



An  
Bord  
Pleanála

**DP/ADP Direction  
ABP-304571-19**

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**Proposed Development: Demolition of existing industrial warehouses, construction of 373 no. student accommodation bedspaces and associated site works.**

**Site known as a portion of the Brewery Block, bounded by Newmarket, St. Luke's Avenue, Brabazon Place/Brabazon Row and Ardee Street (The site includes Nos. 13/14 Ardee Street and No. 29 Newmarket), Dublin 8.**

I have had regard to the documentation on file from the prospective applicant, the submission from the planning authority and the Record of the Consultation Meeting. I have also considered the Inspector's Report and recommendation.

I hereby direct that an Opinion, pursuant to section 6(7) of the Planning and Development (Housing) and Residential Tenancies Act 2016, should issue generally in accordance with the Inspector's recommendation.

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Tom Rabbette  
Assistant Director of Planning  
July, 2019