

**Strategic Housing Development (SHD) Application
Former Bailey Gibson Site
326-328 South Circular Road
Dublin 8**



Dublin City Council

South Central Area Committee Meeting | 17th June 2020



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Strategic Housing Development Application

Reg. Ref: SHD0009/20 - ABP Reference: 307221-20

Applicant: DBTR-SCR1, a Sub-Fund of the CWTC
Multi Family ICAV.

Location: Former Bailey Gibson Site, 326-328 South
Circular Road, Dublin 8

Development: 416 no. Build to Rent residential units.

Website: www.bgscr1shd.ie

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Strategic Housing Development (SHD)

Summary of Process

- Proposals for 100+ houses or 200+ student accommodation bedspaces to An Bord Pleanála (ABP)
- Pre-application consultation with Planning Authority (4 weeks).
- Pre-application consultation with ABP (7 weeks)
- ABP opinion whether proposal constitutes a reasonable basis for application
- SHD application to ABP (16 weeks)
- Planning Authority to inform relevant Area Committee meeting
- Send report of Chief Executive to ABP within 8 weeks
- Report include summary of the views expressed by elected members at the Area Committee meeting
- Report to recommend permission be granted or refused having regard to proper planning and sustainable development and the objectives of the development plan

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What has happened to date?

- Section 247 consultations were held under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
 - 3no consultations with the Local Authority
 - 1no consultation with An Bord Pleanála
- An Bord Pleanála issued the Notice of Pre-Application Consultation Opinion, which stated that the following specific information should be submitted as part of the application:
 - A report outlining design and height rationale
 - A report impact on adjoining residential amenity
 - Schedule of floor areas
 - A landscape plan
 - Construction and demolition waste management plan
 - Surface water management/flood risk assessment
 - Traffic and transport assessment
 - Waste management
 - Lifecycle report

What has happened to date?

- An Bord Pleanála deemed the application was reasonable to be lodged and the application was lodged on 25th May 2020
- An Bord Pleanála validated the application on the 8th June 2020
- On receipt of the application by DCC, all relevant internal departments were notified.

Site Location



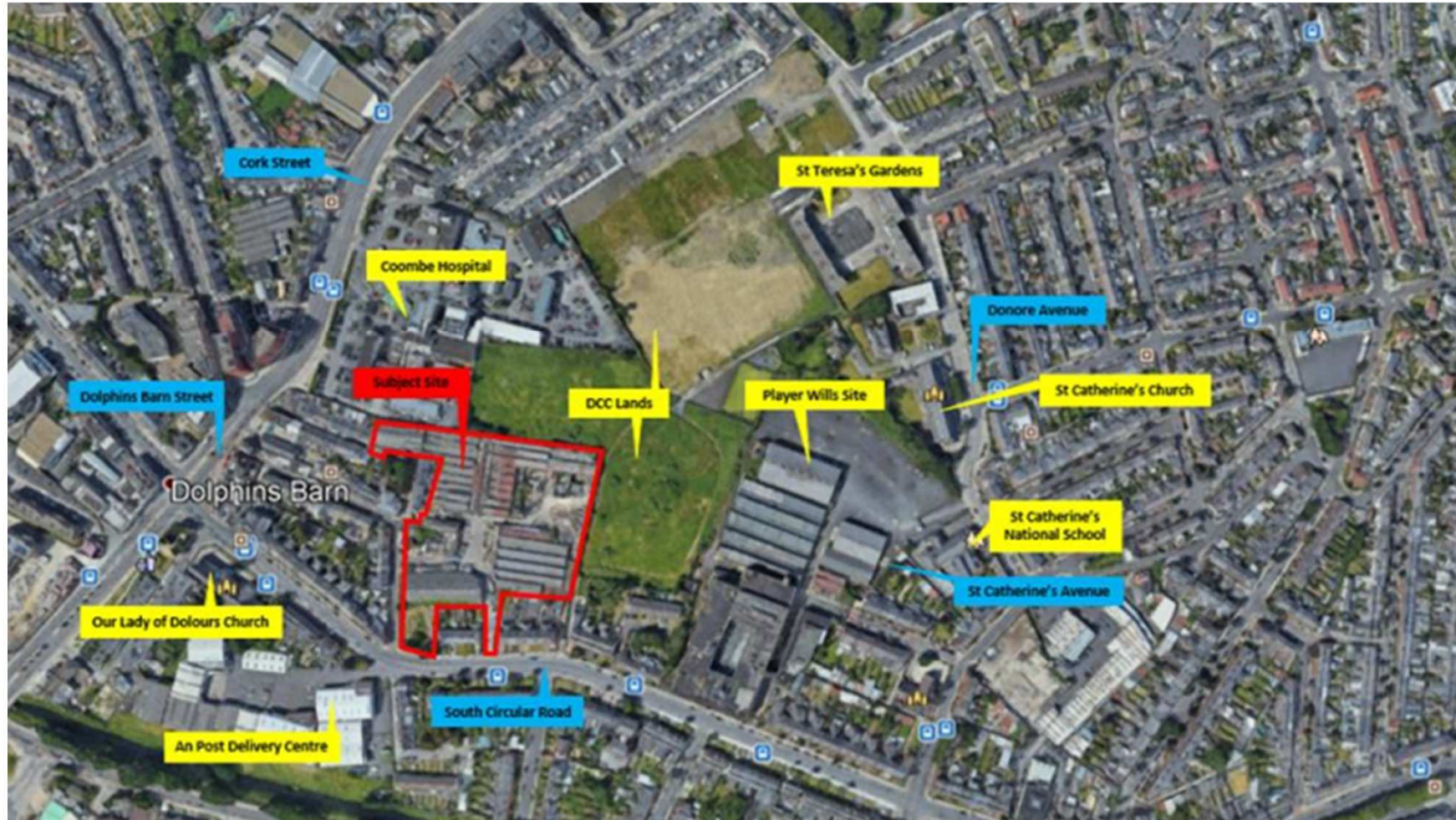
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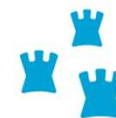
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Site Context



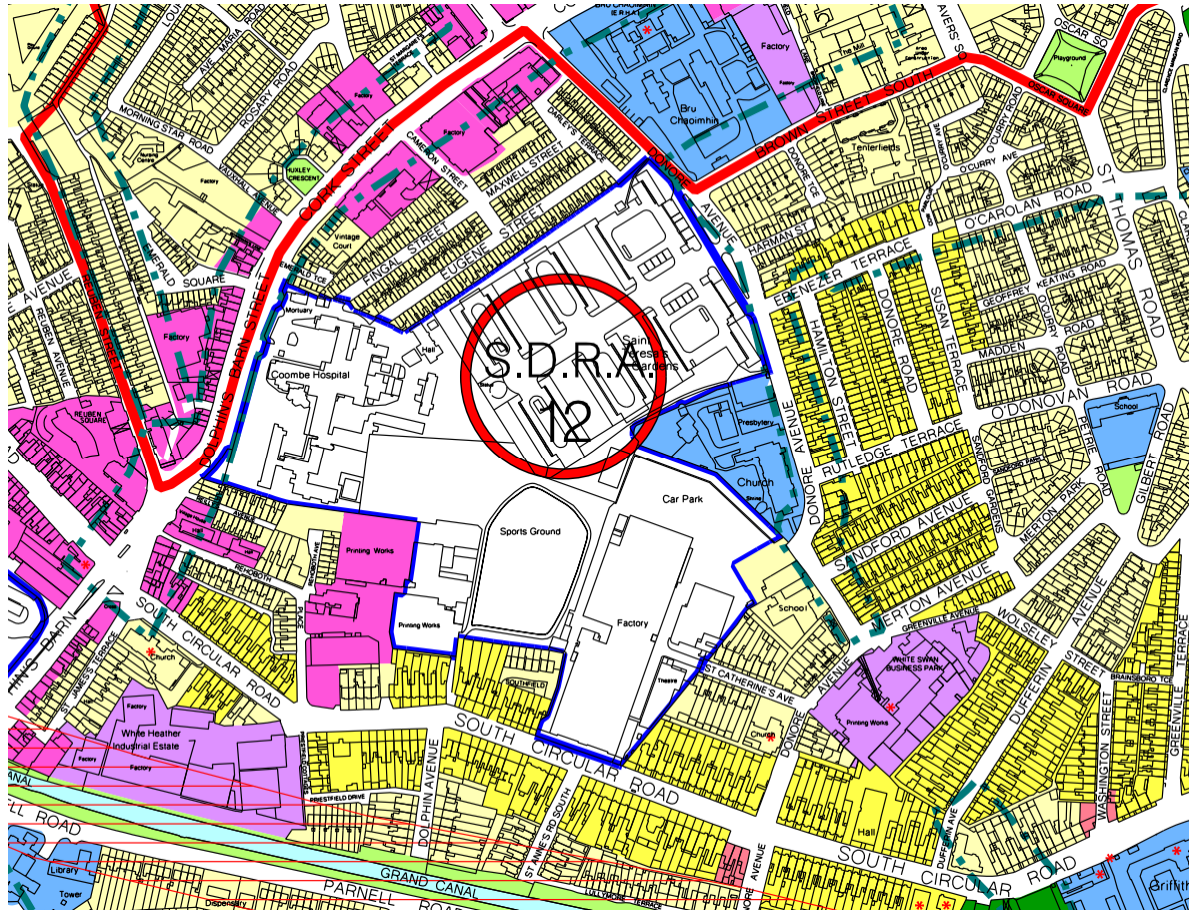
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Development Plan Zoning Objective



The subject site has two land use zonings:

Z14 - Strategic Development and Regeneration Area (SDRA) 12 St Teresa's Gardens and Environs.

Z4 – District Centre.

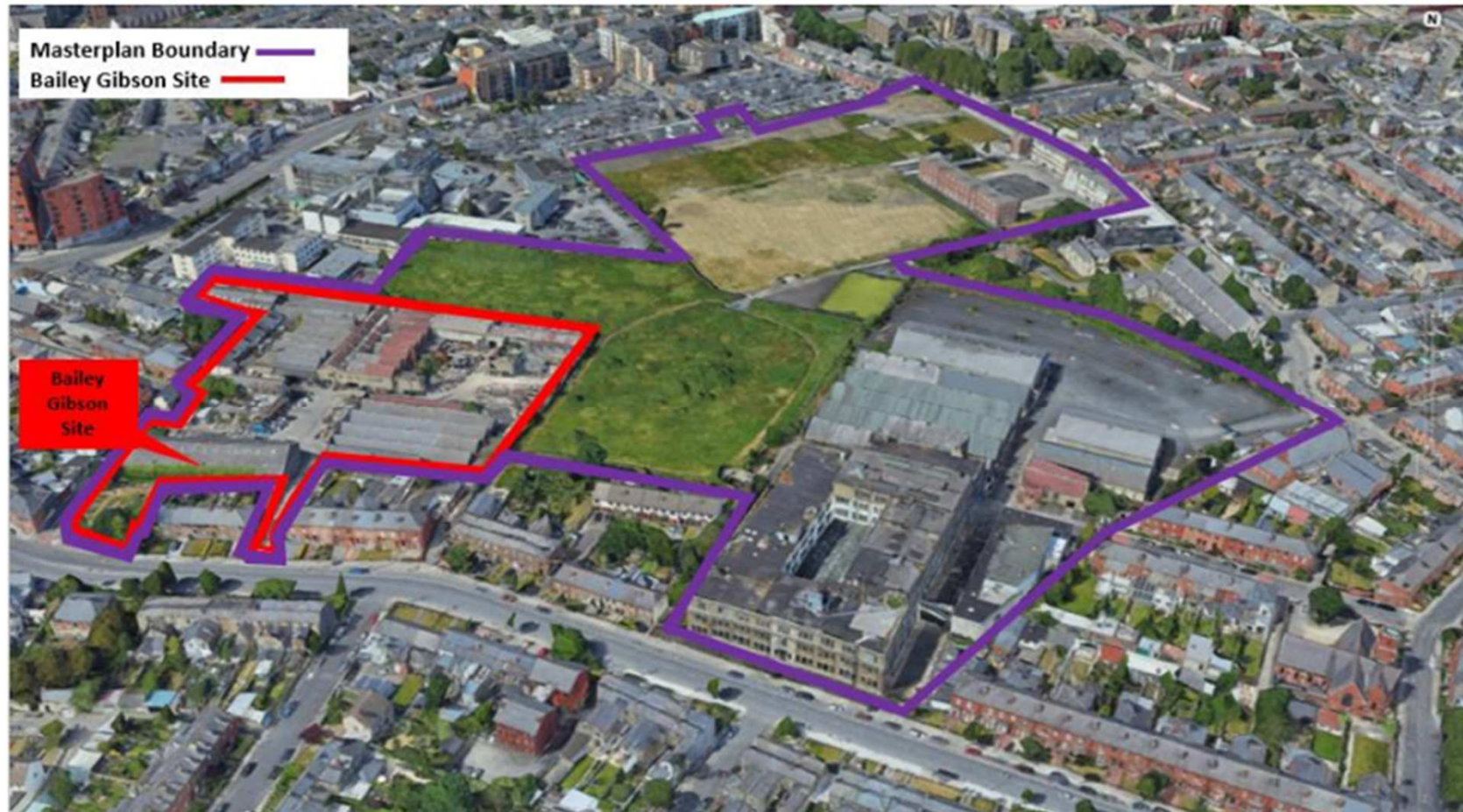
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Site Location - Bounds of Masterplan



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Individual Sites within Masterplan



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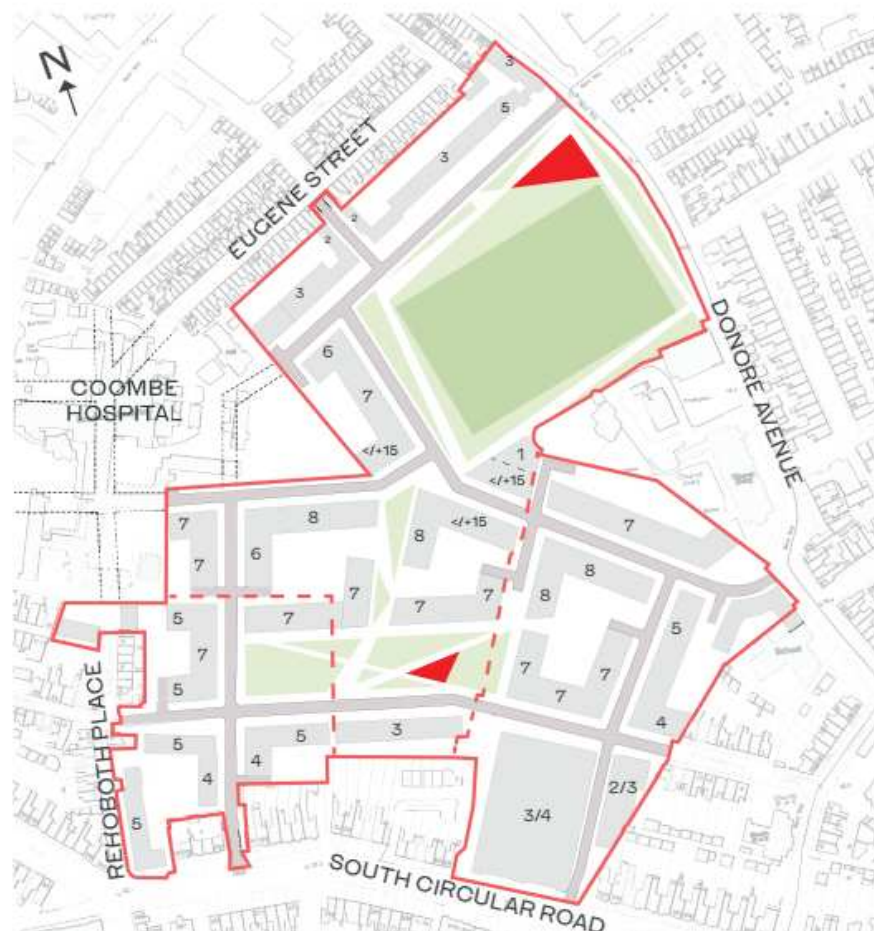
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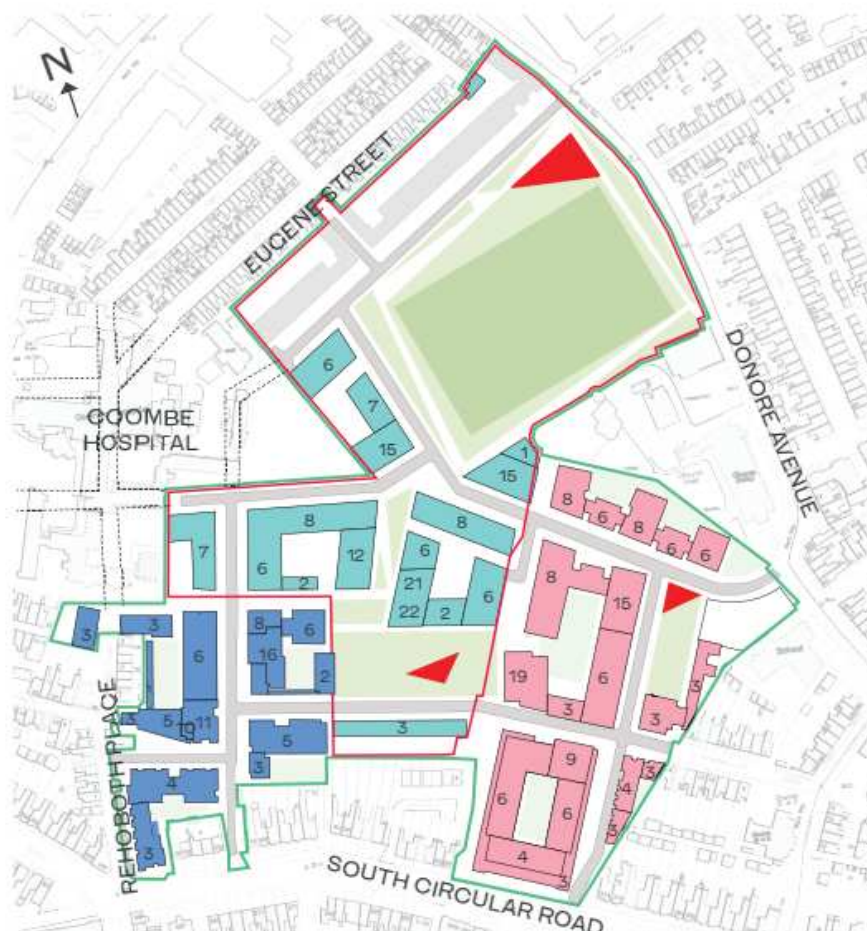
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Development Framework 2017 & Proposed Masterplan

SDRA MASTERPLAN



PROPOSED



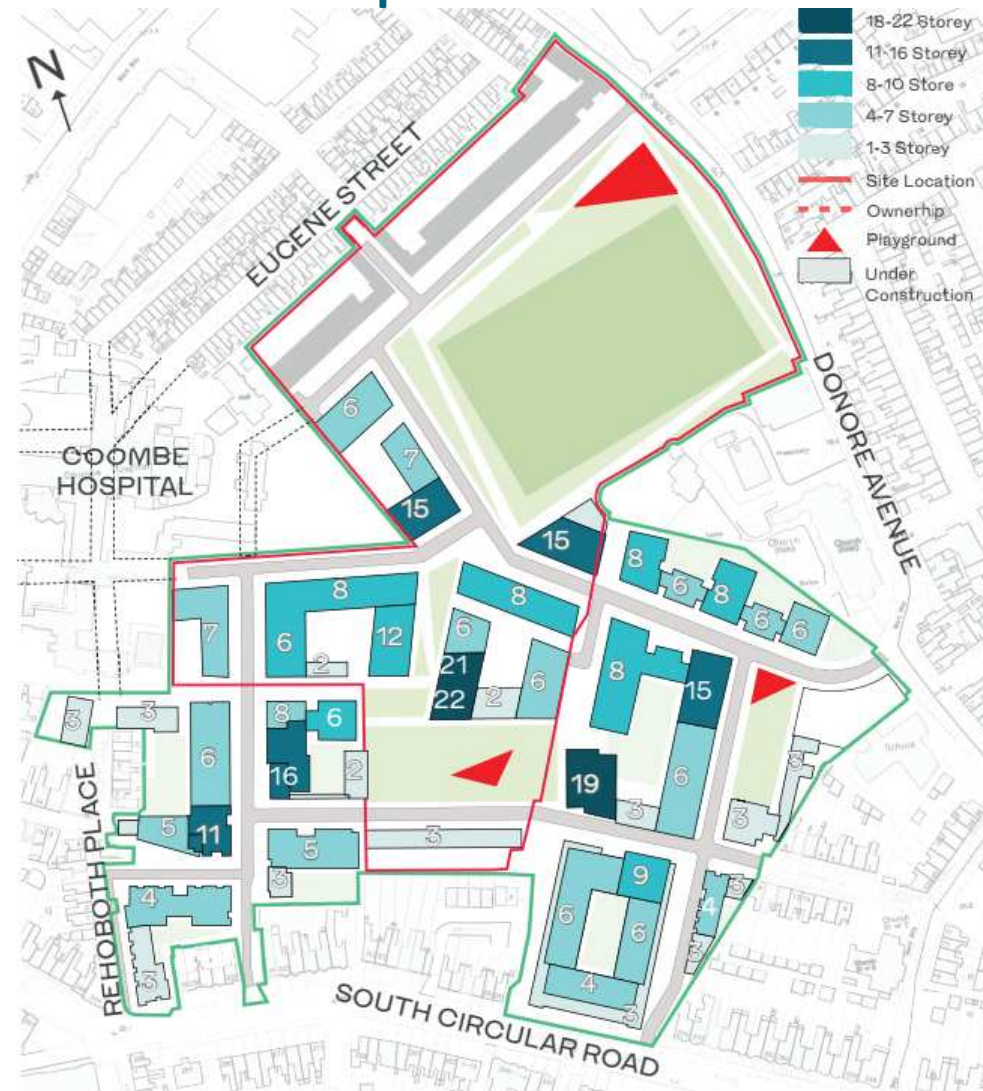
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Proposed Heights Across Masterplan



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Height Guidelines

- Dublin City Development Plan 2016-2022 provides for mid-rise development to 50 metres in height c. 15/16 storeys for the subject site
- Urban Development and Building Height Guidelines 2018
 - Development plans shall not provide numerical limitations on building height
 - Reviews, variations or amendments of plans to ensure proper alignment of national planning policies
 - Development management criteria to be applied to development proposals for buildings taller than prevailing building heights as follows:
 - Accessibility to public transport
 - Landscape and visual Impact Assessment
 - The contribution to positive place-making The avoidance of long uninterrupted walls of building Access to sunlight and daylight
 - Micro-climatic impacts
 - Urban design statement
 - Relevant environmental assessments

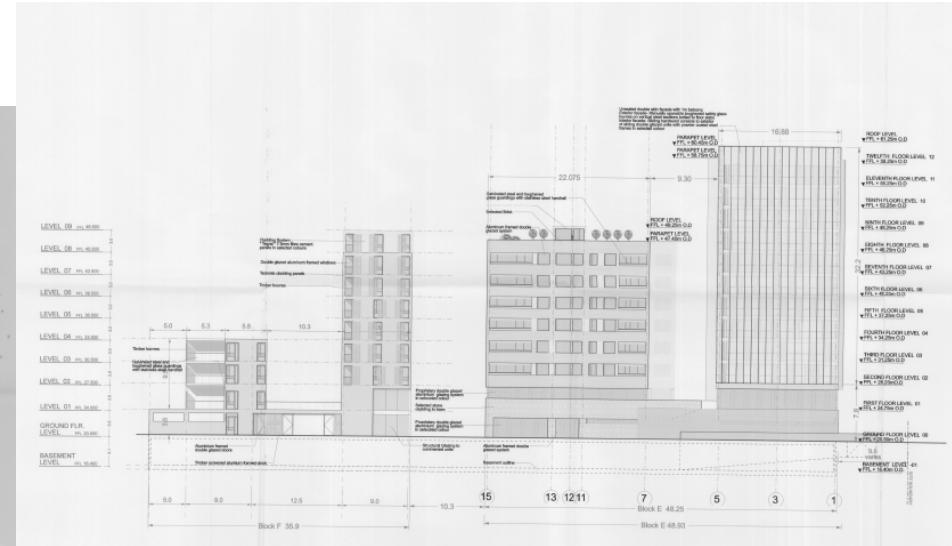
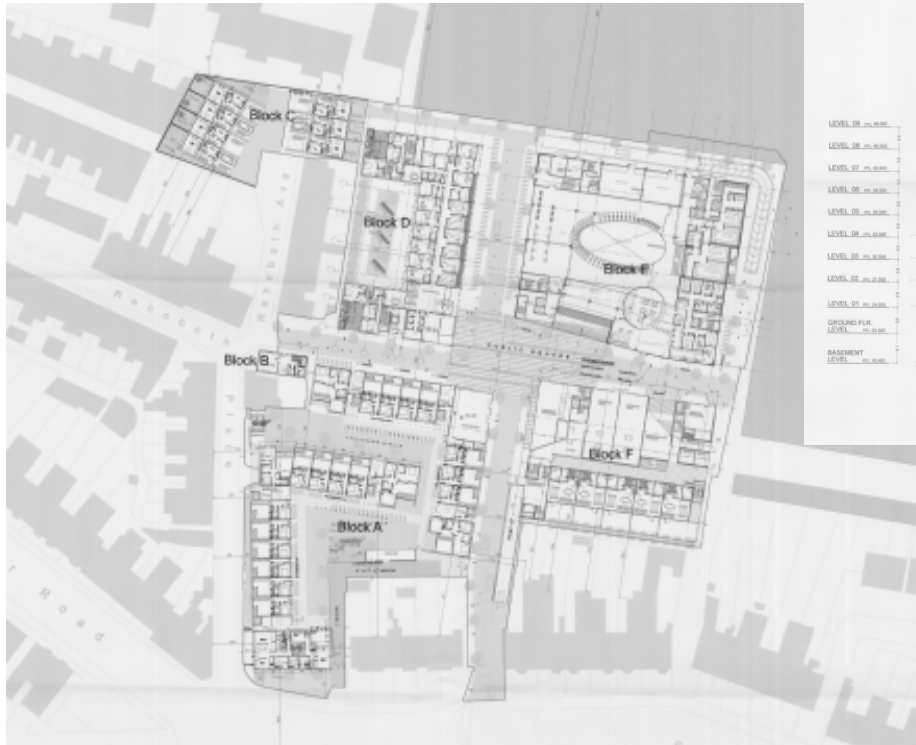
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Planning History



DCC Reg. Ref 4423/06

Permission GRANTED on appeal for for a 2-12 storey mixed-use residential and commercial development comprising 270 no. residential units, 5 no. commercial/retail units, 9 no. offices, medical centre, leisure centre and ancillary site works.

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Proposed Development

- Demolition of all existing structures on the site
- Construction of 416 no. BTR residential units
- Tenant amenities
- 137 car parking no. spaces
- 627 no. cycle parking spaces
- Vehicular access from South Circular Road and Rehoboth Place
- Communal open space (terraced gardens and courtyards located between apartment blocks)
- Private open space (balconies and terraces)
- Plot Ratio 2.1
- Site Coverage 44%
- Density 272 no. units per hectare

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Proposed Development

412 no. apartments and 4 no. 4-bedroom town houses across 5 no. blocks ranging in height from 3 to 16 storeys.

- 19 no. studio apartments 5%
- 251 no. 1 bedroom apartments 60%
- 136 no. 2 bedroom apartments 32.5%
- 6 no. 3 bedroom apartments 1.5%



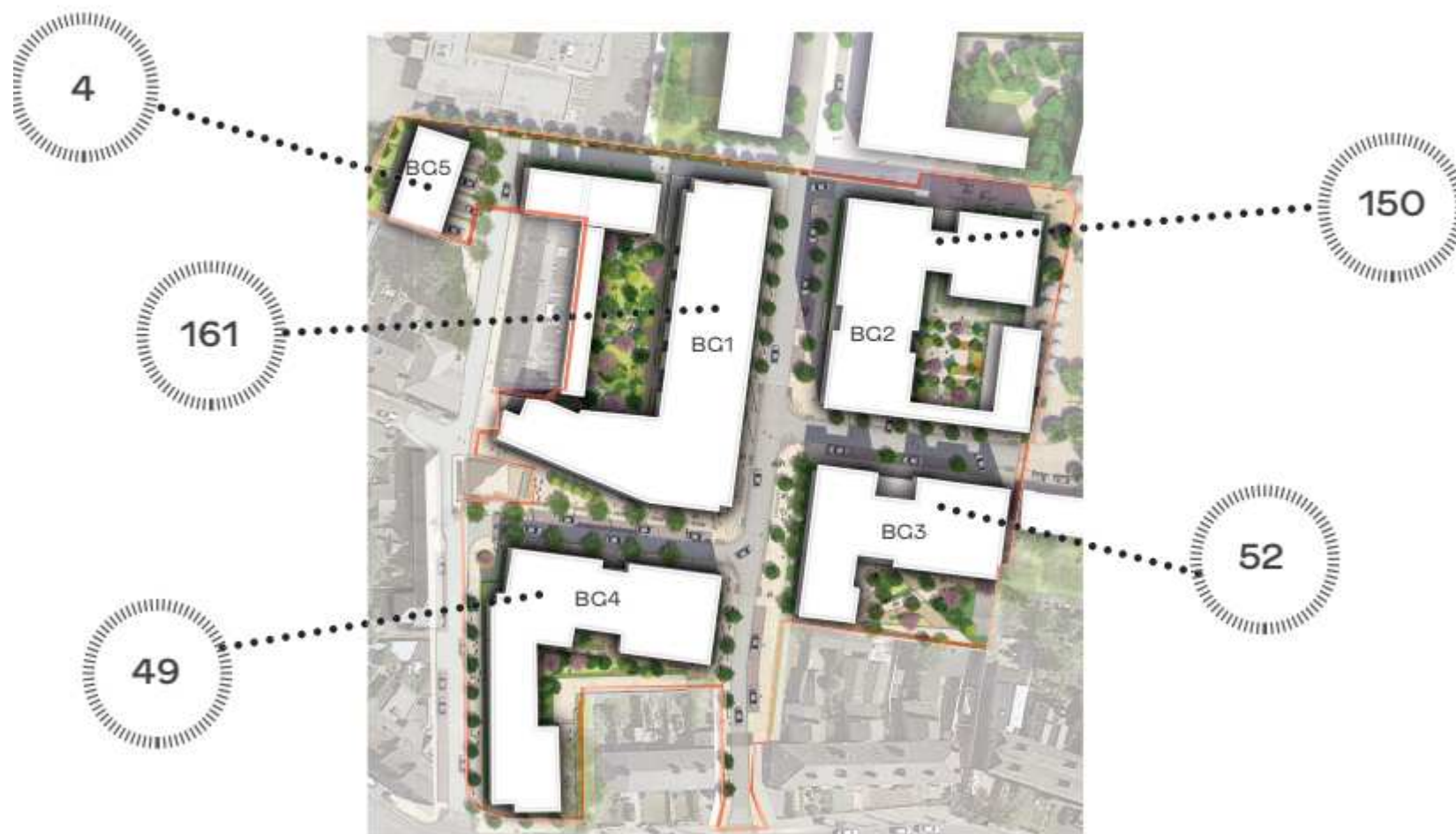
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Number of Units Per Block



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Ground Floor Plan



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Proposed Elevations



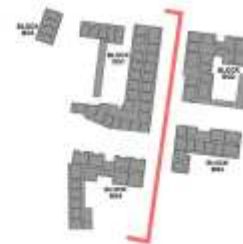
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Proposed Elevations



Elevation 01

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Examples of 1-bed and 2-bed units



Typical 1 bed Apartment



Typical 2 bed Apartment



Typical 2 bed Apartment

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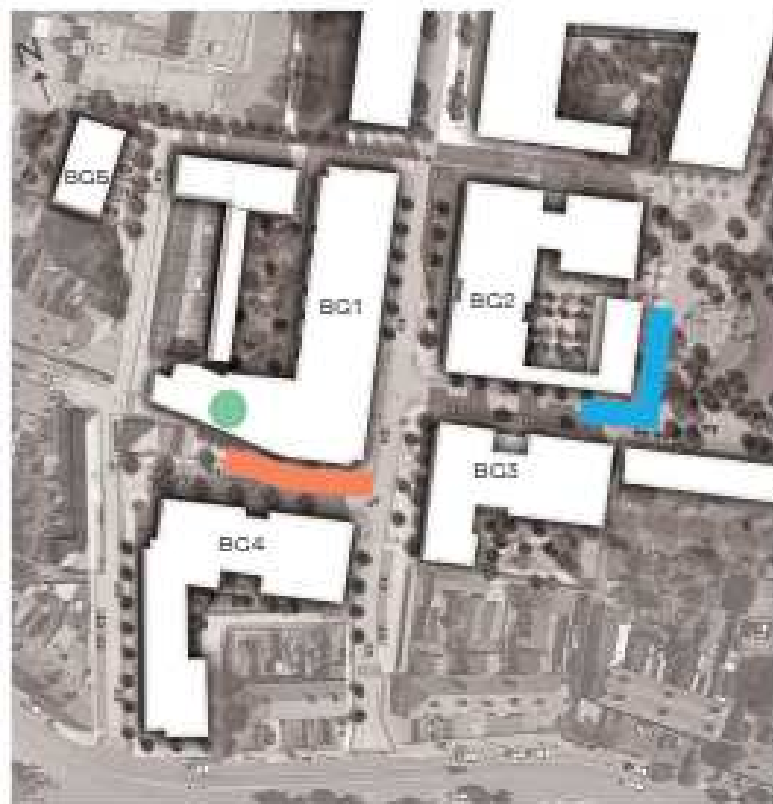
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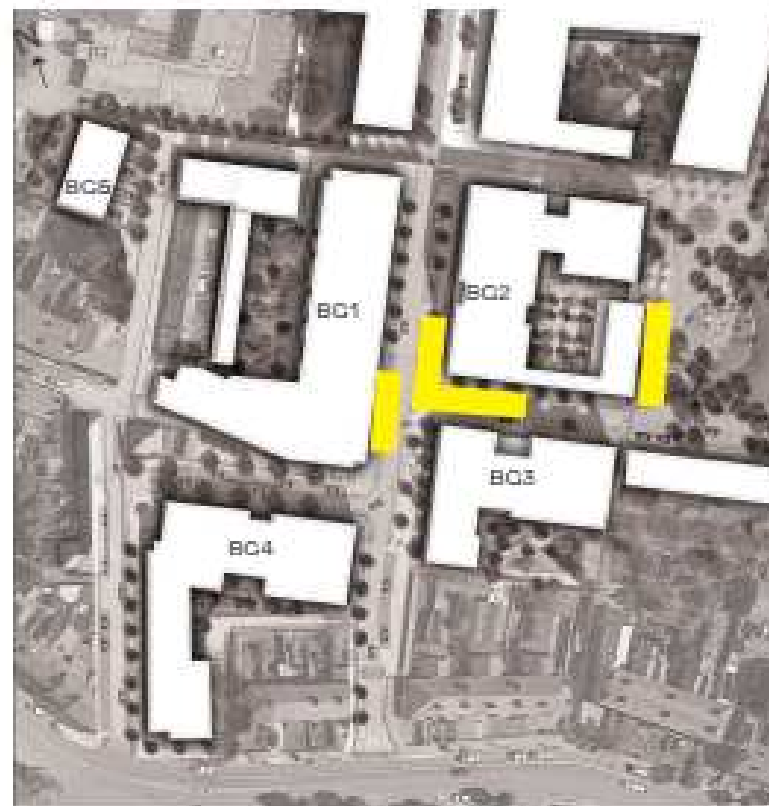
Mix of Uses

COMMERCIAL & CRECHE



- Commercial Unit
- Bar/Restaurant/Cafe
- Crèche

TENANT AMENITY



- Tenant Amenity

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Tenant Amenities

Gymnasium, business centre, entertainment areas and a concierge office with a total floor area of 781sqm; a crèche 203sqm; and retail/retail services/food and beverage 444sqm at ground level.



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Proposed Plaza off Rehoboth Place



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Open Space

Public open space has not been provided within the boundary of the subject site.

The site is part of the wider Masterplan area where a centrally located public park is proposed.

A large area of public open space (full size GAA pitch) is proposed to the north of the Masterplan lands.

Communal Open space is provided in the form courtyards and roof terraces



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Proposed Part V



Part V Apartments within BG4 :

- 15 no. 1 bedroom units
- 26 no. 2 bedroom units

Total: 41 (10% of total)

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Proposed Development: Materials



Brick Details

Providing texture and articulation to the facades brick details including stringer courses and textured panels are proposed.



Metalwork Details

Dark coloured metalwork and cladding is proposed to complement the red & buff coloured brick. In the case of BG2 dark coloured metalwork is proposed with SS mesh infill to support vegetation in the form of a green wall. The material

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Proposed Development: Materials



**GLASS
BALCONIES**



Typical Vent Detail



**INTEGRATED
WINDOW VENT**



Brick Details Dublin 8



TEXTURED brick panels used to reflect **ORNATE BRICK** found on facades in surrounding area. Creating a **DOMESTIC SCALE** to the proposed massing



Typical Panel Detail

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View of BG4 & Rehoboth Place



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View of BG1



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View from Park of BG2



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View from BG1 towards BG2



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Existing view from junction of Donore Ave and Sth Circular Rd.

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Proposed view from junction of Donore Ave and Sth Circular Rd.

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Existing view from Sth Circular Rd junction with Rehoboth Place.

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Proposed View from Sth Circular Rd junction with Rehoboth Place.

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Existing view from junction of Sth Circular Rd and Dolphin's Barn.

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Proposed view from junction of Sth Circular Rd and Dolphin's Barn.

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Existing View from Dolphin's Barn.

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Proposed View from Dolphin's Barn.

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Existing view from junction of Donore Ave and Parnell Road.

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Proposed View from junction of Donore Ave and Parnell Road.

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Existing view from Aughavannagh Rd.

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Proposed View from Aughavannagh Rd.

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Existing view from Parnell Road.

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Proposed view from Parnell Road.

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Next Steps

- Members comments at meeting will be summarised and sent to ABP with CE report
- Formal observations to An Bord Pleanála by 5:30pm on 29th June 2020, ABP Ref. 307221-20 (€20 submission fee to ABP)
- Further details of the application can be viewed at: <https://www.bgscr1.ie/>
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by the 20th July 2020
- An Bord Pleanála due to decide case by 14th September 2020

Thank You

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