student Accommodation in the liberties.
- The transient population associated with student/holiday let development would further fragment this historic neighbourhood.
- This scheme has not taken into account nearby buildings of historic and architectural importance.
- There is not an established need for this type of development.
- This development would increase both pedestrian and vehicular traffic in this residential area.
- There is little green space in this area for such a density of development.
- Student developments create ongoing disturbance impacts.
- This site should be used for housing.
- The proposed height is excessive, not in keeping with surrounding streetscapes and contravenes the max height standards set out by the Development Plan.
- Residents in apartments to the east would suffer a loss of daylight.
- A condition should be added to ensure the co-working area and café are available for occupation prior to the letting of any student beds.
- This student accommodation would not be near any colleges.



# Conclusion

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



*Go raibh maith agaibh*