

Planning Application for New Mixed-use Development at DIT/TUD Site, Kevin Street



Application Details

Reg. Ref: 2682/20 - This is not an SHD application

Applicant: GA Development Dublin ICAV

Location: Dublin Institute of Technology / Technological University
Dublin site, Kevin Street Lower, Dublin 8

Proposed Development: Demolition of existing buildings on site and construction of a mixed use development set out in 5 no. blocks (Blocks A-E) ranging from 1 no. to 14 no. storeys in height above lower ground / basement levels, comprising 3 no. commercial office blocks (Blocks A, B and C) and 2 no. residential blocks (Blocks D and E) providing 299 no. Build to Rent units (130 no. studio apartments, 130 no. 1-bed apartments, and 39 no. 2-bed apartments).

Existing Context



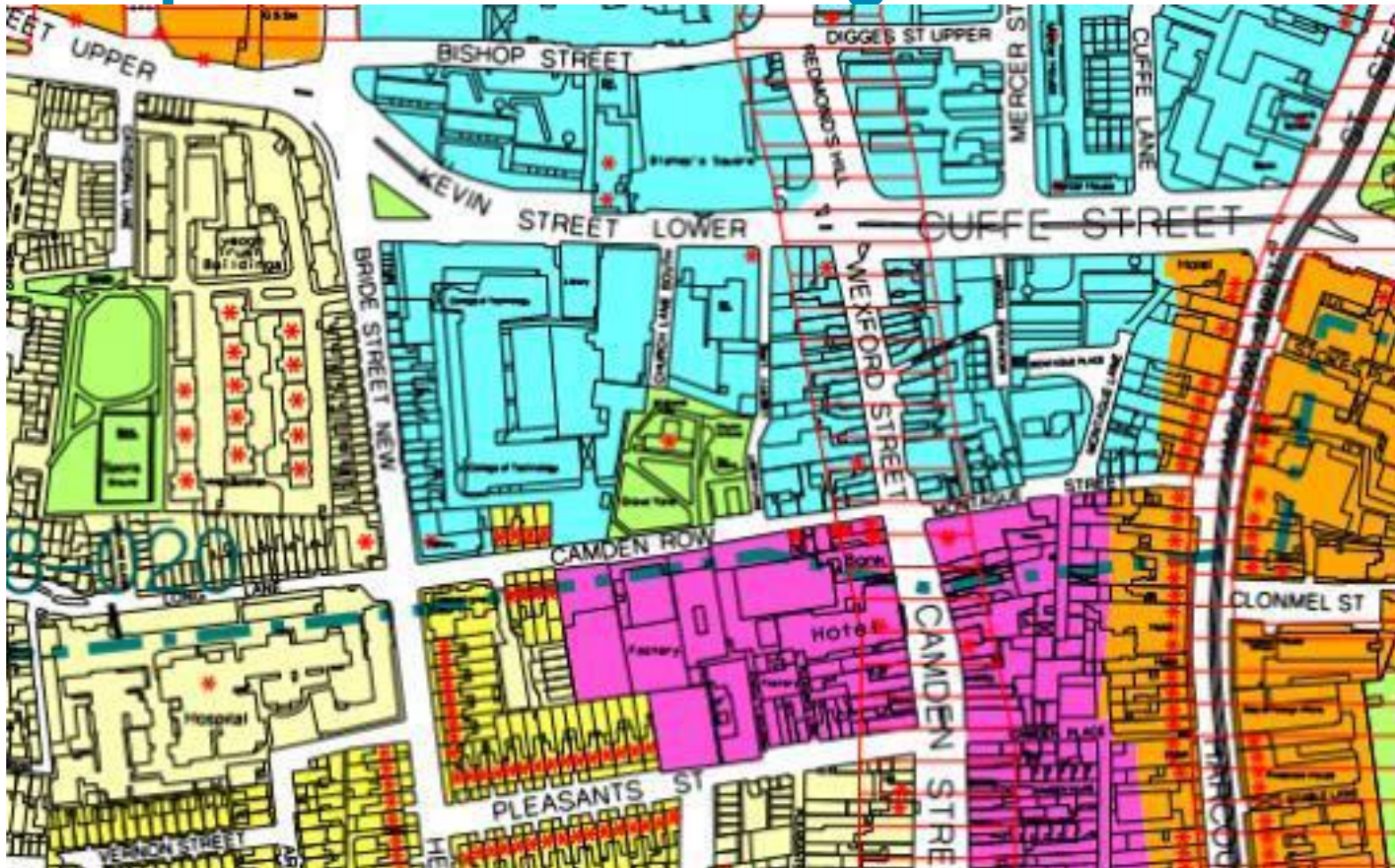
Site Location



Existing Buildings on the site



Development Plan - Zoning



Surrounding Context

- The site is located within the City Centre or ‘Inner-City’ area, and is Zone Z5 as defined in the Dublin City Development Plan 2016-2022 (see Figure 2.3 below) with the objective to “*consolidate and facilitate the development of the central area, and to identify reinforce, strengthen and protect its civic design character and dignity*”. The site is also within Parking Zone 1 in Map J of the City Development Plan.
- The surrounding context of the site includes a mix of residential and commercial uses. Building heights in the surrounding area generally range from 2 to 6 storeys, and the surrounding lands are zoned Z5, Z2, Z4 and Z9.
- Highly accessible site in terms of Dublin Bus routes, the Luas Green Line is within 500m of the site at St.Stephen’s Green west and within 750m of the proposed Metro Link station at St. Stephen’s Green east.

Existing site details

Site Area

- The site area is 1.58 ha. This includes lands owned by Dublin City Council, i.e. the public footpaths and the rear of the Kevin Street Library, and a letter of consent is included with the application. The extent of land in the applicant's ownership is 1.44 ha.

Demolition of Existing Buildings

The existing buildings (27,144 sq.m) are proposed for demolition to facilitate the construction of the new development, including

- The existing TUD buildings and Annex Building (24,303 sq.m):
- 1-8 Church Lane South (1,417 sq.m)
- No.s 30-35 New Bride Street inclusive (1,424 sq.m)
- A 'Demolition Justification Report' has been submitted

Proposed Development

- Demolition of the existing TUD Main buildings and
- Construction of a new mixed-use development in 5 no. blocks (Blocks A – E) ranging from 1 to 14 no. storeys in height above lower ground and basement levels (3 no. levels). The development includes 53,110 sq.m of commercial office floorspace in Blocks A, B and C and 21,669 sq.m of residential accommodation in Blocks D and E, providing a total of 299 no. Build to Rent residential units (130 no. studios, 130 no. 1-bed units, and 39 no. 2-bed units) and residential support and amenity facilities.
- The proposal includes 1 no. creche facility (305 sq.m), 1 no. café / restaurant unit (122 sq.m) and a double height exhibition space extension to the rear of Kevin Street Library (245 sq.m). The total GFA, including lower ground / basement levels, of the proposed development is 85,436 sq.m
- The proposed development will also provide communal and public open space, hard and soft landscaping and improvements to the public realm, including new public streets and a public plaza;
- Application includes an Environmental Impact Assessment Report(EIAR)

Proposed Mixed Use Development

Building Height

- Development rises from 1 to 14 storeys
- Max Height: c. 48m

mix of uses, having regard to the current land use zoning context (City Centre) and will provide commercial, residential, community (childcare & Library exhibition space) and café / restaurant uses,

Commercial Office: 3 no. commercial office blocks (Blocks A, Band C)

Residential: 2 no. residential blocks (Blocks D and E)

- providing 299 no. Build to Rent units (130 no. studio apartments, 130 no. 1-bed apartments, and 39 no. 2-bed apartments).
- 30 Part V units (13 studios, 13 1-bed, 4 2-bed)

New Public Plaza: New street linking Kevin Street Lower to Camden Row

Additional Community Uses/Facilities/Public Open Space

- The proposed development includes a double height ground floor extension of Kevin Street Library with an area of 245 sq.m (figure 3.6 below). This will provide a new exhibition space for the library. It will open out into the proposed public plaza within the site and will also introduce another point of access to the library. The existing library is 743 sq.m and therefore the proposed extension will increase the GFA area by c. 33%.
- A café / restaurant unit with a GFA of 122 sq.m is proposed in Block D, which opens onto the proposed new plaza adjacent to St. Kevin's Park and will be accessible from the new pedestrian routes through the site.
- A community space with a GFA of 175 sq.m is proposed within Block E, which will act as an amenity for the residents of the BTR units, but also proposed to be available to the wider community for evening or weekend meetings through the Management Company.
- The proposed development includes public plaza / public realm improvements equating to c. 2,700 sq.m, (approximately 15% of the site area of 1.44 ha in the applicant's ownership). As part of the public open space, and as set out above the landscape design introduces new pedestrian streets connecting Kevin Street Lower and Camden Row.

Transportation

Vehicular Access

- With the exception of emergency vehicles, it is proposed that the sole vehicular access to the development be a new access junction on New Bride Street.

Car parking: 217 spaces proposed (100 commercial and 117 no. residential)

- E-charging proposed for 50% of commercial and 10% for residential
- **Cycle Parking:** The basement levels contain storage space for 1,250 no. bicycles. This includes, 550 no. spaces for the commercial offices, with associated provision of 52 no. Showers and 550 no. lockers.
- 700 no. bicycles spaces are provided for the residential units.

Servicing: The internal layout of the development allows both development servicing (such as deliveries) and waste collection to be conducted within the development itself, thereby avoiding the obstruction on the surrounding road network.

Site layout plan



Photomontage



Proposed View Kevin Street Lower

Photomontage



Proposed Kevin Street Lower Elevation

Photomontage



Proposed Kevin Street Library Extension

Photomontage



Proposed view from New Bride Street

Photomontage



Proposed view from Church Lane South of Proposed Plaza and entrance to St. Kevin's Park

Photomontage



Proposed view towards the public plaza

Photomontage



Taken from the Camden Row showing residential blocks

Photomontage



View along Camden Row showing residential blocks

Next Steps

- Third party submissions close **29th June 2020**
- Decision due by **17th July 2020**
- Full details of the application can be viewed at available on Dublin City Council Planning Section.

Go raibh maith agaibh