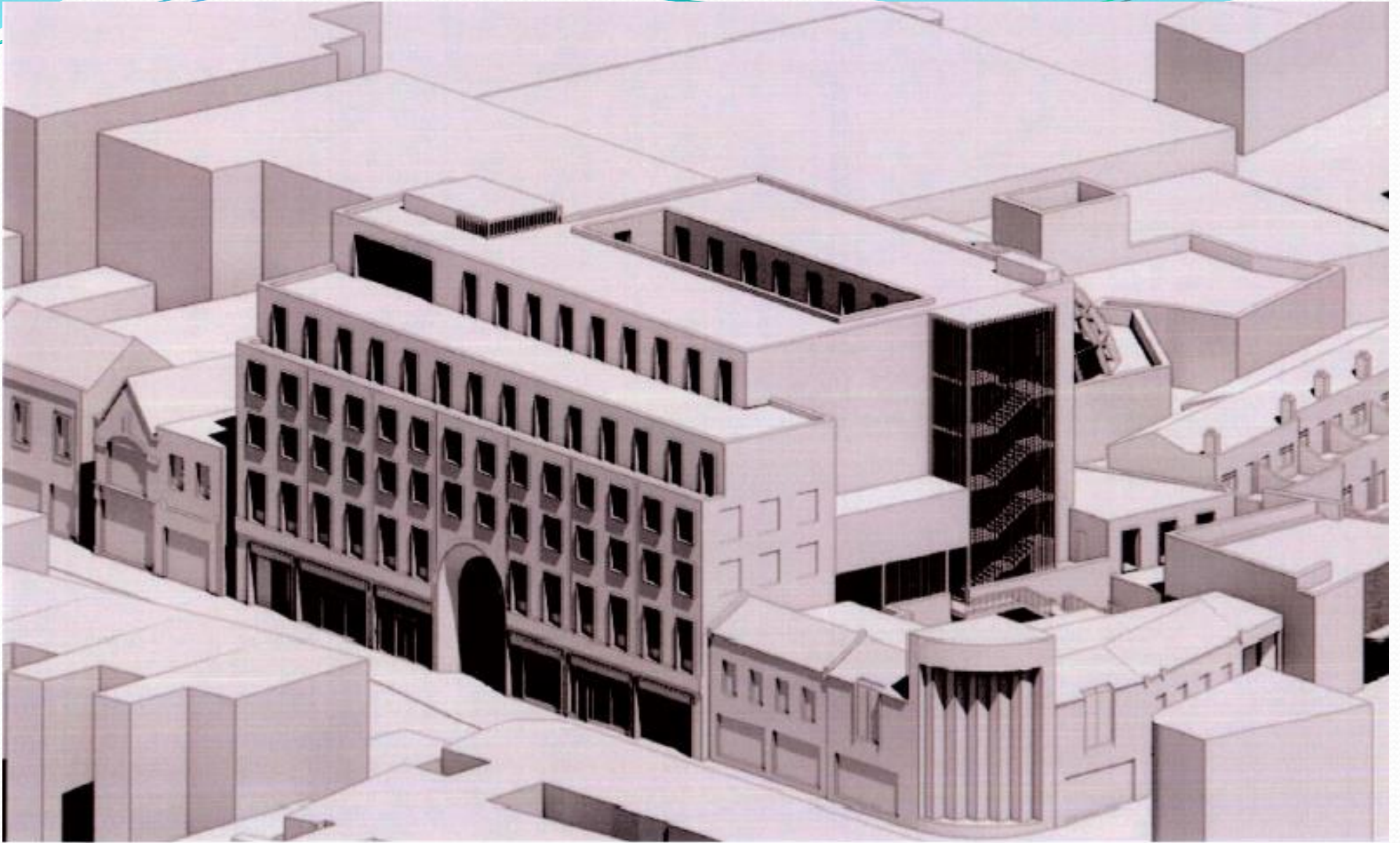


Dublin City Council

South East Area Committee Meeting
12th September 2022

3D Graphic of Proposed Scheme



Swan Centre Development

Application Ref. 4736/22

Lodged: 26th August 2022. **Decision Due By:** 20th October 2022

Applicant: Sawbridge Ltd.

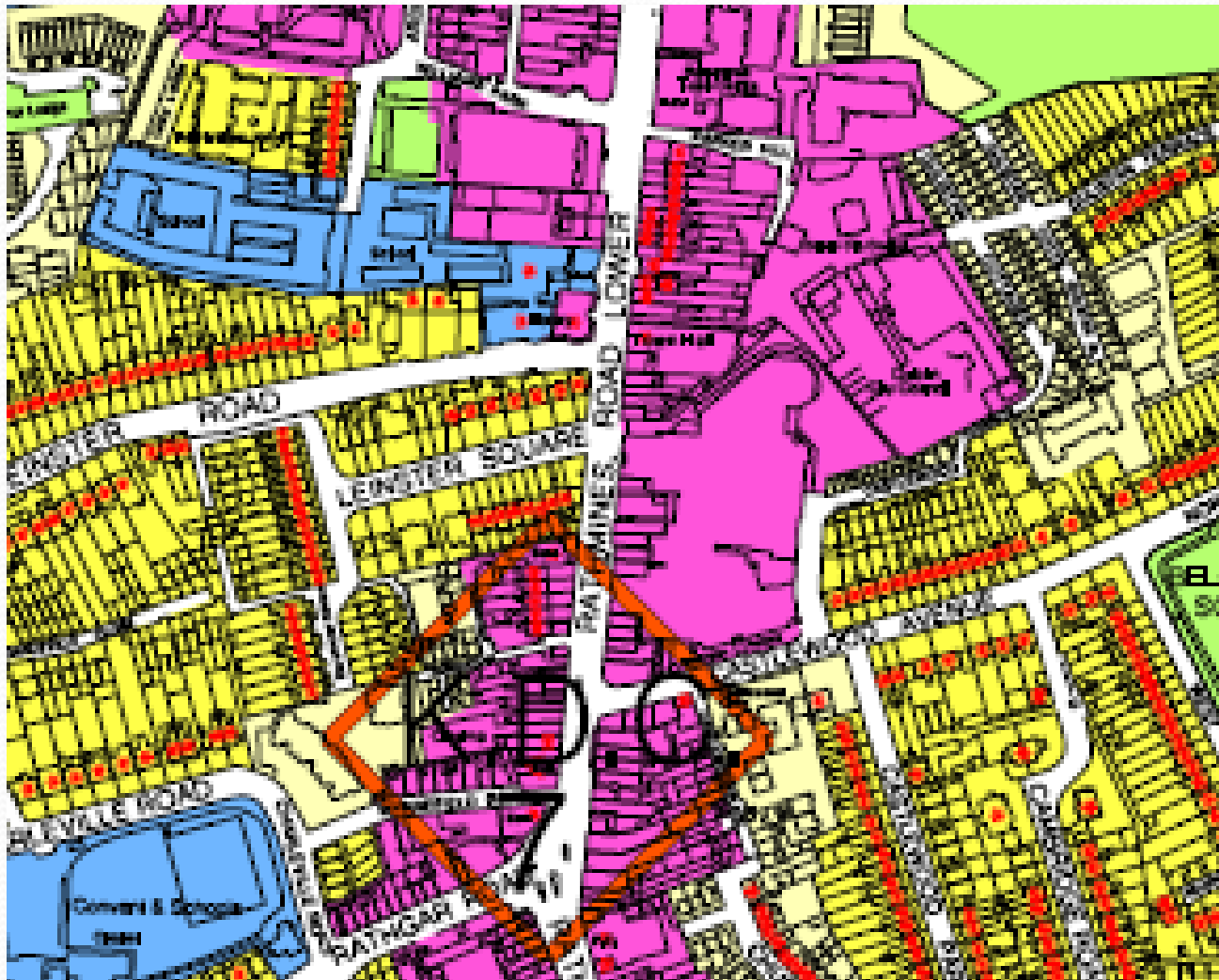
**Last Day for
Observations:** 29th September 2022

Location: The Swan Centre, Rathmines Road Lower/Castlewood Avenue, Rathmines, Dublin 6

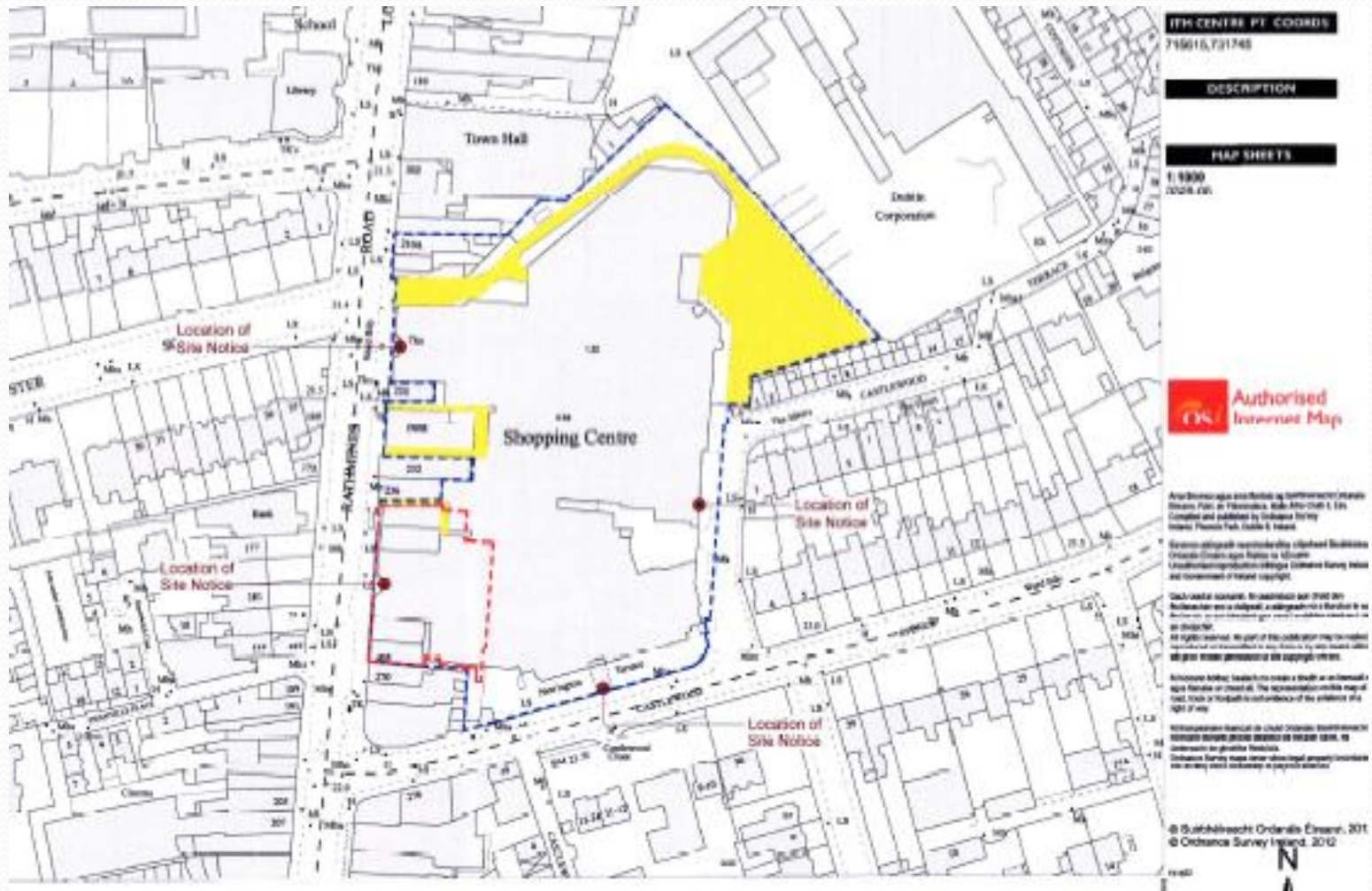
Proposal: The demolition of existing pitched glazed roof over shopping mall and the construction of a new 111 bedroom hotel around a central lightwell. This new structure will increase the overall height of the building to part five storeys and part six storeys in height. The change of use of one ground floor retail unit to hotel reception. The change of use of two retail units at first floor of the existing shopping centre to hotel storage and staff facilities etc. The total area of the proposed development is 3,554.7 sq.m. The total site area is 14,582 sq.m.

Parameter	Development Summary Sheet: Key Statistics
Location	The Swan Centre, Rathmines Road Lower/Castlewood Avenue, Rathmines
Proposal	<p>The demolition of existing pitched glazed roof over shopping mall, and the construction of a new 111 bedroom hotel around a central lightwell. This new structure will increase the overall height of the building to part five storeys and part six storeys in height. The change of use of one ground floor retail unit to hotel reception; the change of use of two retail units at first floor of the existing shopping centre to hotel storage and staff facilities.; The front facade of the existing buildings on to Rathmines Road Lower will be re-clad in red brick above ground floor level to create a new four-storey scale to the street;Construction of a new metal-clad fire escape stair, and plant room enclosure on the south elevation to link down to existing fire escape lane at ground level.</p> <p>-All associated drainage works.</p>
Heights	Part 5 – Part 6 Storeys
Zoning	<p>Zoned Z4 in the Dublin City Development 2016-2022 which is ‘To provide for and improve mixed Services Facilities. ‘</p> <p>‘Hotel’ is a Permissible Use within the Z4 zoning.</p> <p>Rathmines is a Key Development Centre in the Development Plan (KDC7). The key district centres (KDCs) represent the top-tier of urban centres outside the city centre, a number of which form part of the larger SDRAs. Each of the 8 KDCs underpins a wider area and acts as a strong spatial hub providing a comprehensive range of commercial and community services to the surrounding populations. This development plan strategy is to reinforce the KDCs as the main urban centres outside of the city centre.</p>
Site Area/Plot Ratio/Site Coverage	<p>The total area of the proposed development is 3,554.7 sq.m. The total site area is 14,582 sq.m Plot Ratio:1:88. Site Coverage: 79.3</p>

Development Plan – Zoning Objective



Site Location Map



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan



Proposed Fourth Floor Plan



Proposed Fifth Floor Plan





Street Elevation Existing /Proposed

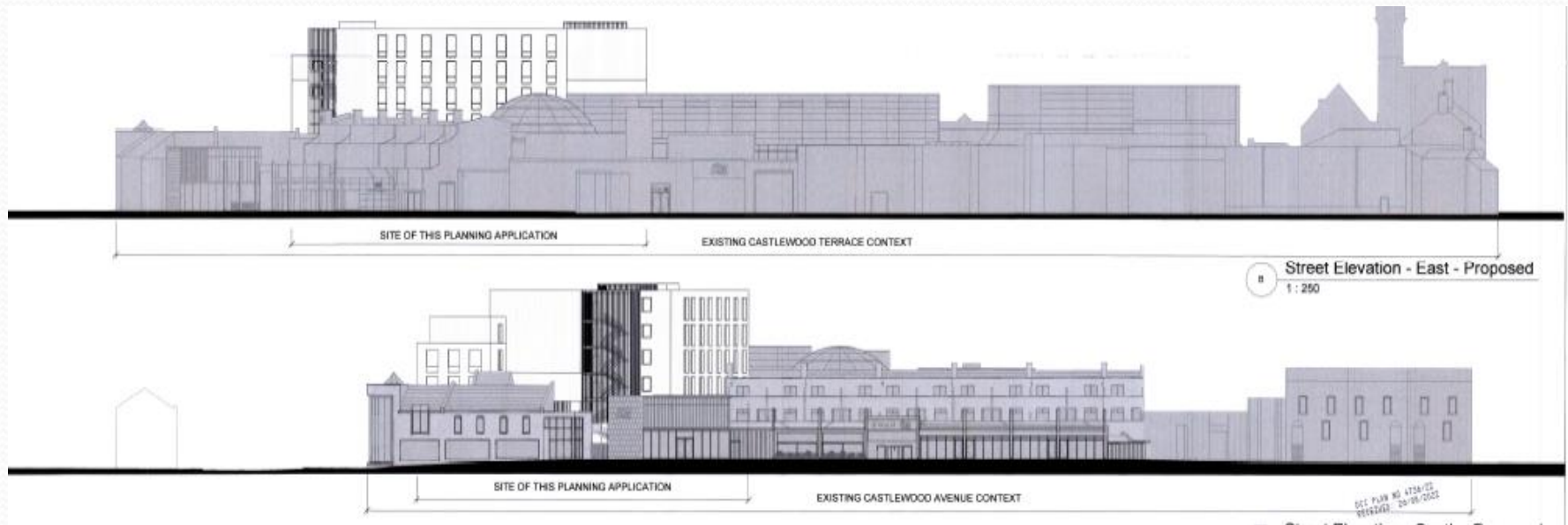


Street Elevation West Existing View



Street Elevation West Proposed View

Street Elevation Proposed East



East Elevation Proposed



West Elevation - Proposed - Rendered View

3D Image from Rathmines Road Lower





Thank You