

Strategic Housing Development (SHD) Application

Player Wills Site

South Circular Road

Dublin 8



Dublin City Council

South Central Area Committee Meeting | 20th January 2021



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Bhaile Átha Cliath
Dublin City Council

Strategic Housing Development Application

This presentation is for the purpose of informing the Area Committee of the relevant details of the application under the Planning and Development (Housing) and Residential Tenancies Act 2016, and is not for general circulation.

The full application may be viewed either online or by appointment at Civic Offices.

www.PWSCR2SHD.ie



Strategic Housing Development Application

Reg. Ref: SHD0031/20 - ABP Reference: 308917-20

- Applicant:** DBTR-SCR1, a Sub-Fund of the CWTC
Multi Family ICAV.
- Location:** Player Wills Site, South
Circular Road, Dublin 8
- Development:** 492 no. Build to Rent residential units; 240
no. single occupancy shared accommodation
units; arts/culture/community hub; childcare facility;
retail and café/bar/restaurant



Strategic Housing Development (SHD) 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



What has happened to date?

- Section 247 consultations were held under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
 - 5no 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 matters should be addressed:
 - Layout and format of shared living accommodation in PW1
 - Layout and design of PW2
 - Slenderness of the towers PW2
 - Impact of PW4 and PW5 on neighbouring dwellings
 - Daylight and sunlight analysis
 - Operational management for shared living
 - Wind micro-climate study
 - Schedule of accommodation
 - Building Life cycle report
 - A phasing plan
 - Landscaping
 - Traffic and Transport
 - Drainage
 - Waste Management



What has happened to date?

- An Bord Pleanála deemed the application was reasonable to be lodged and the application was lodged on 16th December 2020
- An Bord Pleanála validated the application on the 21st December 2020
- On receipt of the application by DCC, all relevant internal departments were notified.



Apartment Guidelines

Revised Apartment Guidelines issued 23rd December 2020

- Specific Planning Policy Requirement 9
- There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is either:-
 - (i) required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process;
 - or,
 - (ii) on the date of publication of these updated Guidelines, a valid planning application to a planning authority, appeal to An Bord Pleanála, or strategic housing development (SHD) planning application to An Bord Pleanála, in which case the application or appeal may be determined on its merits.



Site Location

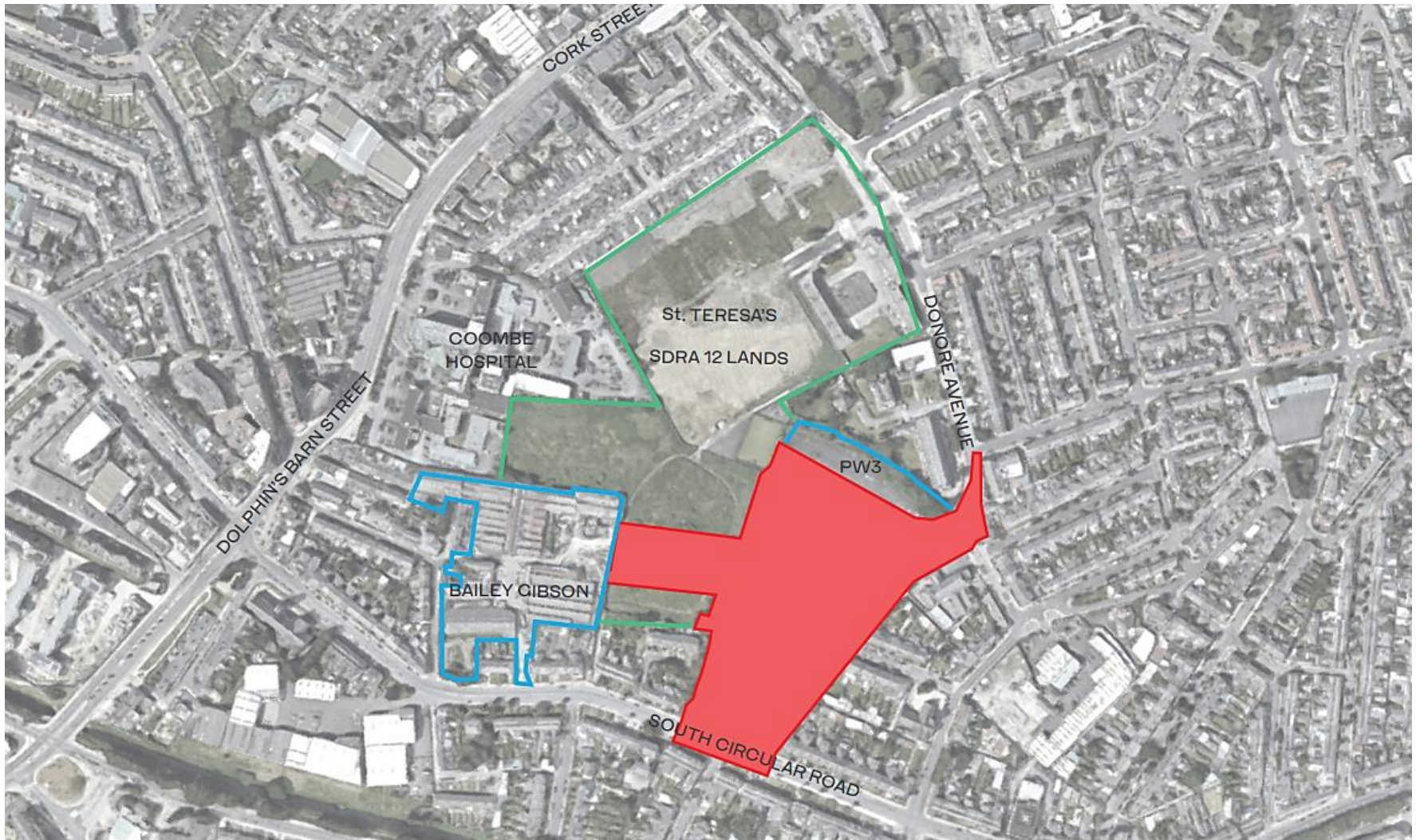


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Site Location



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Proposed Development

- Total 732 residential comprising 240 no. shared living units and 492 no. Build to rent units
- Tenant Amenity 3096sqm
- Childcare Facility 275sqm
- Culture, Arts and Community Hub 852sqm
- Retail 701sqm
- Food and Beverage 1,136sqm
- Co-working 217sqm
- 168 basement no. car parking spaces and 37 no. surface car parking spaces
- 903 no. long stay cycle parking spaces and 110 no. short stay cycle parking spaces
- Vehicular access from South Circular Road and Donore Road



Proposed Development

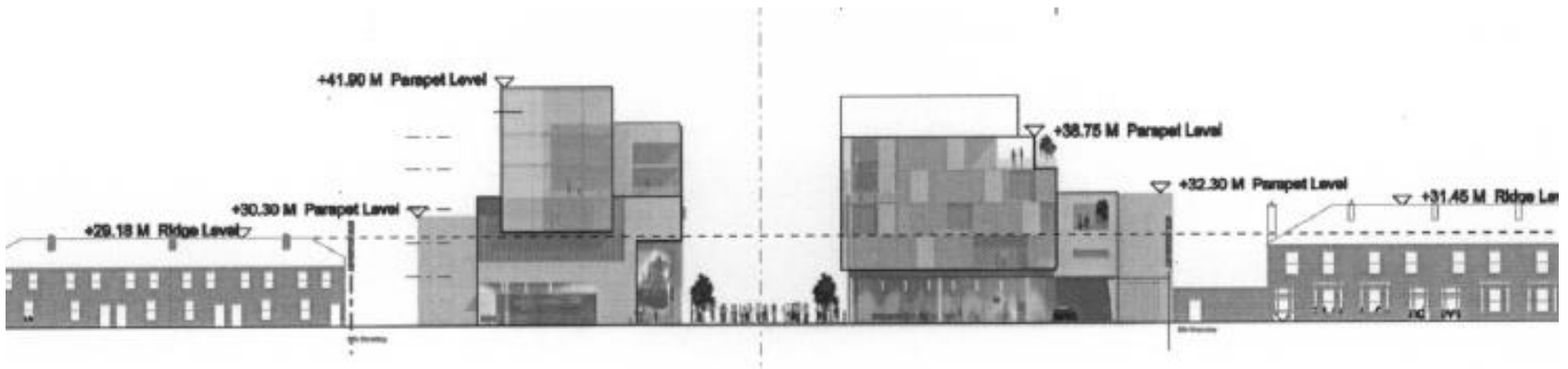
- Public Open Space
 - Players Park 0.4 hectares;
 - St. Catherines Park 0.12 hectares;
 - Temporary Park (approx. 0.12 hectares) reserved for future expansion of the school
- Communal open space (terraced gardens and courtyards)
- Site Area 3.06ha
- Plot Ratio 2.19
- Site Coverage 31%
- Density 239 no. units per hectare
- Building Height 2-19 storeys



Planning History

Reg. Ref 3130/06

Permission granted/3rd party appealed/granted for a mixed-use residential and commercial development comprising 484 no. residential units, 15 no. commercial/retail units, 2071 sqm offices, a school building, crèche, community centre and ancillary site works.

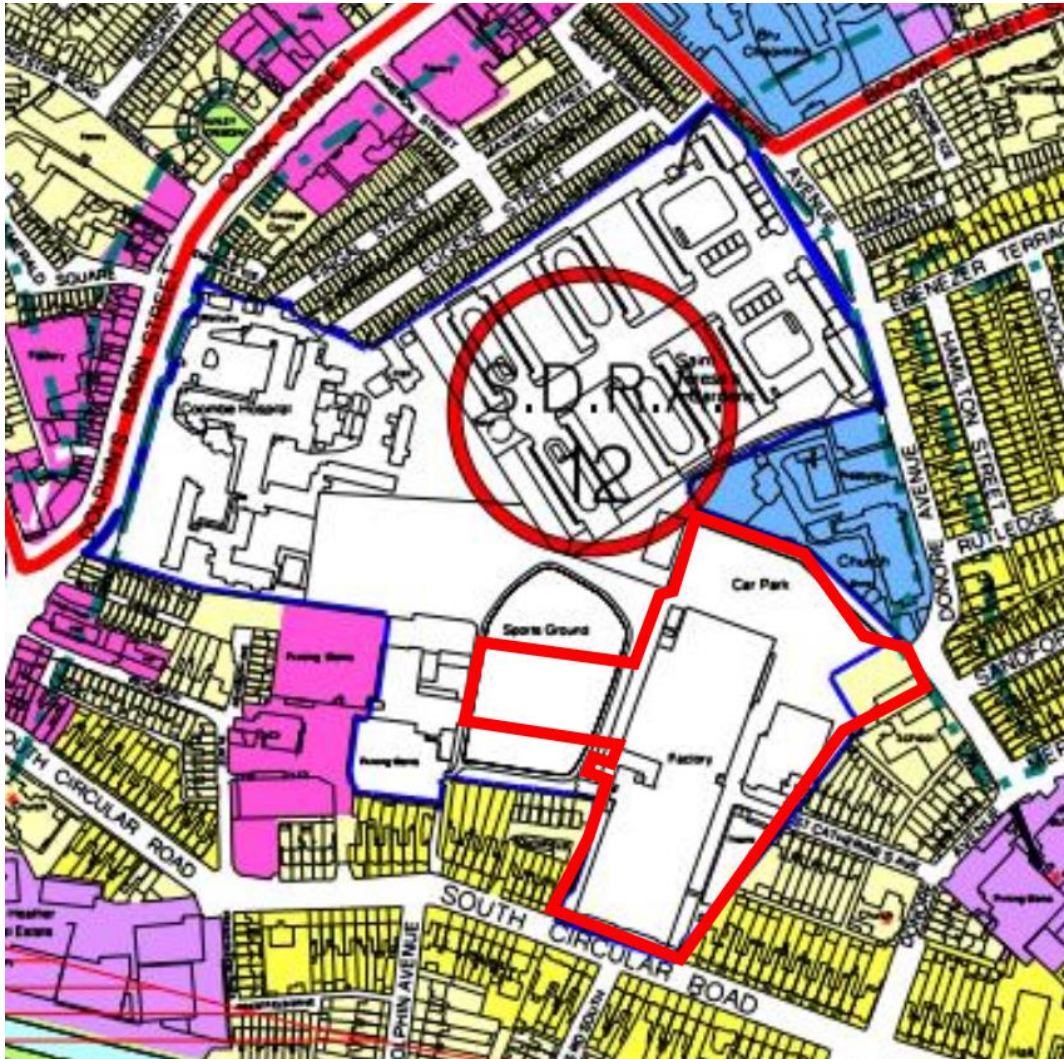


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Development Plan Zoning Objective



The subject site has two land use zonings:

The site is primarily zoned **Z14** - Strategic Development and Regeneration Area (SDRA) 12 St Teresa's Gardens and Environs.

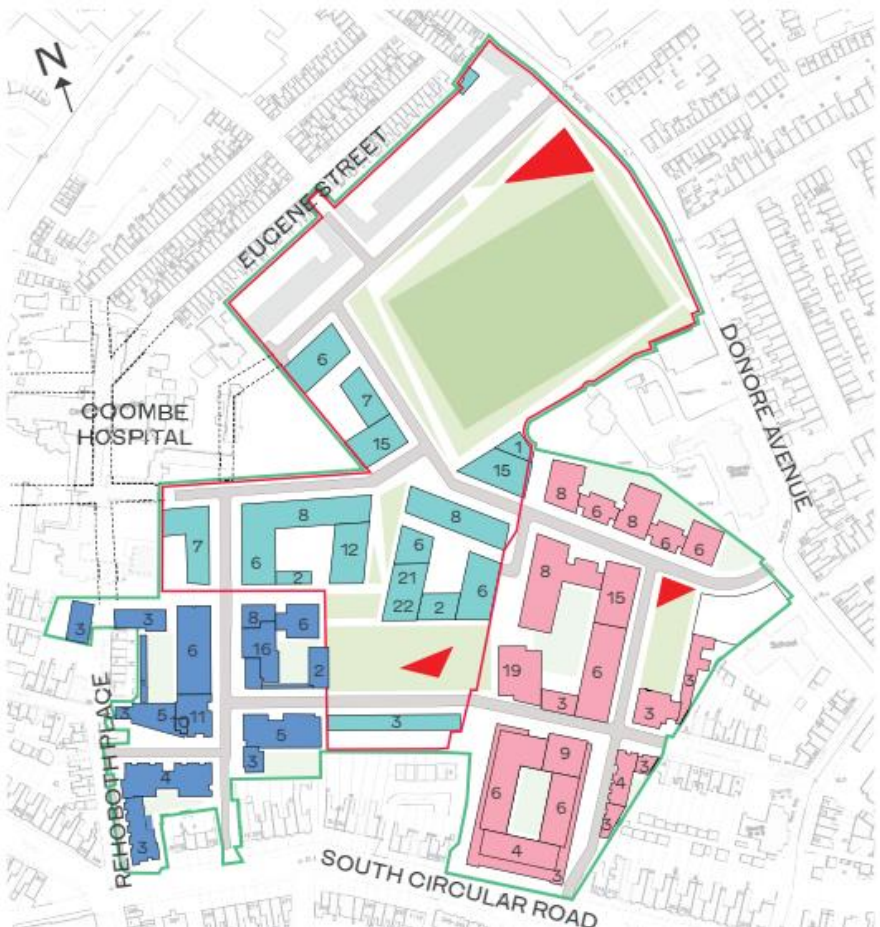
a small portion to the lands to the north-east is zoned **Z1** – Sustainable Residential Neighbourhoods

Development Framework 2017 & Proposed Masterplan

SDRA MASTERPLAN



PROPOSED



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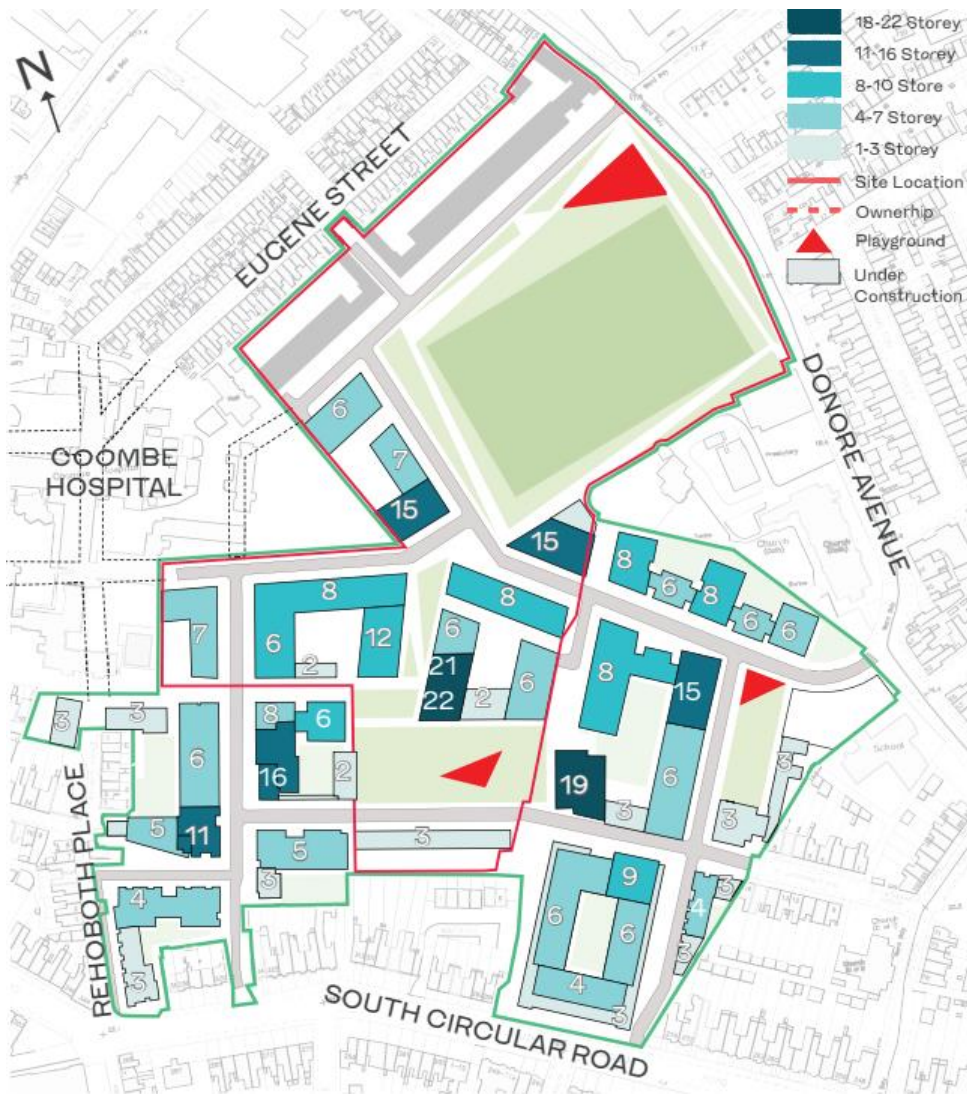
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Proposed Heights Across Current Masterplan

Urban Development and Building Height Guidelines 2018

Dublin City Development Plan 2016-2022 provides for mid-rise development to 50 metres in height c. 15/16 storeys for the subject site

Ministerial Height Guidelines restricts the use of numerical limitations on building height which are replaced with development management criteria.



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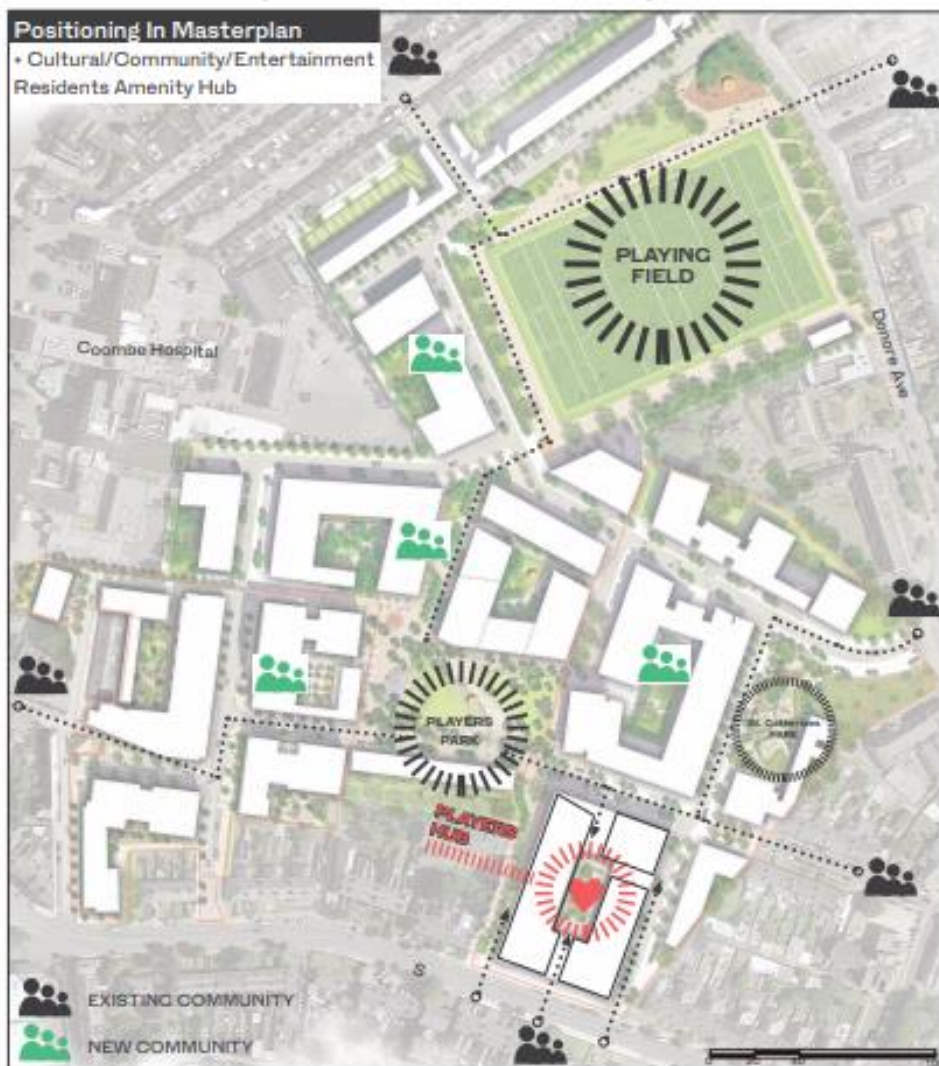


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Proposed Building Heights

| Block | Storeys | Max Building Height to parapet |
|-------|-----------------|--------------------------------|
| PW1 | 5 to 8 storeys | 32.53m |
| PW2 | 2 to 19 storeys | 63.05m |
| PW4 | 2 to 3 storeys | 10.125m |
| PW5 | 4 storeys | 13.30m |

Masterplan Concept and Layout



Key elements of the design approach

- Enhanced Permeability
 - Promote pedestrian activity
 - Optimise connectivity
- Place-making
 - Urban design
 - Building height strategy
 - Vibrant street
 - Public spaces
- Restoration
 - Retention of Player Wills factory building
 - Mix of uses
- Sustainability
 - Active modes of transport
 - Energy efficiency

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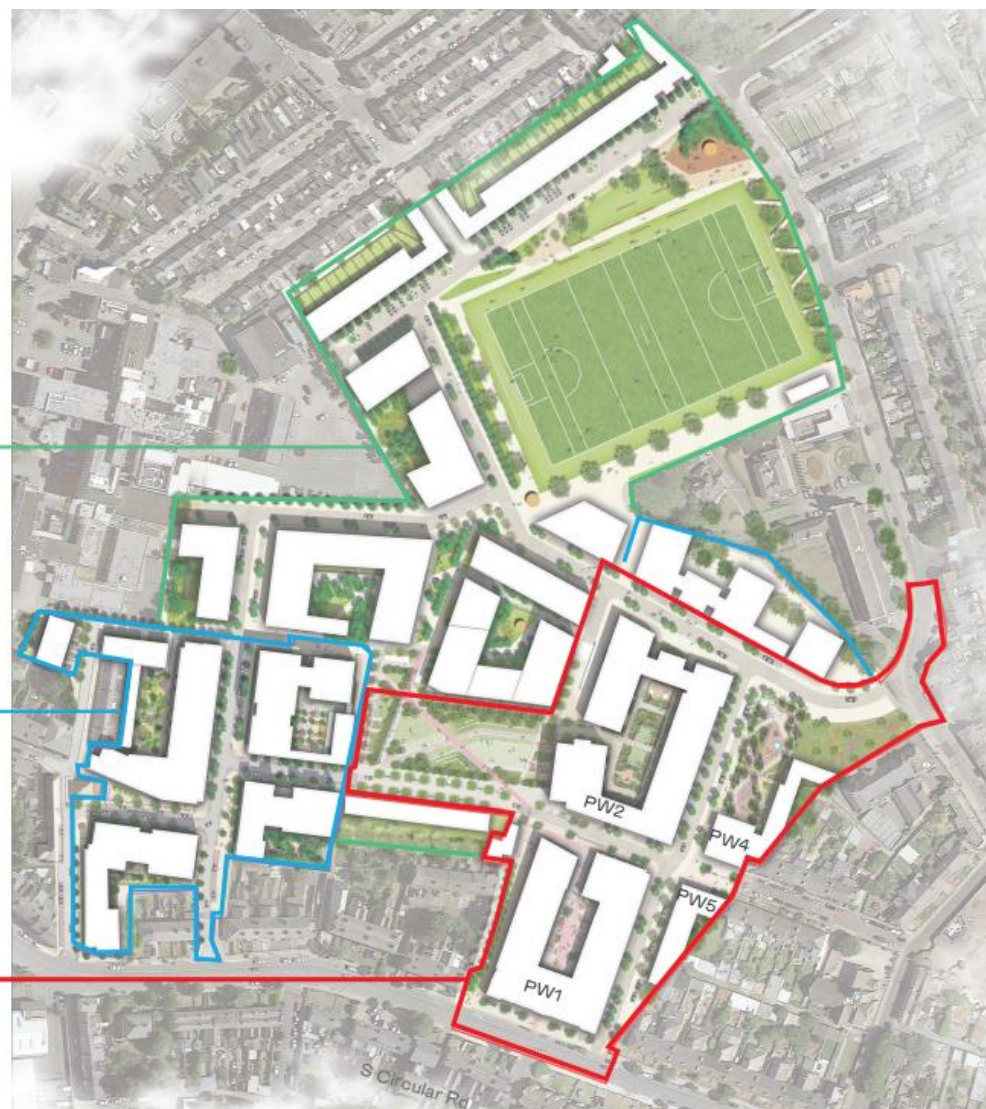
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Masterplan Layout

St. TEREAS
SDRA 12 LANDS

BAILEY GIBSON
SITE

PLAYER WILLS
SITE

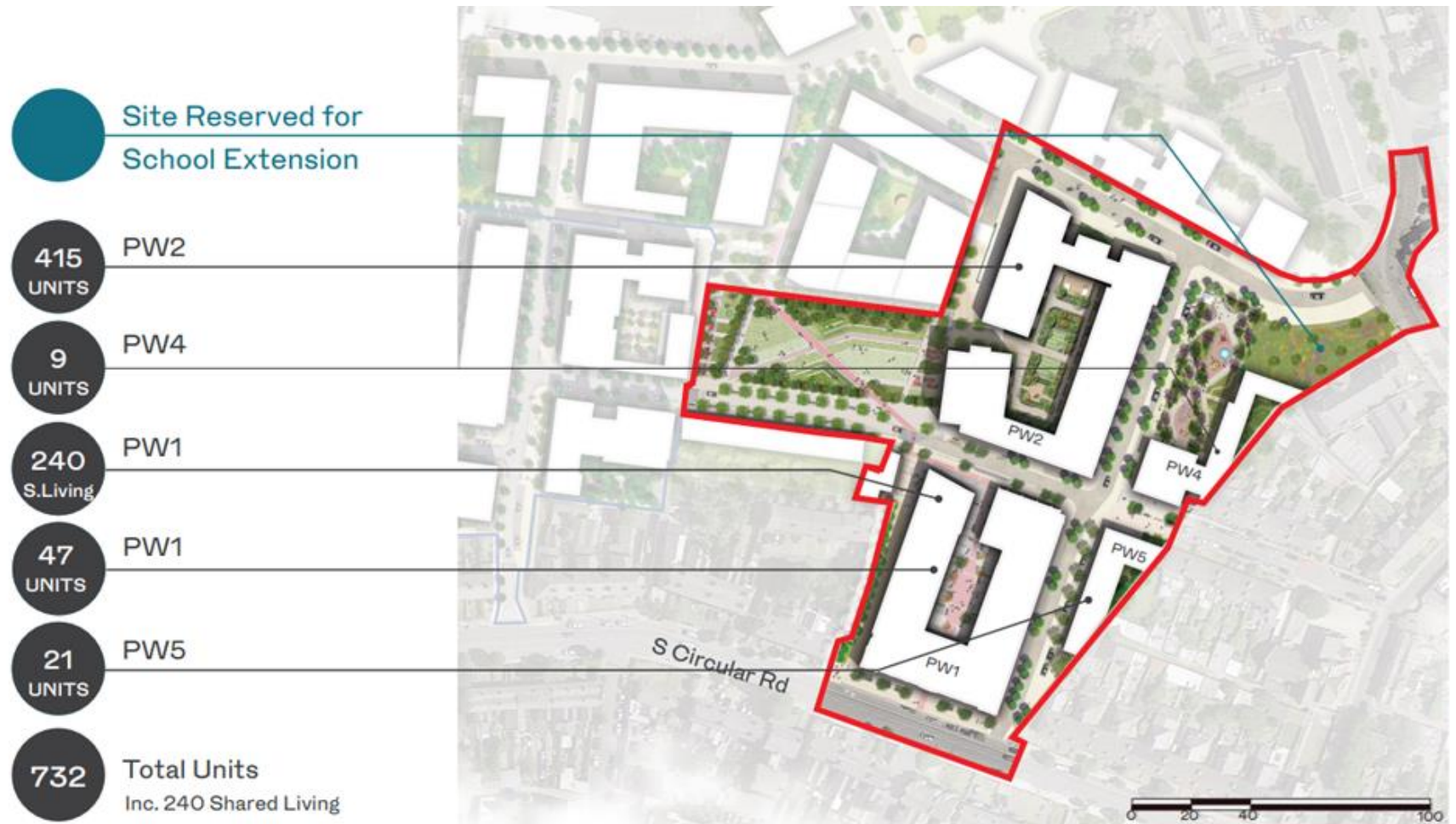


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Number of Residential Units



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Mix of BtR Residential Units

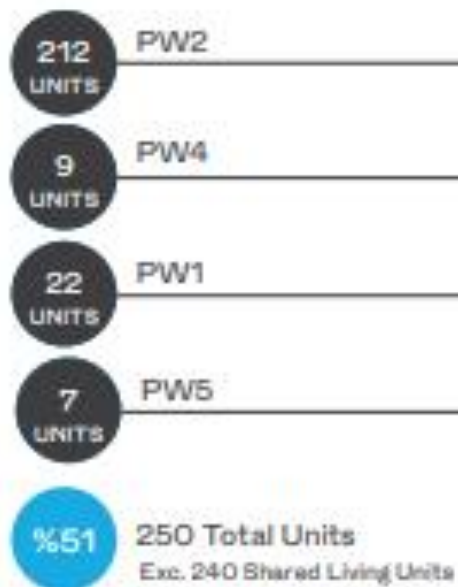
| Building Ref. | Studio | 1 Bed Apartment | 2 Bed Apartment | 3 Bed Apartment | 2 Bed Duplex Apartments | 3 Bed Triplex Apartments | Total |
|---------------|-----------|-----------------|-----------------|-----------------|-------------------------|--------------------------|------------|
| PW 1 | 12 | 23 | 8 | 4 | - | - | 47 |
| PW 2 | 18 | 268 | 92 | 38 | 1 | - | 415 |
| PW 4 | - | - | - | - | 2 | 7 | 9 |
| PW 5 | 12 | 1 | 5 | 3 | - | - | 21 |
| Total | 40 | 292 | 105 | 45 | 3 | 7 | 492 |

TABLE 23 PROPOSED APARTMENT UNIT MIX

The proposed mix as a percentage of the overall Build to Rent (BtR) apartments is;

- 40 no. Studios – 8%
- 292 no. 1 Bed Apartments – 59%
- 108 no. 2 Bed Apartments– 22%
- 52 no. 3 Bed Apartments– 10%

Duel Aspect

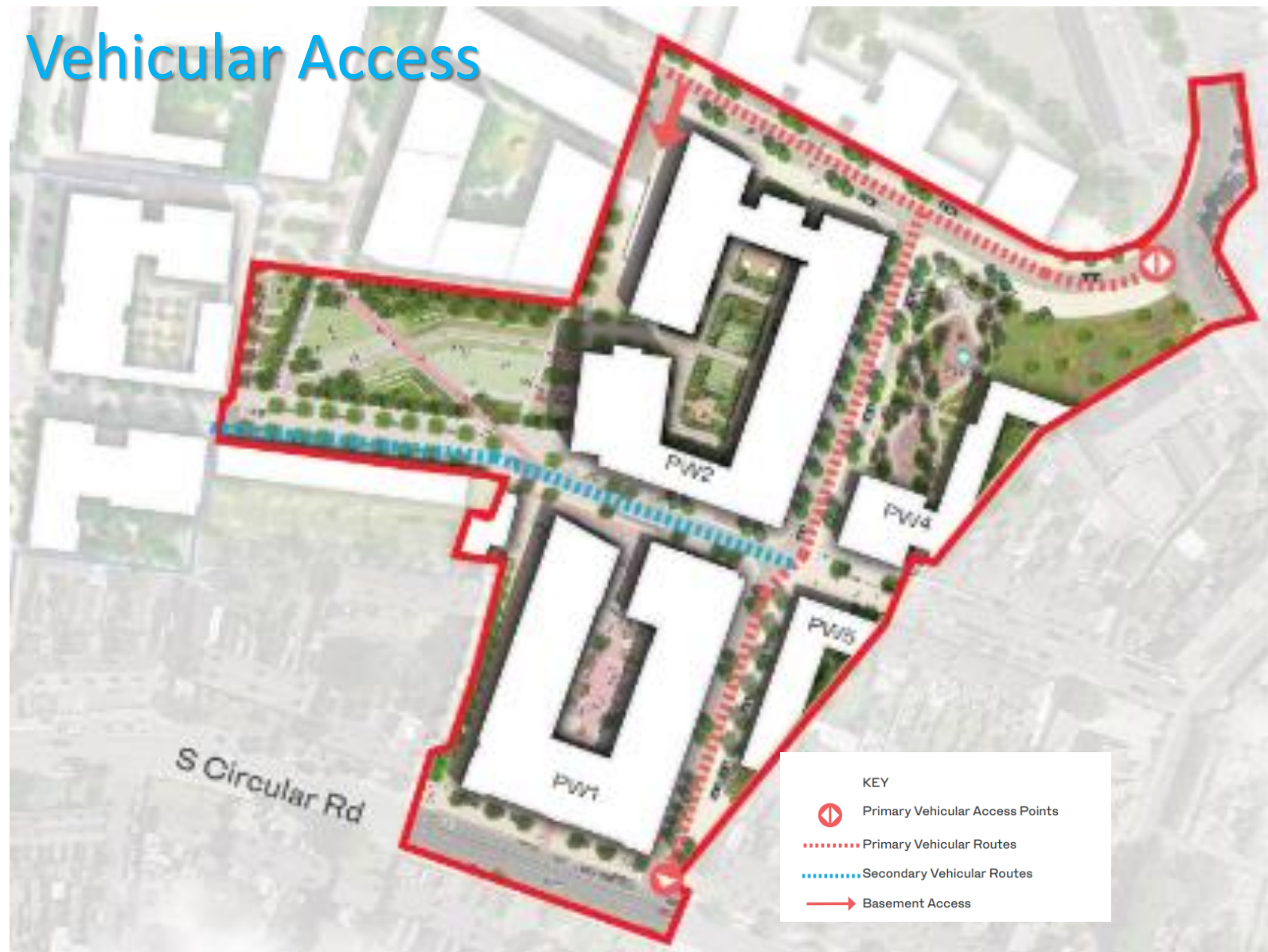


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Vehicular Access

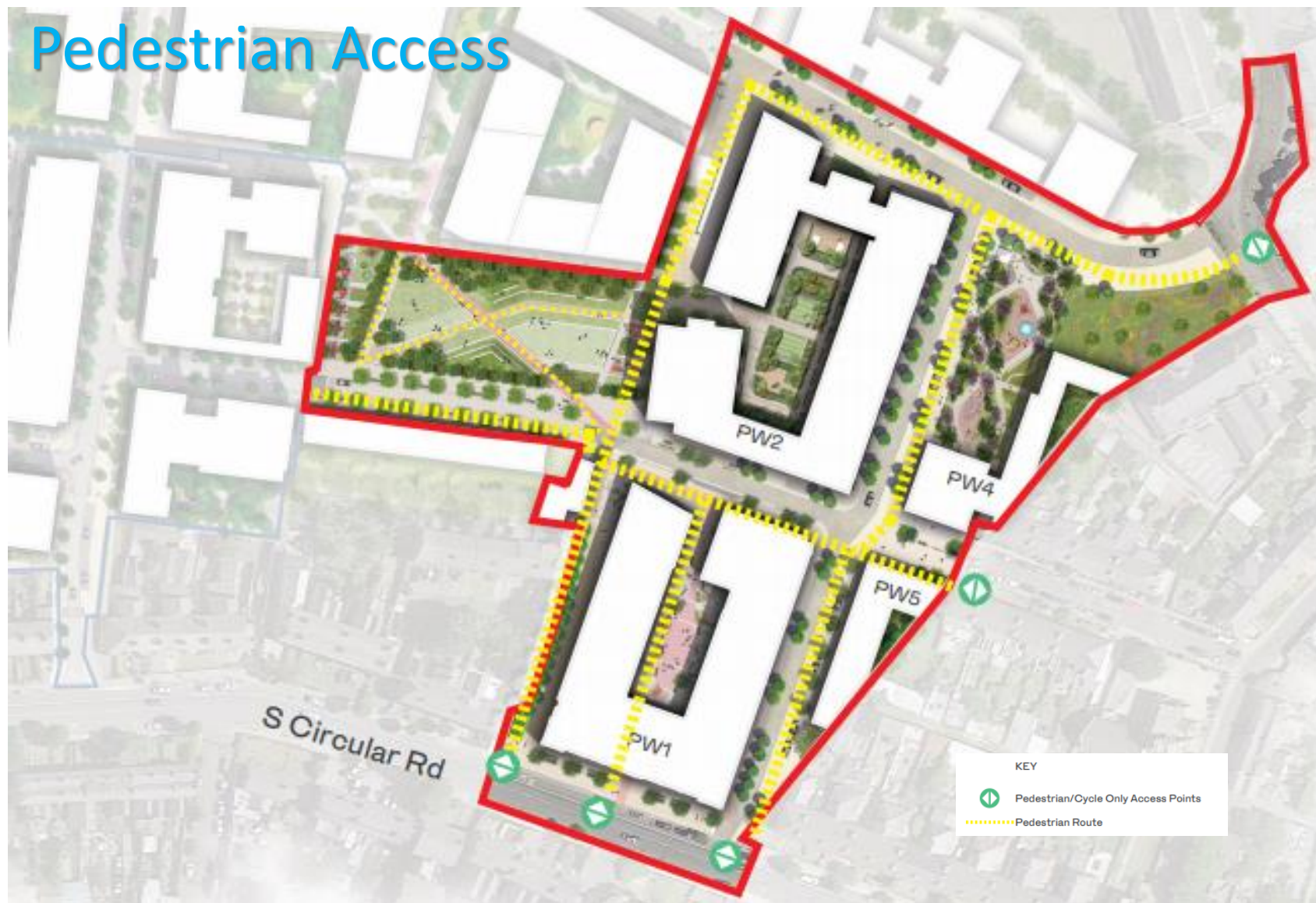


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Pedestrian Access



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Communal Open Space

| | Required sqm | Provided sqm |
|-----|--------------|--------------|
| PW1 | 255 | 285 |
| PW2 | 2,392 | 2,758 |
| PW4 | 77 | 111 |
| PW5 | 167 | 115 |



PW2 Roof Terrace



PW2 Courtyard

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Key Open Spaces



PW2 Courtyard



Players Park



St. Catherine's Park



Homezone Plaza



PW1 Courtyard

Public Open Space

Players Park 0.4ha

St. Catherine's Park 0.135ha

School Expansion Area 0.155ha

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Players Park



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Players Park



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St. Catherine's Park



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PW1 - 240 no. Shared Accommodation Units, 47 no. BtR units, Cultural & Community Hub

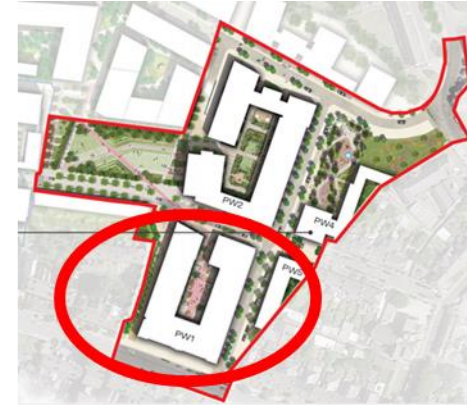


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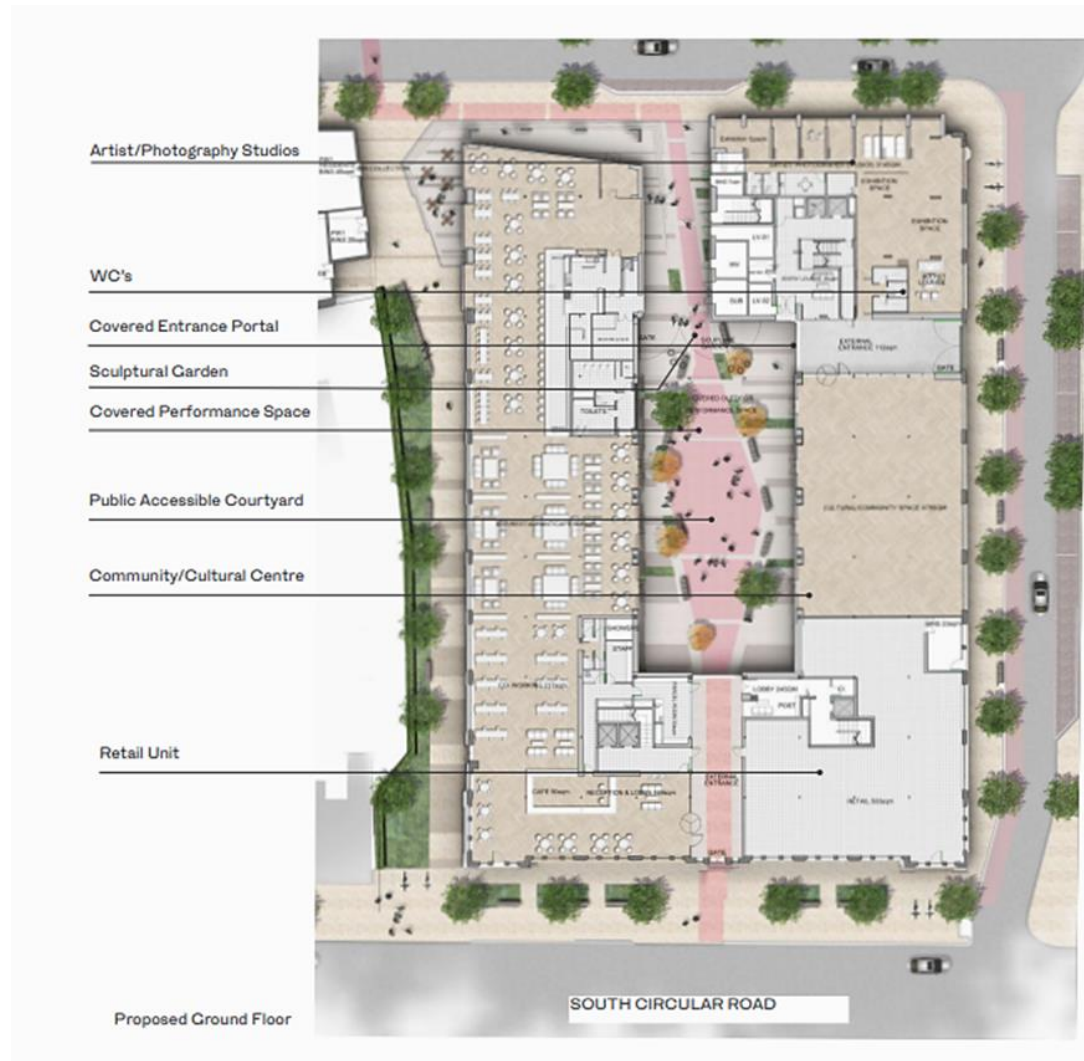
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PW1 Community and Cultural Hub

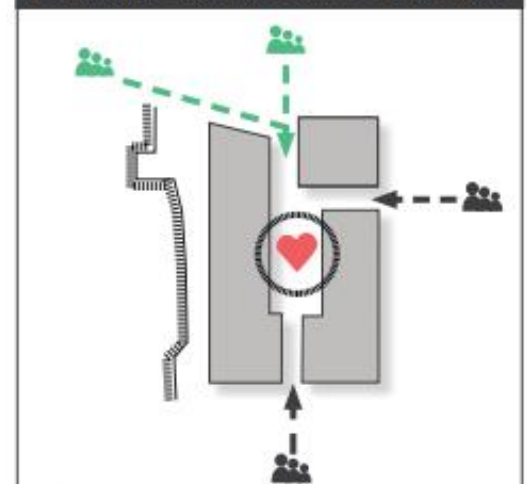


240 no. shared
accommodation units
47 no. BtR Units
Community/Cultural/Arts
Public Accessible Courtyard
Retail Unit
Café/Bar/Restaurant
Tenant Amenities

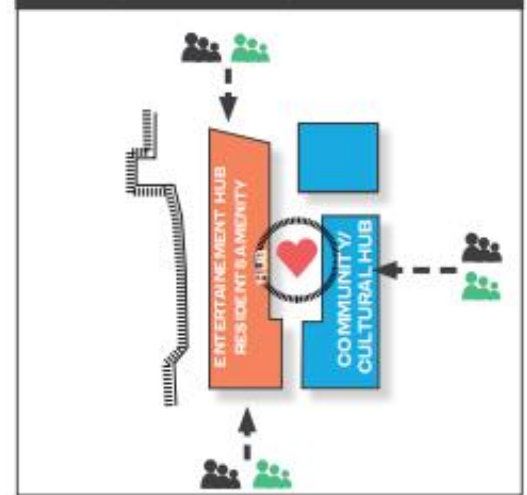
PW1 Community and Cultural Hub



3. Building Is Permeable Connects Communities



4. Building Functions Bridges Communities



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PW1 Courtyard Cultural and Community Hub



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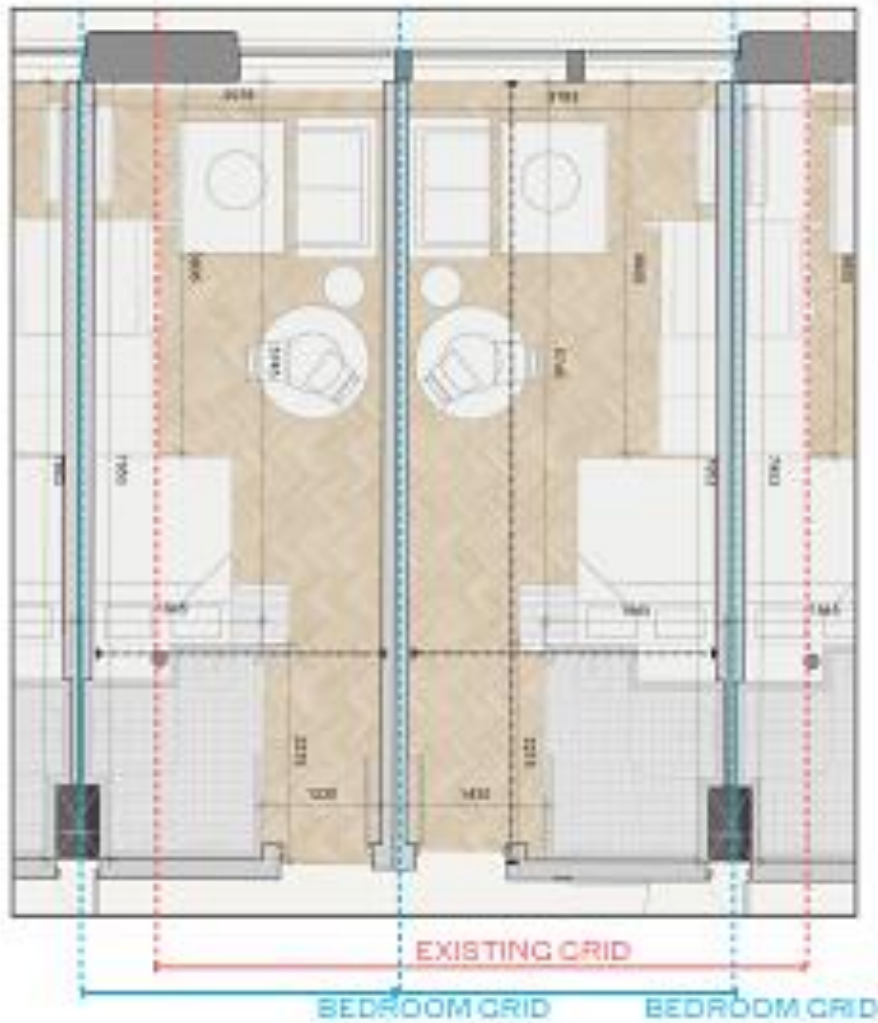
PW1 Upper Floor Layout



PW1 provides a total of 240 no. shared accommodation single occupancy rooms which range from 19 sq.m - 32 sq.m.

All rooms exceed the minimum standard of 12 sq.m.

Typical Shared Living Unit



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Typical Shared Living Unit



1

LIVING AREA

KITCHENETTE/ STORAGE:

- SINK
- MICROWAVE
- UNDERCOUNTER FRIDGE
- HIGH LEVEL CABINET STORAGE
- UNDERCOUNTER STORAGE

LIVING AREA:

- SOFA 1640MM*960MM
- TV AND STORAGE UNIT
- COFFEE TABLE
- RUG

DINNING AREA:

- DINNING TABLE 900MM
- 2 DINNING TABLE CHAIRS

2

SLEEPING AREA

- WARDROBE 60MM*1500MM
- DOUBLE BED
- SURROUND STORAGE (INC. ABOVE AND BELOW BED)
- POWDERCOATED SLIDING LADDER (INC. TABLE)
- PIGEON HOLE STORAGE ABOVE EN SUITE

3

EN SUITE AREA

- SHOWER TRAY 900MM*900MM
- WASH HAND BASIN
- WC
- BATHROOM CABINET
- TOWEL RAILING
- FULL HEIGHT MIRROR

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Kitchen Facilities



Provision of communal kitchen and dining areas 1,036 sqm

| Level | Total Bedspaces | MainK/L No. 1 | MainK/L No. 2 | Sat. No. 1 | Sat. No. 2 | Sat. No. 3 | Sat. No. 4 | Total Cooking Stations | Cooking Stations per Bedspace |
|-------|--------------------|------------------|------------------|---------------|---------------|---------------|---------------|------------------------------|--|
| 01 | 62 | 4 | 4 | 2 | 2 | 2 | - | 14 | 4.8 |
| 02 | 62 | 4 | 4 | 2 | 2 | 2 | - | 14 | 4.8 |
| 03 | 58 | 4 | 3 | 2 | 2 | 2 | - | 13 | 4.5 |
| 04 | 58 | 2 | 3 | 2 | 2 | 2 | 2 | 13 | 4.5 |

Dedicated Shared Accommodation Services Facilities and Amenities



Entertainment Party Room/Kitchen
TV Rooms
Games Room
Terraces
Lounges
Laundry
Welfare Facilities

Total Area - 835sqm

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Common Amenities and Facilities for Shared Accommodation and BtR Apartments

| Services & Amenities | PW1 L. 01 (sq.m) | PW1 L.02 (sq.m) | PW 1 L.07(sq.m) | PW2 L.00 (sq.m) | PW2 L.06 (sq.m) | PW2 L.17 (sq.m) |
|---------------------------------------|------------------------|-----------------------|--------------------|-----------------------|-----------------------|-----------------------|
| Entertainment (Kitchen/Party Room) | 164 | | | | | |
| TV Room | 37 | | | | | |
| Entertainment (Games Room) | 46 | | | | | |
| Library | 77 | | | | | |
| Meeting Room | 39 | | | | | |
| Business Centre | 53 | | | | | |
| Access/Circulation | 194 | | | | 57 | |
| Gym/Store | | 650 | | | | |
| Amenity Lounge | | | 43 | 159 | | 73 |
| Co-working | | | | 221 | | |
| Total | 1,813 sq.m | | | | | |

Amenities and Facilities for BtR Apartments

| Facilities | PW1 L. 00 (sq.m) | PW2 L.00 (sq.m) |
|------------------------|------------------------|-----------------------|
| Reception & Lobby Area | 169 | |
| Parcel Room | 33 | |
| Lobby Lounge | 33 | |
| Lobby Lounge | 24 | |
| Administration | 26 | |
| Lobby & Post Room | | 163 |
| Total | 448 sq.m | |

TABLE 19 BUILD TO RENT APARTMENTS – FACILITIES

PW1 - BtR Component



View of PW1 Roof Terrace

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PW1 View from Players Park



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PW2 – Total 415 BtR Units



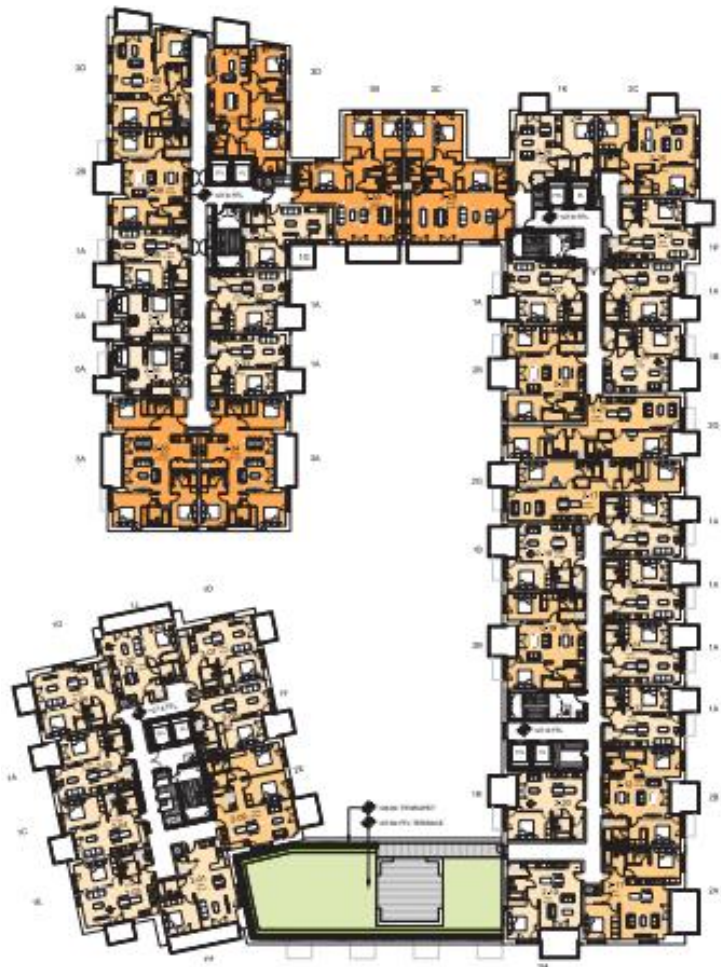
| | |
|--------------------------|-----------------|
| Total Residential Units: | 415 Units |
| Studios | 16 Units (4%) |
| 1-beds | 268 Units (65%) |
| 2-beds | 93 Units (22%) |
| 3-beds | 38 Units (9%) |
| Amenities: | 289 sqm |
| Retail: | 340 sqm |
| Co-working | 221 sqm |
| Basements: | 2 Levels |
| Height: | 2-19 Storeys |

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PW2 Ground and Second Floor Plans



PW2 View from PW1



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PW2 View from Players Park



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PW2 View from St Catherine's Park



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PW2 View from Communal Courtyard



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PW2 View of East Tower



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Typical Apartment Layouts



TYPICAL 1 BED



TYPICAL 2 BED



TYPICAL 3 BED



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PW2 – Part V



Part V Allocation

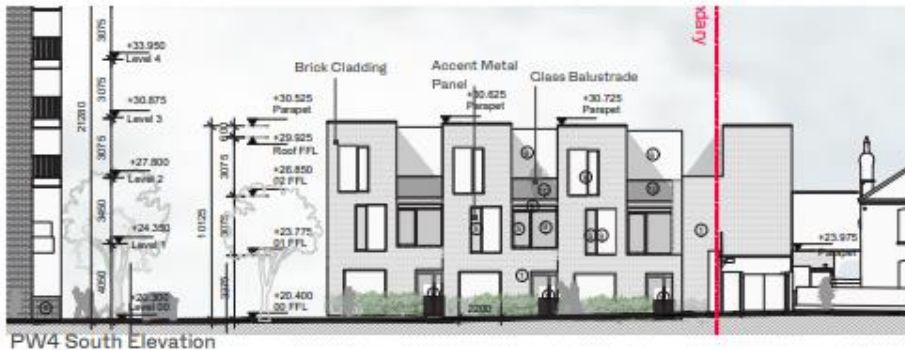
The scheme includes the provision of 49 units located across the proposed development as per the layouts included in this booklet. These comprise of:

- 10 x Studios
- 15 x 1 Beds
- 8 x 2 Beds
- 16 x 3 Beds

PW4 – Total 9 BtR Units



Reference : Signal Townhouses, London AHMM Architects



The PW4 plot will provide the following accommodation:
Total Residential Units: 9 Units

2-bed Duplex - 2 No. Units

3-beds - 7 No. triplex Units

Crèche: 275 sqm

Outdoor Play Area 137 sqm

Cycle Parking: 12 Tenant + 3 Crèche

Height: 2- 3 Storeys

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PW4 – Ground Floor Layout

Creche

Duplex unit

Communal Open Space

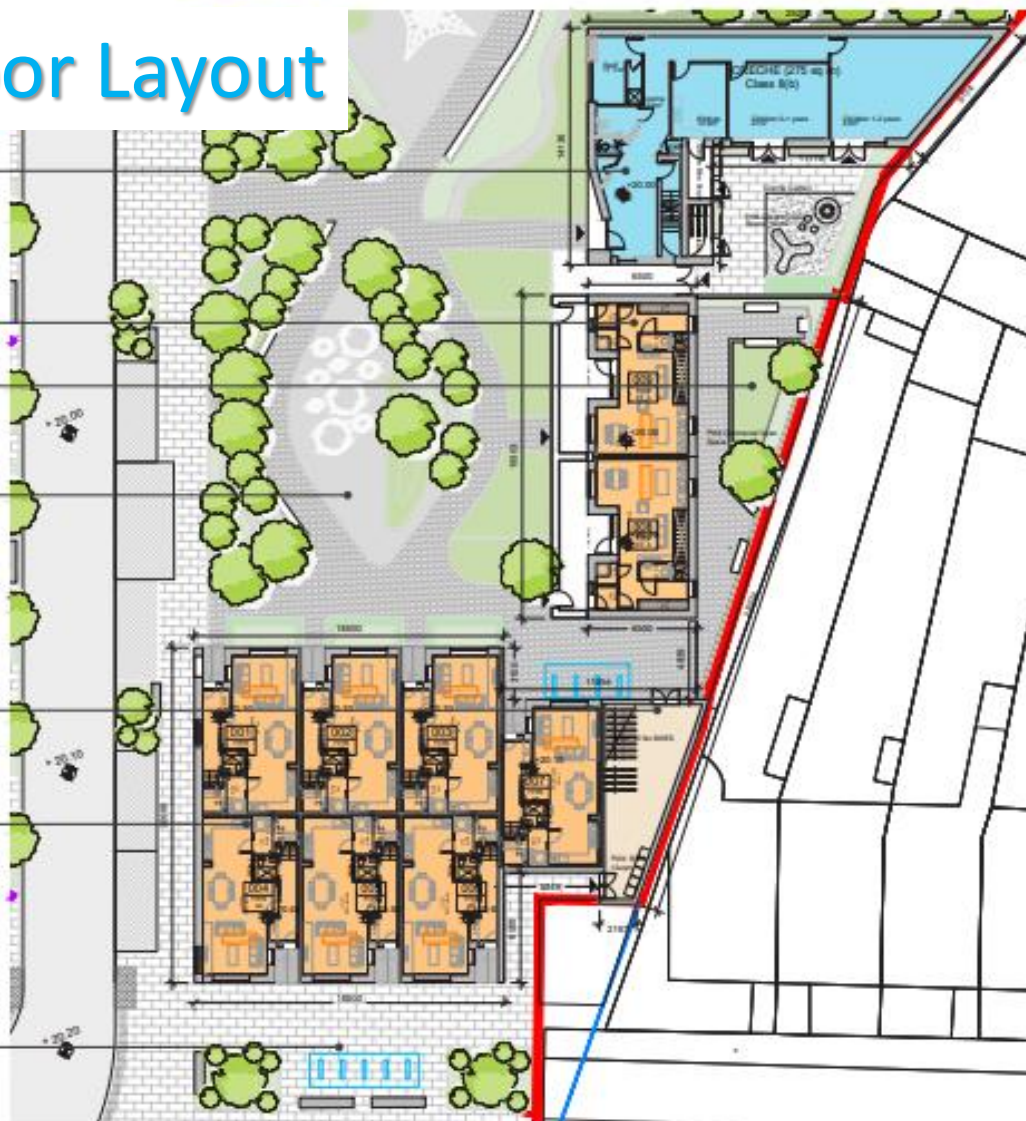
St. Catherines Park

Bin & Bike Store

Back-to-Back Triplex

St Catherines Entry Plaza

Level 00



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PW4 – View from St. Catherines Park

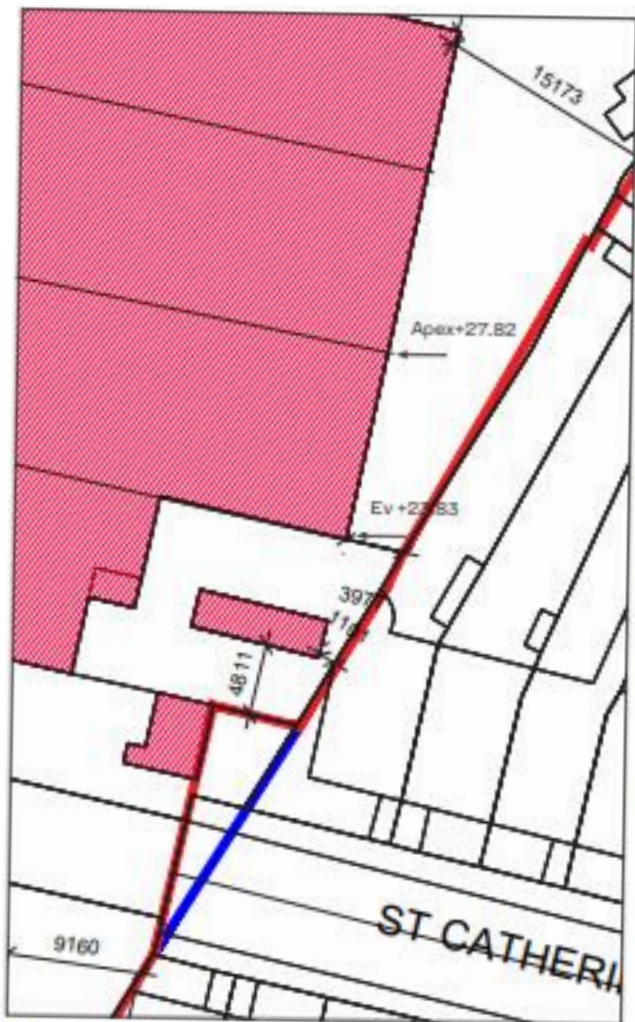


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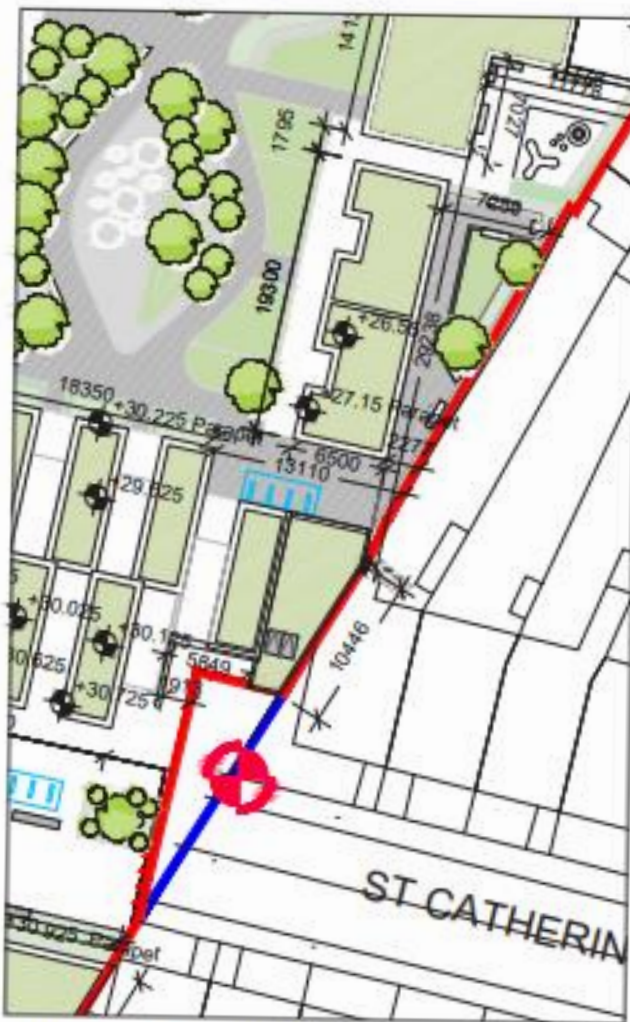


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PW4 – Neighbouring Boundary



EXISTING BOUNDARY CONDITION



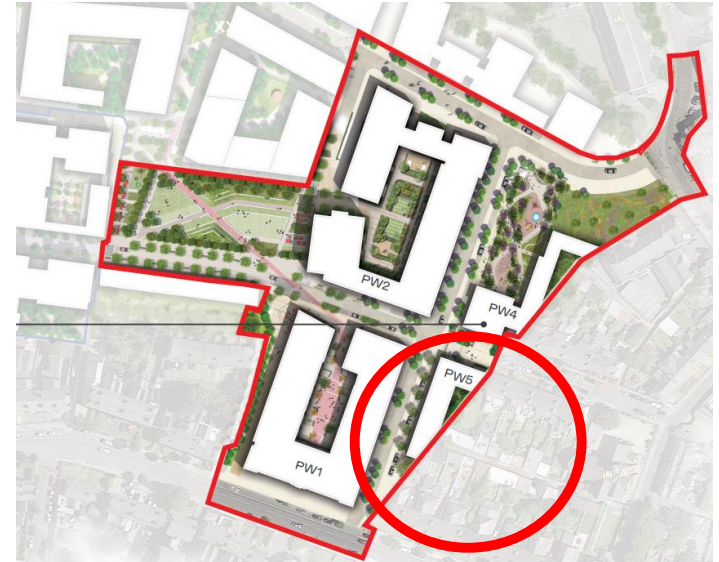
PROPOSED BOUNDARY CONDITION

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PW5 – Total 21 BtR Units



The PW5 plot will provide the following accommodation:

Total Residential Units: 21 Units

Studios - 12 Units

1-bed - 1 Unit

2-bed - 5 Units

3-beds - 3 Units

Cycle Parking: 27

Height: 3-4 Storeys

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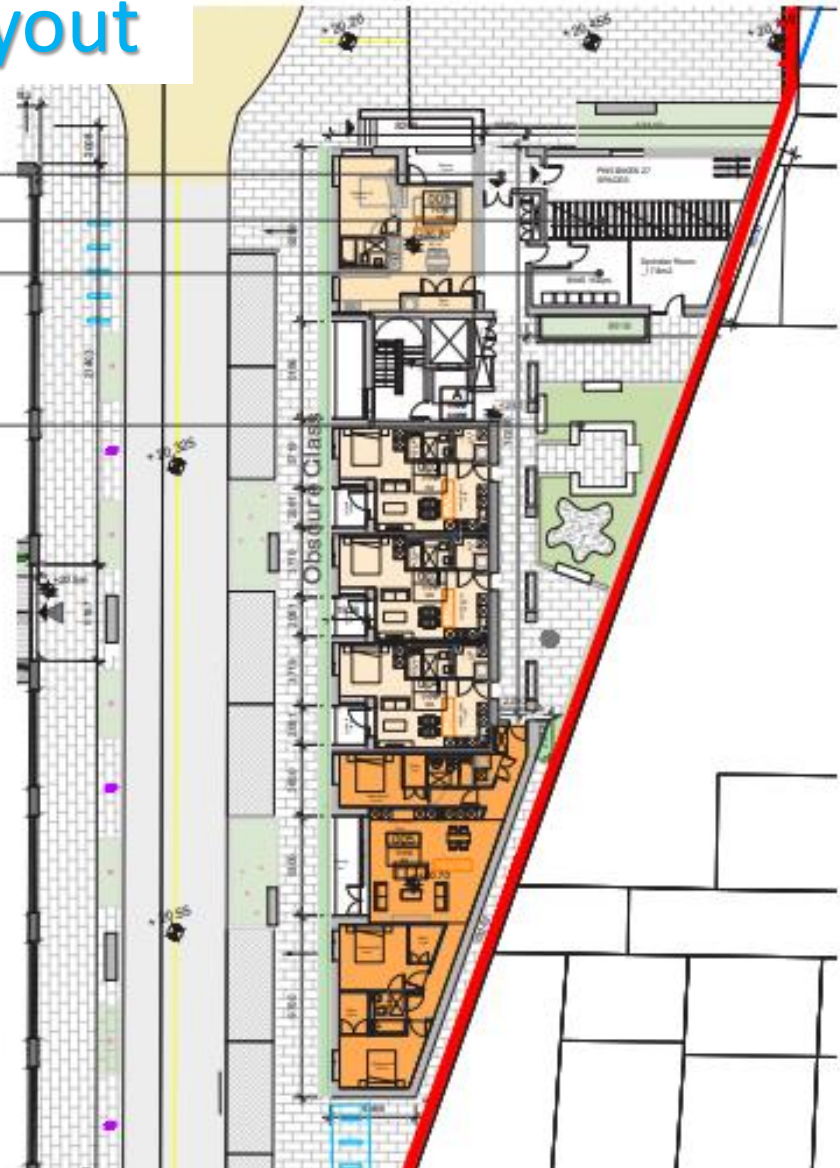
PW5 – Ground Floor Layout

Entry

Bikes - 27 SPACES

Bins - 15 SQM

Communal Open Space



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PW5 – View from St. Catherines Avenue

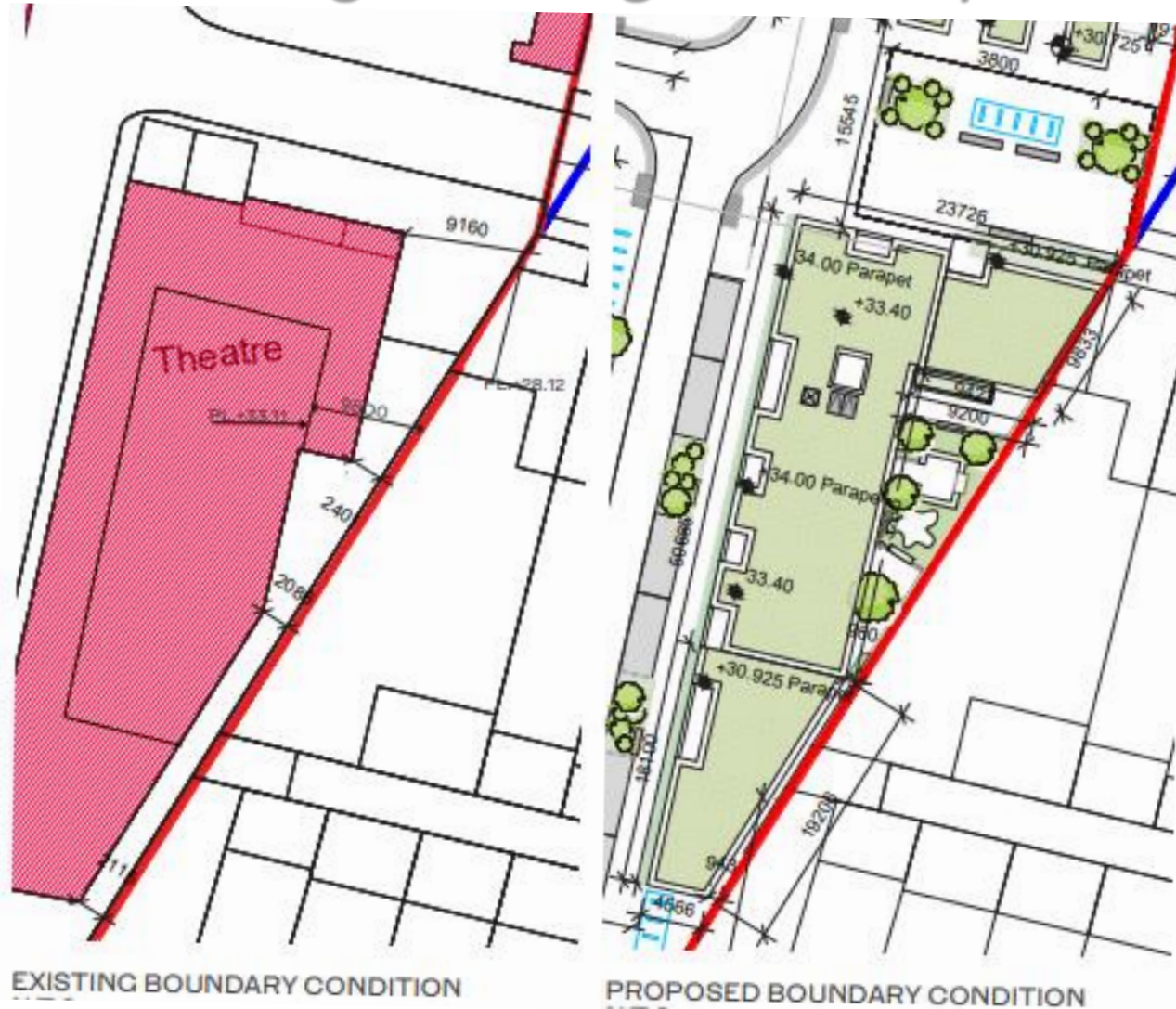


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PW5 – Neighbouring Boundary



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PW5 – Boundary with St Catherines Avenue



Current site boundary showing upper windows in close proximity to the site boundary.



Phasing Plan

The proposed development will be delivered across 5 no. phases as outlined in the Table below.

| Construction Phase | Description of Works | Approximate Duration | Estimated Completion Date |
|--------------------|---|----------------------|---------------------------|
| 1 | Structural Demolition | ≈ 3 months | 04 Aug 2021 |
| | Site Setup | ≈ 7 months | 03 Dec 2021 |
| | Lay Drainage for Initial Road N&E of PW1 | ≈ 1.5 months | 24 Jun 2021 |
| | Construct Road East of PW1 only | ≈ 2 months | 25 Aug 2021 |
| | Lay Drainage in Players Park | ≈ 1.5 months | 21 Jul 2021 |
| | Lay main Drainage Remainder | ≈ 1.5 months | 23 Aug 2021 |
| | Construct Attenuation Tank | ≈ 1.5 months | 12 Aug 2021 |
| 2 | PW2: Basement Works | ≈ 36 months | 18 Jul 2023 |
| 3 | PW1: Ground + 8 Storeys + Roof | ≈ 27 months | 04 Mar 2024 |
| 4 | PW2: Ground + 18 Storeys + Roof | ≈ 30 months | 12 Jul 2024 |
| 5 | Players Park | ≈ 9.5 months | 12 Jul 2024 |
| | PW4: Ground + 3 Storeys + Roof (Inclusive of Creche & St. Catherine's Park) | ≈ 16.5 months | 12 Nov 2024 |
| | PW5: Ground + 3 Storeys + Roof | ≈ 16 months | 03 Dec 2024 |

Viewpoint 1 – Proposed view from South Circular Road and Donore Avenue.



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Viewpoint 2 – Proposed view from St Annes Road South



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Viewpoint 3b – Proposed view from South Circular Road and Dolphin Avenue.



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**Viewpoint 9a –
Proposed view from Donore Avenue and Brown Street.**



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Viewpoint 8 – Proposed view from Darley's Terrace



Player Wills Strategic Housing Development
South Central Area Committee Meeting 20th January 2021



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Viewpoint 10A – Proposed view from Donore Avenue and O'Donovan Road



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Viewpoint 16 – Proposed view from Maxwell Street



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Viewpoint 17 – 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 28th January 2021, ABP Ref. 308917-20 (€20 submission fee to ABP)
- Further details of the application can be viewed at: www.PWSCR2SHD.ie
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by the 18th February 2021



Thank You

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