



Planning and Development Acts 2000 to 2017

Amendment of Board Order

Planning Authority: Dublin City Council

Planning Register Reference Number: 4262/16

Development Concerned: Construction of a student accommodation development with 444 number bedspaces (420 number bedrooms) with a gross floor area of 16,389 square metres contained within nine number blocks which range in height from one number storey to seven number storeys with a single storey basement under Block E. All of the blocks (except for Block A, B and D) contain balconies. The proposal includes the refurbishment, change of use and extension of the single storey gate lodge to the north of the site from residential dwelling to student accommodation providing four number bedrooms. The gross floor area of the gate lodge will increase from 67.7 square metres to 145 square metres. The proposed development includes a number of outdoor amenity areas and indoor ancillary services for occupants at ground floor level of Block E. 11 number surface car parking spaces and refuse store are proposed on the western boundary with 210 number sheltered bicycle spaces proposed at surface level distributed throughout the site. The proposed development is to be used for student accommodation or accommodation related to a Higher Education Institute only during the academic year and student accommodation or accommodation related to a Higher Education Institute or tourist/visitor accommodation only during academic holiday periods. Access to the development for vehicles and pedestrians is to be via the existing site access from North Circular Road, with access for pedestrians also provided via the

existing gates onto the laneway from Rathdown Road. Permission is also sought for all ancillary engineering works, plant, storage, hard and soft landscaping, boundary treatments, site development works necessary to facilitate the development, including the provision of an ESB substation and switch room on the ground floor of Block E, all on circa 1.3635 hectare site located at 274 North Circular Road, Dublin. The site also has frontage to the existing public laneway located off Rathdown Road (between 25A and 51 Rathdown Road):

WHEREAS the Board made a decision to grant, subject to conditions, in relation to the above-mentioned development by order dated the 1st day of November, 2017:

AND WHEREAS it has come to the attention of the Board that a clerical error had occurred, in that the provisions of the Luas Cross City (St. Stephen's Green to Broombridge Line), in accordance with the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act, 2000, as amended, were incorrectly applied to the permission:

AND WHEREAS the Board considered that the amendment of the Board Order would not result in a material alteration of the terms of the development, the subject of the permission or decision:

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from any person who had made submissions or observations to the Board in relation to the permission:

