

# Strategic Housing Development (SHD) Application

Heuston South Quarter St.  
John's Road West (to the  
north), Military Road (to the  
east), Royal Hospital  
Kilmainham (Protected  
Structure) (to the south and  
west), Kilmainham, Dublin 8

## Dublin City Council

South Central Area Committee Meeting | 20<sup>th</sup> October 2021



Dublin City  
Baile Átha Cliath

# Application Details

**DCC Ref:** SHD0023/21  
**ABP Reference:** ABP-311591-21  
**Applicant:** HPREF HSQ Investments Ltd  
**Location:** Heuston South Quarter St. John's Road West (to the north), Military Road (to the east), Royal Hospital Kilmainham (Protected Structure) (to the south and west), Kilmainham, Dublin 8

**Development:** Residential Development Comprising:

- 399 Build to Rent apartments (46 studios, 250 one-beds, and 103 two-beds), communal indoor and outdoor residential facilities.
- 1No. Retail unit.
- Associated car parking, cycle parking, site works and landscaping.

**Website:** [www.heustonsouthquartershd.ie](http://www.heustonsouthquartershd.ie)

# What Has Happened to Date?

## Section 247 Consultations:

Dates: 2<sup>nd</sup> July 2020  
16<sup>th</sup> September 2020  
18<sup>th</sup> August 2020.

## Meeting with An Bord Pleanála:

Date: 22<sup>nd</sup> April 2021.

## An Bord Pleanála issued the Notice of Pre-Application Consultation Opinion on 20<sup>th</sup> February 2020 stating:

- The proposal *'requires further consideration and amendment to constitute a reasonable basis for an application...'*
- Justification of the development strategy for the site and relationship with the overall Heuston South Quarter urban block.
- Consideration of the relationship with the Royal Hospital Kilmainham and interaction with the Cone of Vision, guiding principles set out in the Dublin City Development Plan in respect of SRDA 7 Heuston and Environs.
- Further consideration of the overall quality of residential amenities.

# ‘Specific Information to be Submitted’

**An Bord Pleanála also determined that the following specific information should be submitted as part of an application:**

- A revised assessment of Sunlight, Daylight and Overshadowing, which includes an examination of impacts on adjoining lands and development, including potential impacts on the formal gardens of the Royale Hospital
- A detailed assessment of microclimate and in particular wind comfort within private, communal and public amenity spaces
- Landscape and Visual Impact Assessment
- A Social and Community Infrastructure Audit
- the proposed materials and finishes to the scheme including specific detailing of finishes, landscaping and paving, pathways, entrances and boundary treatments.
- A Traffic and Transport Impact Assessment.
- A Parking Strategy and Mobility Management Plan.
- Relevant consents to carry out works to third party lands.

# Application Submitted

Application lodged on 8<sup>th</sup> October 2021.

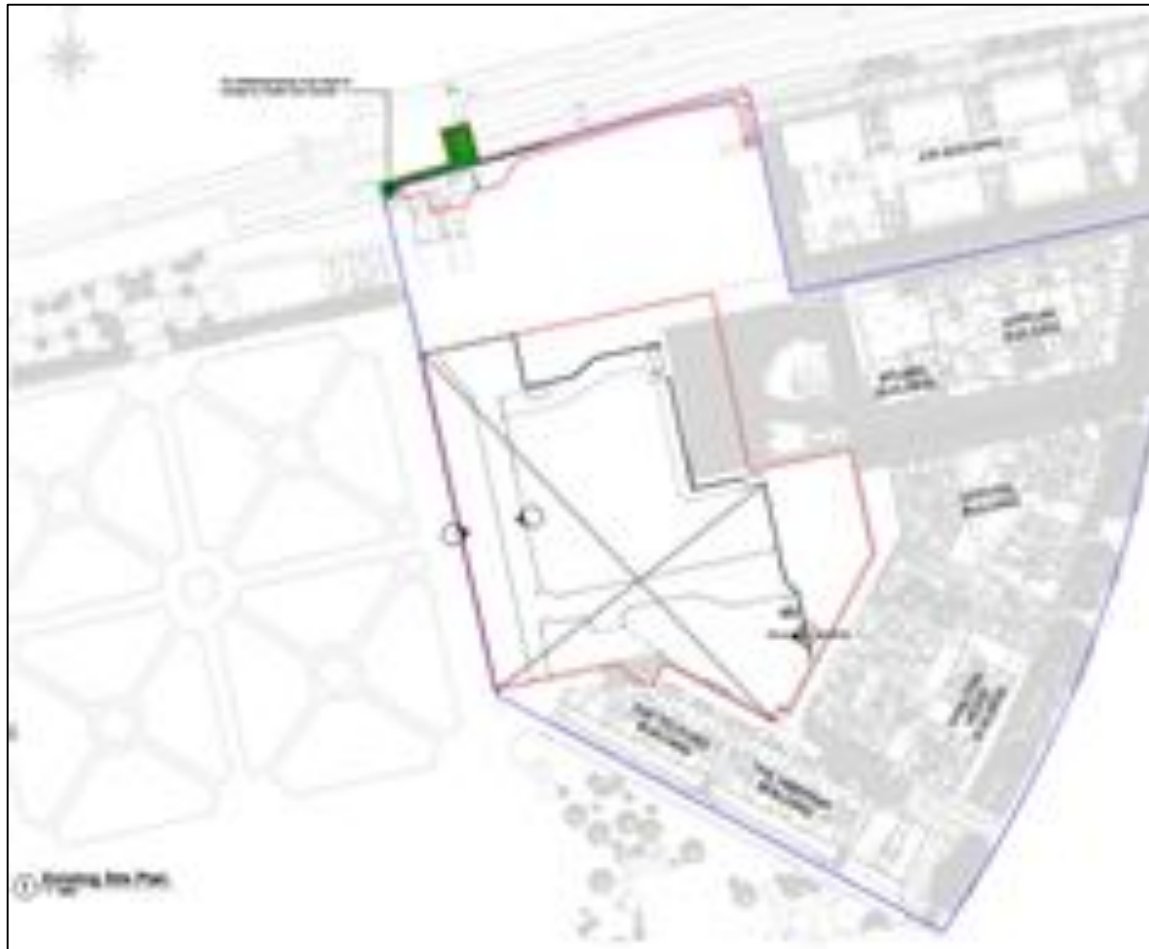
The specific information requested by the Board was submitted as part of the application. All documents are available on [www.heustonsouthquartershd.ie](http://www.heustonsouthquartershd.ie)

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) also accompany the planning application.

Following receipt of the application by DCC, all relevant internal departments have been notified.

Heuston South Quarter, St.  
John's Road West /Military  
Road, Kilmainham, Dublin 8





# Proposed Development

- Proposed residential development totaling 29,570 sq m, consisting of 399 no. Build To Rent apartments, in 5 blocks that vary in height from 3 storeys to 18 storeys over basement levels:

## **Residential:**

- A Specific BTR (Build to Rent) Development comprising:
  - 399 units:
    - 46 x Studios;
    - 250 x One-bedroom units;
    - 90 x Two-bedroom, four person units;
    - 13 x two-bedroom, three person; and
    - Resident Support Facilities and Resident Services And Amenities.



# Proposed Development

## Non-residential uses

- 1 x retail unit within Block B (120 sq m);

## Access and Parking

- The proposal will utilize existing accesses from St John's Road and Military Road which currently serve the existing commercial and residential development at HSQ.
- Car parking spaces (80no.) including 4 x disabled and 8 x car club spaces.
- Cycle spaces (712no.) at basement level.

# Proposed Development

## Amenity Provision

- Resident support facilities – concierge/management facilities, waste management facilities at lower ground level.
- Residential Services & Amenities – shared/co-working area, lounge, gym, tv room.
- Communal amenity Spaces:
  - Roof gardens (1,179 sq m).
  - Lower Ground Level - Residential courtyards (960 sq m).
  - Podium Level – communal open space (1,670 sq m).

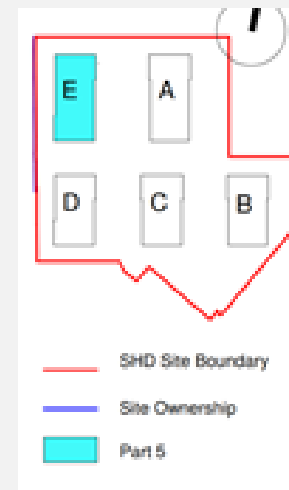
## Building Height

- The buildings range from 3 storeys where the site adjoins the RHK Gardens to the west, then steps up to 18 storeys along the eastern boundary.

# Proposed Development

## Part V Proposals:

- Proposed development comprises 399 units, therefore Part V requirement is 40 units.
- The proposed units allocated to Part V are identified on the table opposite.
- The allocation is broken down as follows:
  - 5 x Studio;
  - 20 x 1-bed, 2-person; and
  - 15 x 2-bed 3/4 –person.



Part V allocation - 10% of total residential GIFA =					2,806
Part V Schedule - Block E - excepting Lower Ground (see GA plans)					
Level	Studio	1 Bed	2 Bed	Total	GIFA
Podium	1	3	4	8	620
1	1	5	3	9	620
2	1	5	3	9	620
3		4	3	7	504
4	2	3	2	7	456
5					
<b>Total</b>	<b>5</b>	<b>20</b>	<b>15</b>	<b>40</b>	<b>2,820</b>

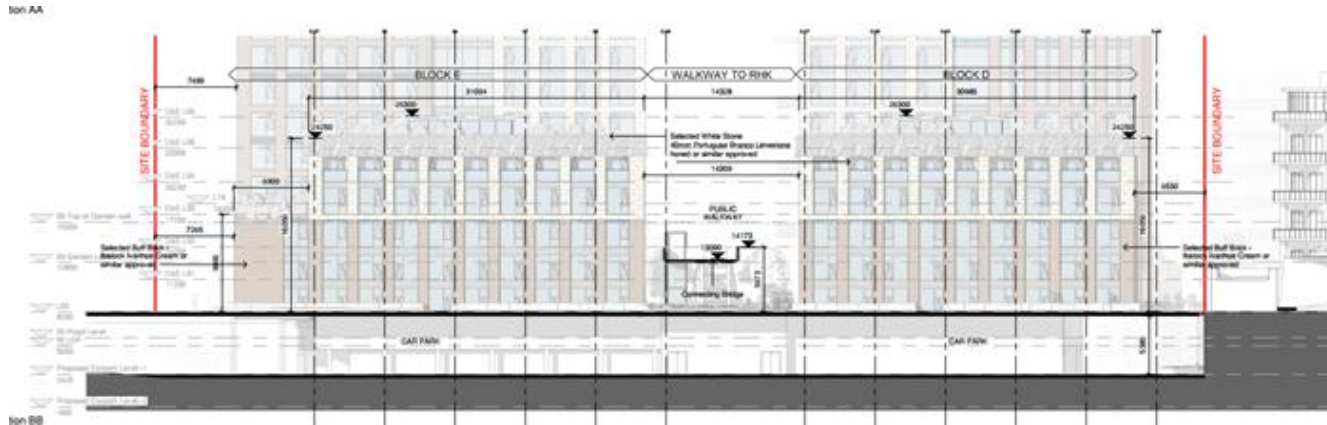


# Dublin City Development Plan - Zoning

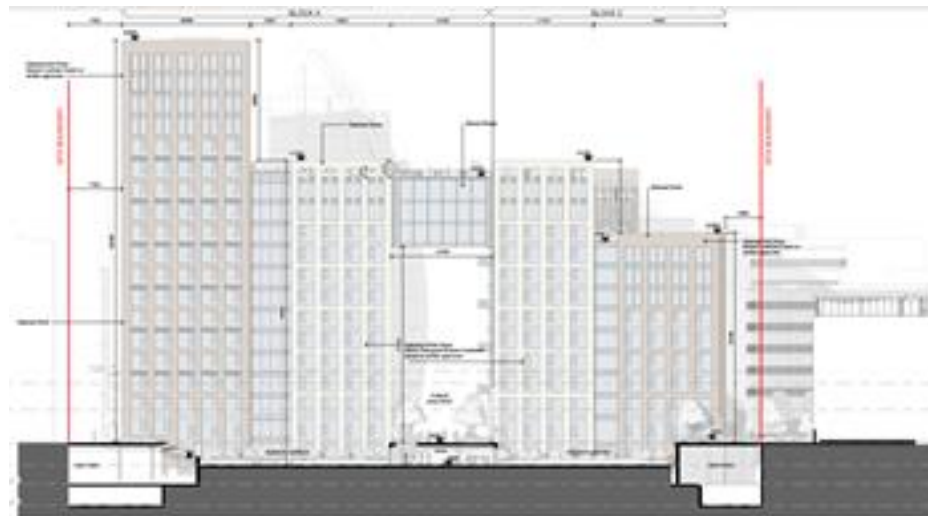
Objective Z5 (SDRA7), ‘to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity’.

# Site Layout Plan

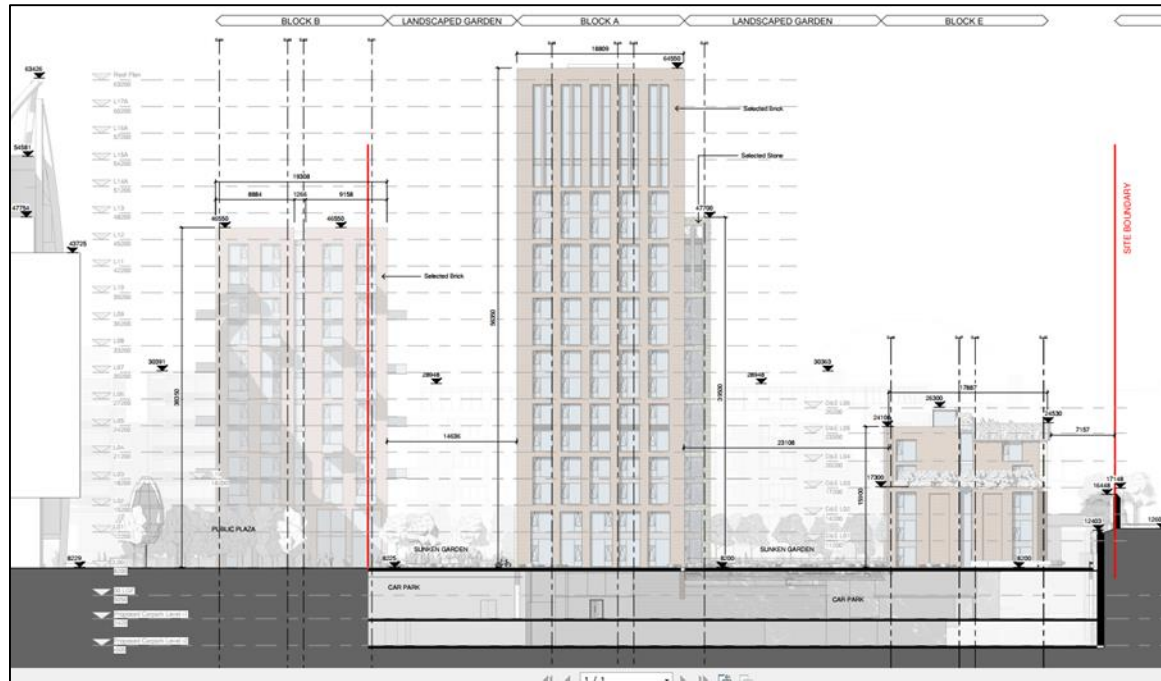




**Western Elevation of Blocks D & E (Facing RHK Gardens)**



**Western Elevation of Blocks C & D**



Northern Elevation of Blocks A, D & A facing St John's Road

## Proposed view when approached from the west within RHK Gardens





# Proposed View upon approach from the north-west within RHK Gardens.



# Proposed View from RHK Building



# Conclusion

- Members comments at meeting will be summarised and sent to ABP with CE report.
- Formal observation period closes on **11<sup>th</sup> November 2021**. DCC has not yet received any copies of third party submissions received by ABP.
- Full details of the application submitted can be viewed at:  
[www.heustonsouthquartershd.ie](http://www.heustonsouthquartershd.ie)
- Guidance on SHD procedure on ABP website  
<http://www.pleanala.ie/>
- Chief Executive Report to be submitted **1<sup>st</sup> December 2021**.