

# Dublin City Council

South Central Area Committee Meeting

20<sup>th</sup> January 2021

Proposed Strategic Housing Development (SHD)

Former Steelworks, James's Street D8

# Strategic Housing Development Application

**DCC ref:**SHD0029/20, **ABP ref:** PL29S.308871

**Applicant:** Cherry Core Ltd and Jasmine Perfection Ltd.

**Location:** Former Steelworks Site at 32A, 32B, 33, 34 & 35 James Street, and a Site off Basin View, Dublin 8

**Proposal:** Demolition of all existing buildings and the construction of 189no. Build-to-Rent apartments in 3no. Three to eight storey blocks; together with 232sqm communal residential facilities/amenities and associated works.

**Website:** <http://www.jamesstreetshd.com/>

# What has happened to date?

## Pre-planning stage

- Meetings between applicant and DCC held on the 13/02/20 & 12/11/20.
- Tripartite meeting between applicant, DCC and An Bord Pleanala held on the 15/09/20
- An Bord Pleanala issued 'Pre-Application Opinion' on 19/10/20

## Application stage

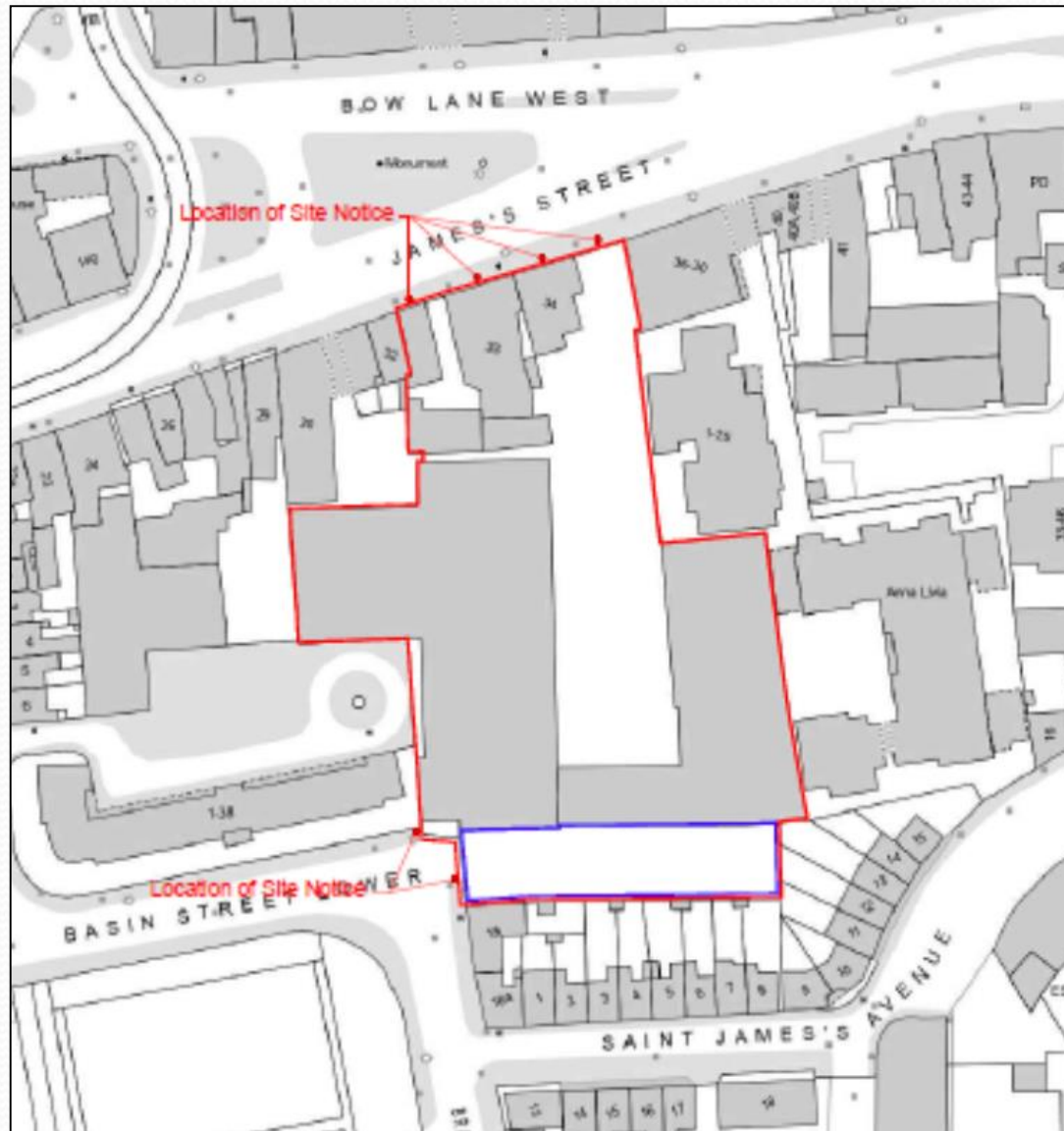
- Application lodged 16/12/20
- Closing date for submissions 25/01/21
- Chief Executive report due 12/02/21
- ABP decision due 02/04/21

# ABP Opinion – points to be addressed

## An Bord Pleanála Notice of Pre-Application Consultation Opinion

- Further justification of the development strategy for the proposed scheme, in terms of the overall **layout, apartment, building and open space design**, as well as **height, form and massing**, specifically with regard to impacts in relation to **residential amenity** (existing and future) including overbearance, sunlight-daylight and overshadowing.
- Further consideration/justification of the **design of the development, its materiality and massing**. The supporting documents should also address the **visual impact** of the development, and the development's visual relationship with the existing development(s) adjacent to it, as well as within the wider city area.
- Information to be submitted in relation to:
  - Sunlight/daylight/overshadowing analysis and sunlight available to open spaces
  - Overbearance, particularly in relation to proximity of Block C to western boundary
  - Passive surveillance at ground level
  - Additional CGIs/visualisations
  - Unit mix
  - Wind micro-climate study, details of materials, schedule of accommodation, building life cycle report, response to transport & water services, statement of conformity

# Site Location



# Site Photos

**Site**

**Oaklee Housing Trust**



# Development Plan – Zoning Objective

Site



- **Zoned Z4** - District Centres, with the stated zoning objective '*To provide for and improve mixed-services facilities*'.
- Strategic Development and Regeneration Area (**SDRA**) **16** – Liberties and Newmarket Square
- An **Archaeological Zone** runs across the southern portion of the site
- Neighbouring properties, No31 & Nos. 25-29 James's St, are protected structures
- Conservation Area covers James's Street to the north of the site

# Development Description Summary

- Provision of **189no. Build to Rent Apartments**
- **Plot Ratio: 2.6. Site Coverage: 45%. Total Gross Floor Area. 15,839sqm.**
- **Three blocks of 3-8 storeys.** Maximum **overall height 25.91m**
- **Unit mix:** 151no. x 1bed (80%); 34no. x 2bed (18%); 4no. x 3bed (2%) apartments
- **232sqm of communal amenities/facilities:** communal lounge at ground floor level; multi-functional space; concierge; delivery storage area;
- **1,457sqm of communal open space:** roof terrace of 75sqm and 3no. landscaped courtyards at ground level
- **257no. Bicycle Parking Spaces** (including 218no. for residents). **No Car Parking** proposed with exception of 1no. Accessible, 1no. Drop-off & 2no. Go Car parking spaces.

# Supporting Documents

- ***Planning Report and Statement of Consistency***
- ***Response to An Bord Pleanála Opinion***
- ***Material Contravention Statement***
- ***Architectural Design Statement***
- ***Schedule of Accommodation***
- ***Landscape Report***
- ***Landscape + Visual Impact Assessment***
- ***DMURS Statement***
- ***Traffic Management and Travel Plan***

- ***Engineering Services Report***
- ***Sustainability Report***
- ***Daylight & Sunlight Assessment Report***
- ***Noise Impact Assessment***
- ***Acoustic Report***
- ***Air quality Assessment***
- ***AA Screening Report***
- ***Archaeological Desktop Assessment***
- ***Wind Microclimate Modelling***
- ***Building Lifecycle Report***
- ***Quality Audit Report***
- ***Operational Management Plan***

# Site Layout/Ground Floor Plan

Block A

Block C



Block B



[illegible]

# Landscaping and open space

Site landscape plan



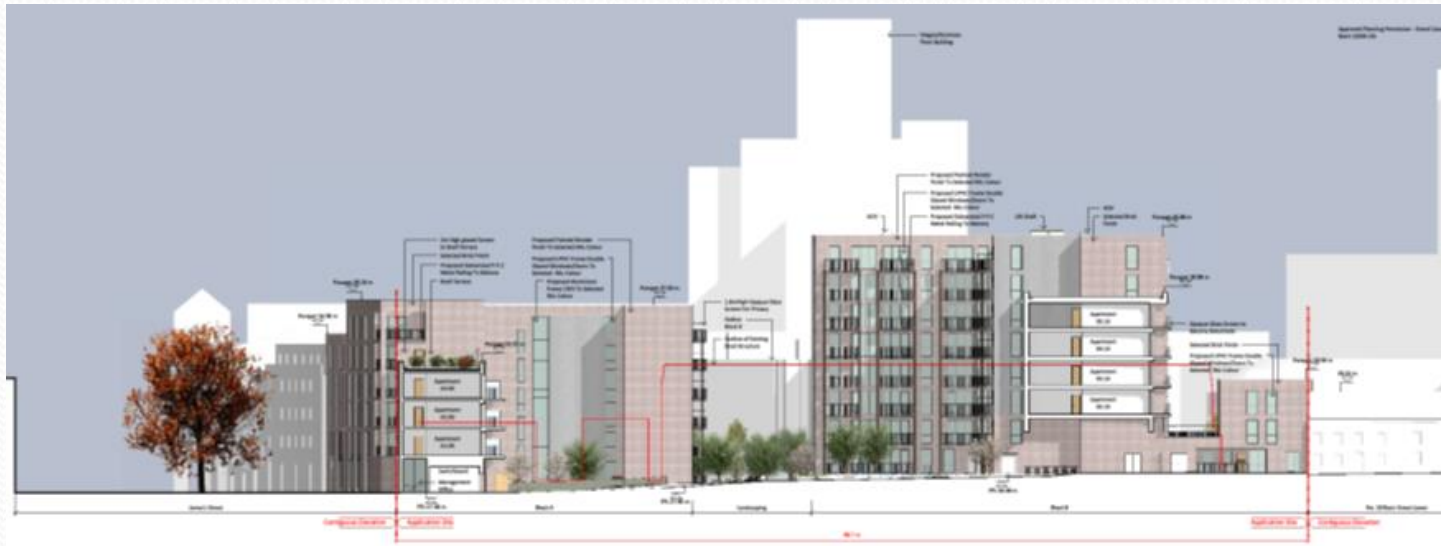
Block A - 4<sup>th</sup> floor terrace



# James's Street Contiguous Elevation



# Basin View Contiguous Elevations



# View southeast on James's Street



Existing



Proposed

Planning Ref. 3209/19

# View west on James's Street



Existing



Proposed

# View north on Basin Street Upper



Existing



Proposed

# View east on Basin Street Lower



Existing



Proposed

# View west from Grand Canal Place



Existing



Proposed

Planning Ref. 3209/19

# Next Steps

- Last day for observations 25<sup>th</sup> January 2021
- Members comments at meeting will be summarised and sent to ABP with CE report
- Further details of the application can be viewed at:  
<https://www.jamesstreetshd.com>
- Guidance on SHD procedure on ABP website  
<http://www.pleanala.ie/>
- Chief Executive Report due by 12<sup>th</sup> February 2021
- An Bord Pleanála due to decide case by 2<sup>nd</sup> April 2021



***Thank You***