

Proposed Strategic Housing Development (SHD)

Hickeys site – Parkgate Street

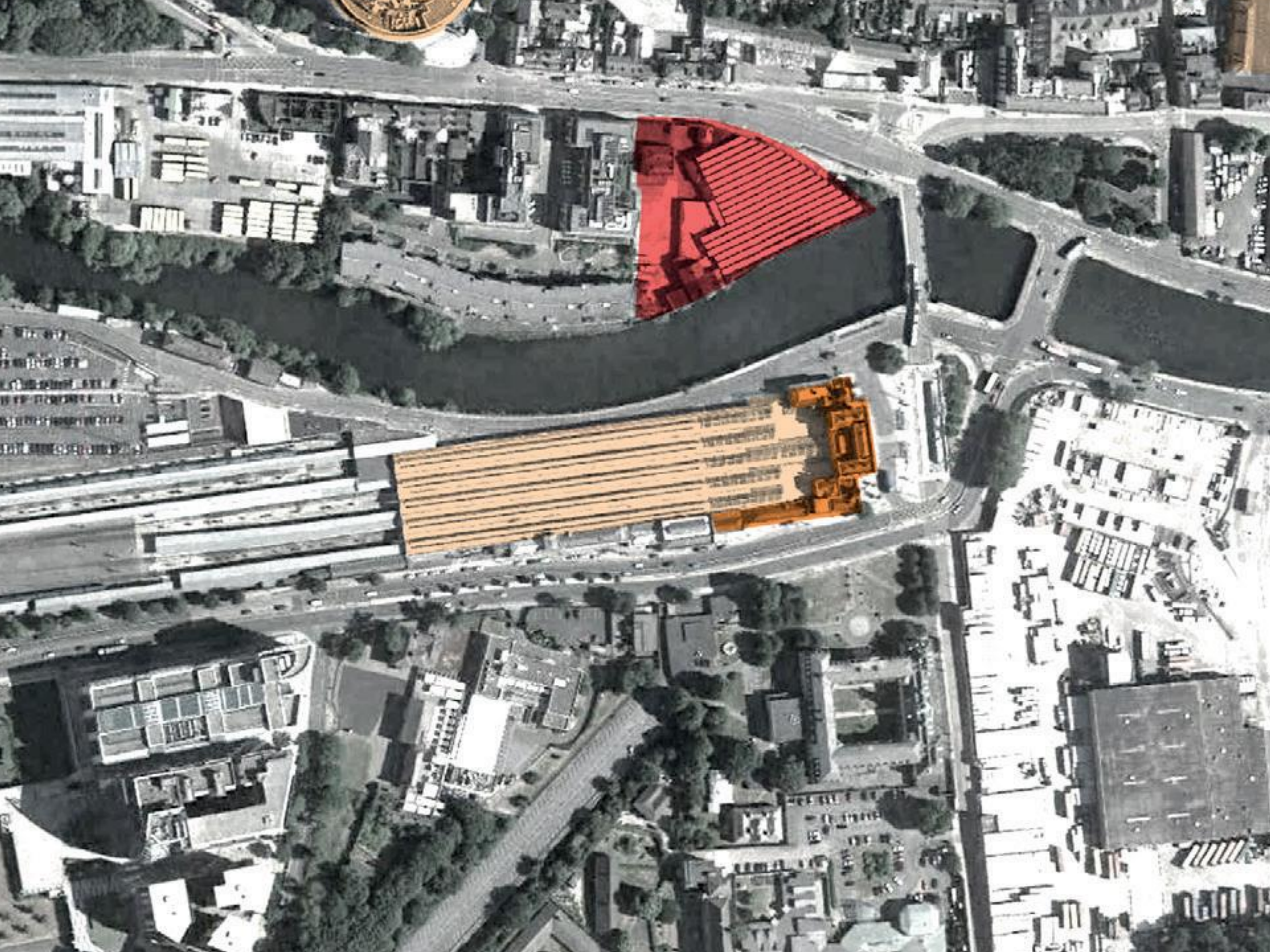


Dublin City Council

South Central Area Committee Meeting 18th March 2020



Dublin City
Baile Átha Cliath



Application Details

Reg. Ref: SHD0001/20 - ABP Reference: PL29N.305128

Applicant: Ruirside Developments Limited

Location: 28 Parkgate Street, Dublin 8

Proposed Development: 481 no. Build to Rent apartments

Website: <https://www.parkgatestreetshd.ie>

What Has Happened to Date?

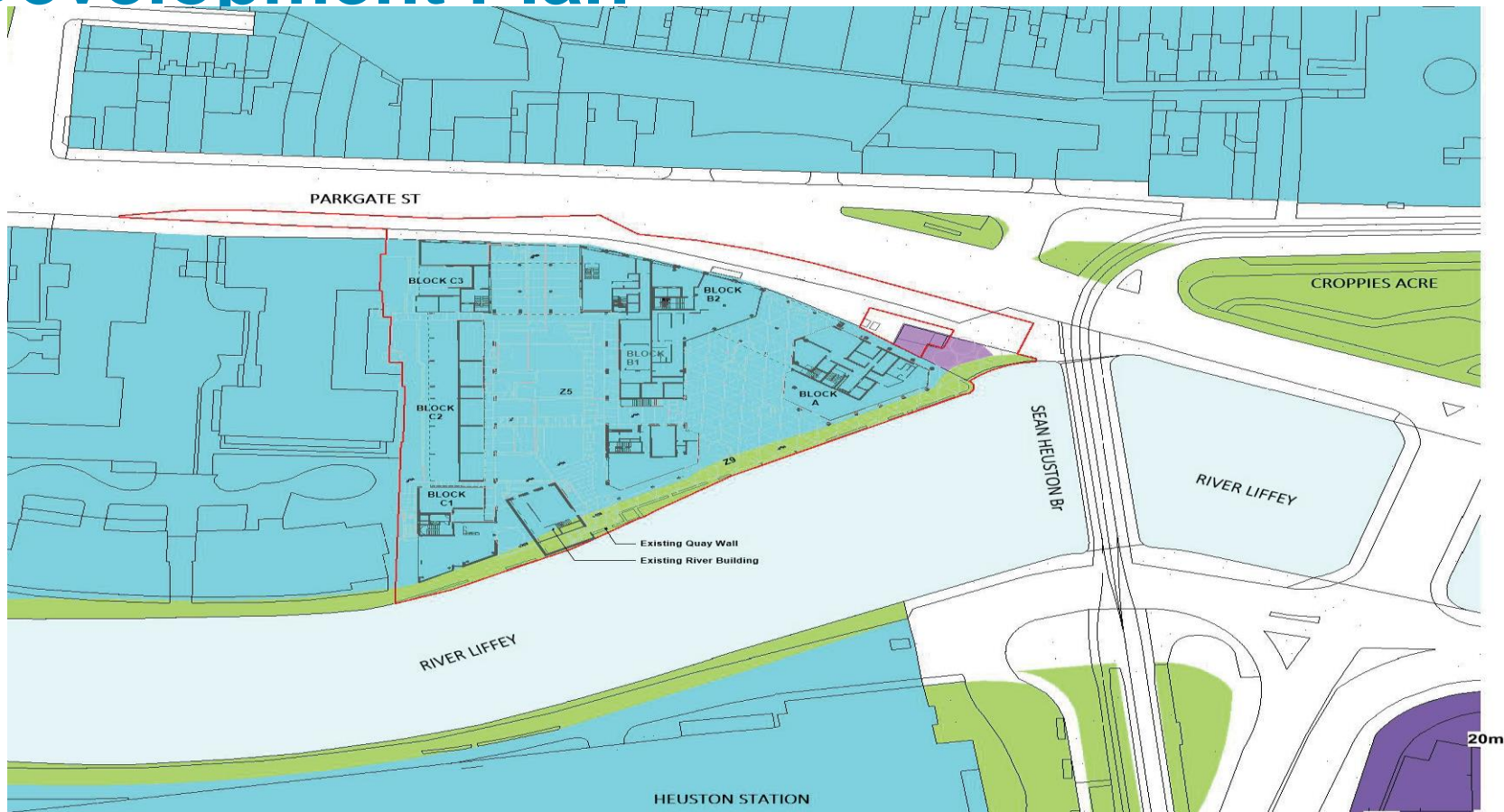
Pre-Planning

- Meetings with Planning Authority from September 2018 to March 2019.
- Tripartite Meeting with Planning Authority and An Bord Pleanála on:
 - 29th May 2019
- An Bord Pleanála issued 'Pre-Application Opinion' 18th Sept 2019
- Application lodged: 14th February 2020

‘ABP Opinion- Points to be addressed’

- Compliance with SHD legislation
- Development Strategy- height and design approach, further justification of the 29 storey tower block, scale and massing of tower.
- Further justification of the relationship with existing contiguous development.
- Further justification of the architectural expression and detailing of the blocks.
- Housing format – combination of BTR and Shared Accommodation.
- Communal facilities - Residential support facilities
- Residential amenity
- Additional information- including architectural report setting out rationale for height and design, details of management and operation of development

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”

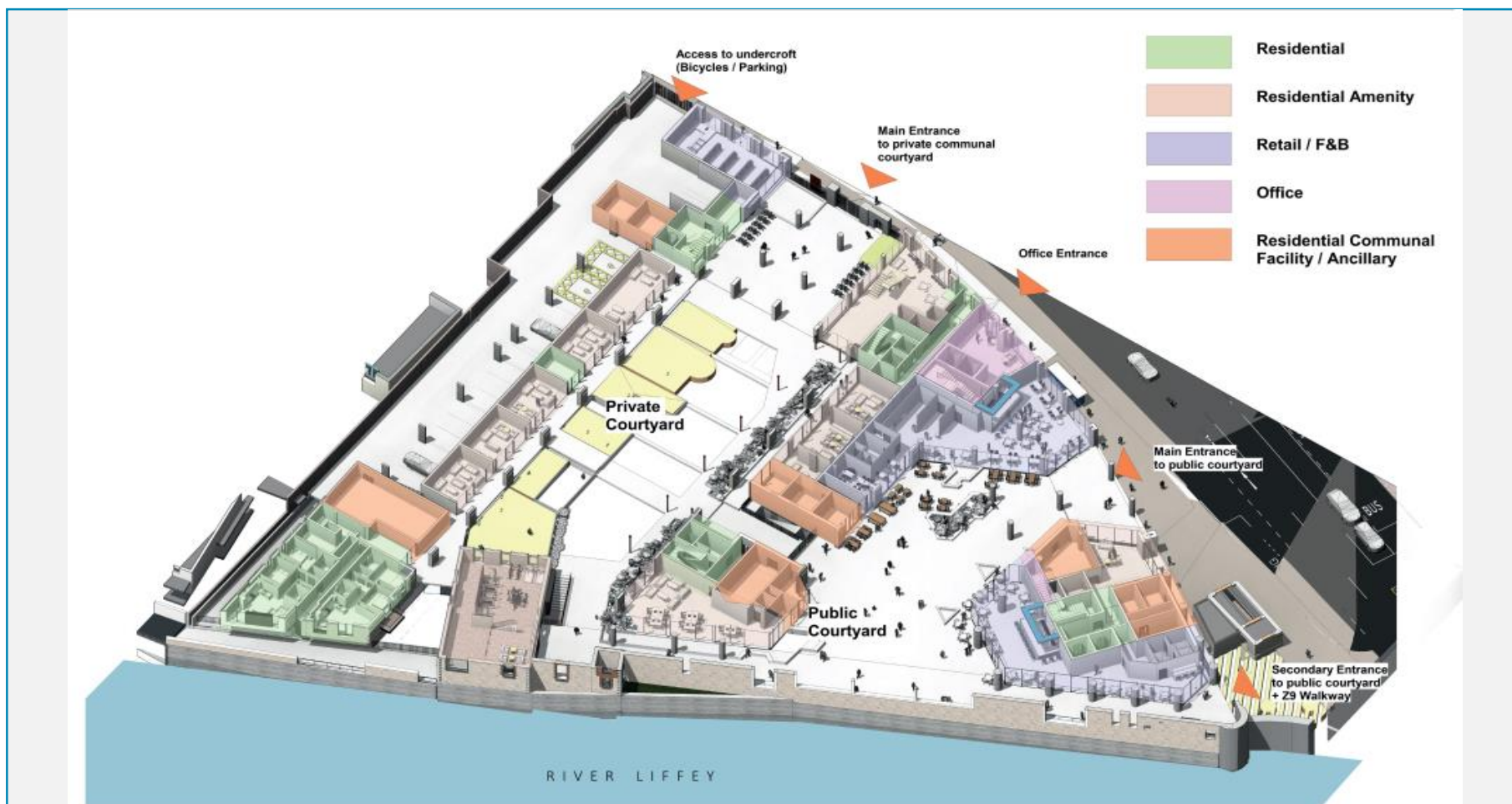
‘Proposed Development’

- 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
- Associated and ancillary conservation and site development works, including: conservation, repair and adaptation, with some partial demolition of protected and other heritage structures; demolition of other existing structures; provision of public and private communal amenity open space; car and bicycle parking;

Site layout plan



Ground Floor Uses



The Hickeys site Parkgate StreetSHD

South Central Area Committee 18th March 2020

Proposed Development: Residential

481 Residential Units

- Studio: 66 units / 14%
- 1-bedroom: 298 / 62%
- 2-bedroom: 127 / 24%

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

Part V: Proposal to provide DCC 10% of the units

Mix of Uses

4.15 Mix of Uses (Variety) and Employment

How does the development promote a good mix of activities?

Activities generated by the development contribute to the quality of life in its locality

*Uses that attract the most people are in the most accessible places
Housing types and tenure add to the choice available in the area
Opportunities have been taken to provide facilities and services that complement those already available in the neighborhood*

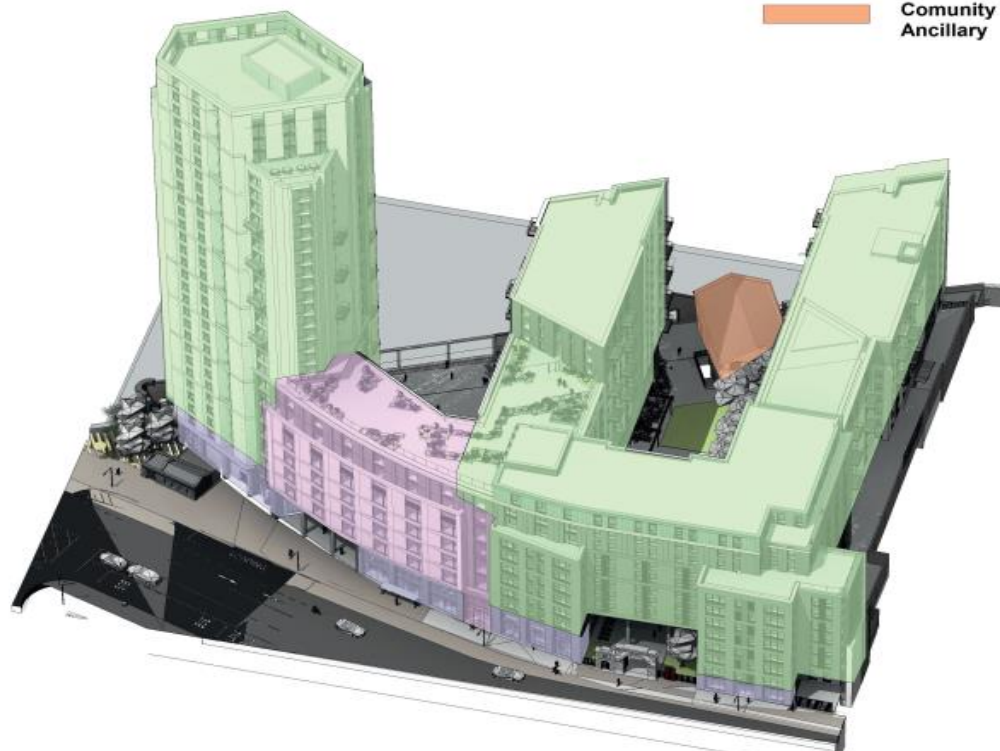
Response: Most successful and sustainable communities are the ones that contain a good variety of things to do, see and enjoy. By providing predominantly residential units directly accessible to the city centre, within easy walking distance to a range of leisure and transport facilities this development will help to engender a successful community. By providing new stock of quality apartment accommodation on Parkgate Street including a substantial amount of office space alongside its other uses will complement the places of work, retail / leisure facilities and provide the required mix of activities.

The range of one and two bedroomed apartments will complement the housing stock in the area and provide an appropriate range to give choice. The ground floor Retail, Food and Beverage, co-working spaces and art / exhibition spaces (cultural uses) and residential amenity uses all contribute to a lively mix providing employment and community to the scheme.

Employment Generation:

Employment Generating Use	Area (m2)	Est. jobs
Commercial Office	3,698m2	421
Retail / F+B	658 m2	30
BTR Mgmt Operations	481 no. of units	20
BTR estimated work from home (UK average 6%)	6% of x Units	34
Total		505

- Build to Rent
- Retail / F&B
- Office
- Community Facility Ancillary



Public and Private Open Spaces



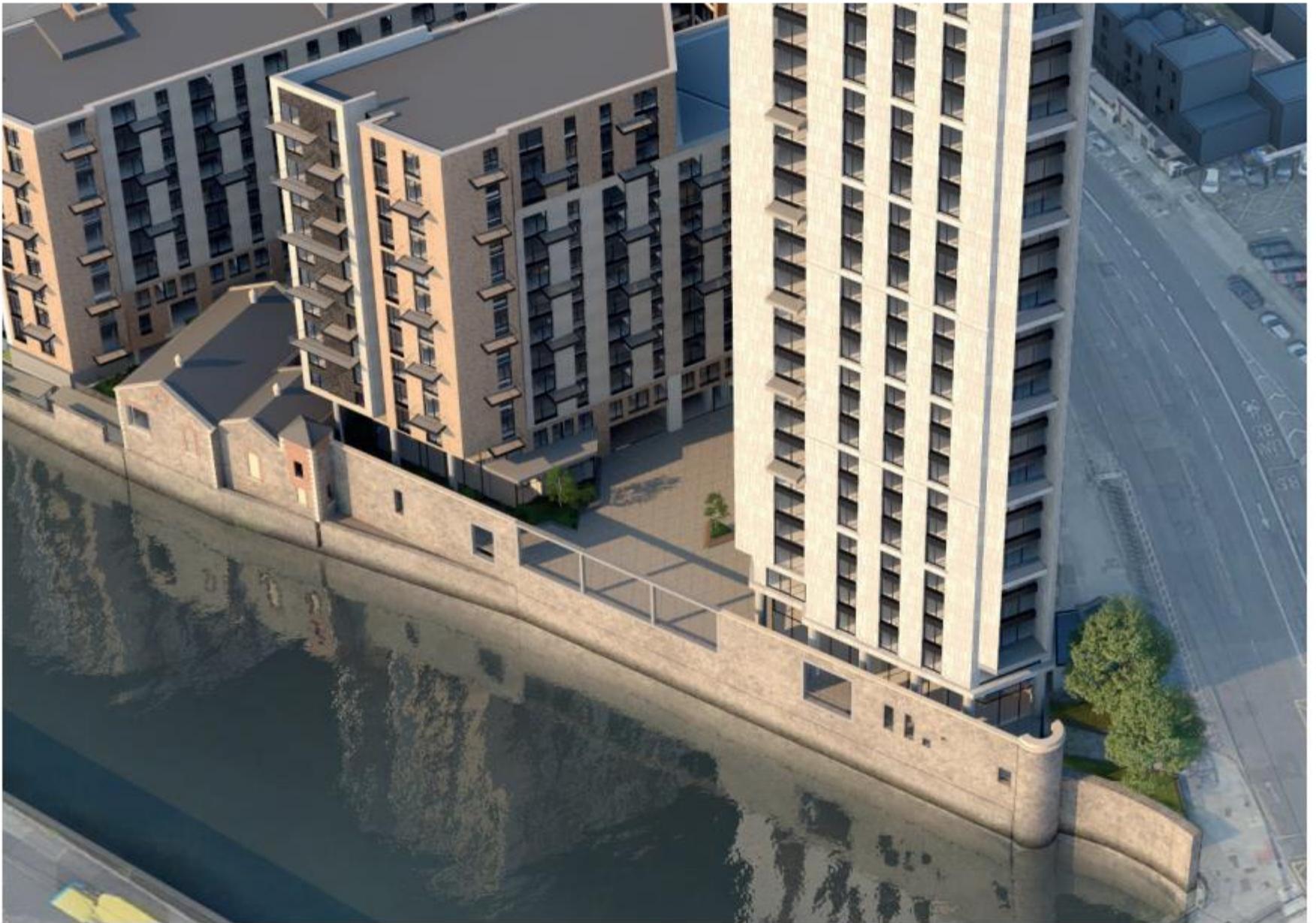
Residential Development at Parkgate Street, Dublin 6 | SHD Application

43

The Hickeys site Parkgate StreetSHD

South Central Area Committee 18th March 2020

Fig 38 - Interface with streets and open spaces at ground level - Public Realm



5.0 RESPONSE TO AN BORD PLEANALA















Next Steps

- Third party submissions close 10th 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 <https://parkgatestreetshd.ie/>
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by the 1st April 2020
- An Bord Pleanála due to decide case by **27th May 2020**