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## **Planning and Development Acts 2000 to 2020**

### **Planning Authority: Dublin City Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 21<sup>st</sup> day of September 2020 by The Fruitmarket Partnership care of Future Analytics Consulting Limited of 23 Fitzwilliam Square (South), Dublin 2.

#### **Proposed Development comprises of the following:**

1. Demolition of all existing structures on site (excluding protected archway at 16/17 Halston Street) and the construction of a Shared Accommodation development with a gross floor area of circa 16,152 square metres set out in four number blocks, ranging in height from five to fourteen storeys to accommodate 360 number bedroom units (with a total of 506 number bed spaces) on a total site area of 2,466 square metres.
  - (a) Block A: construction of 186 number bedroom units (in 40 number “cluster” apartment units), with living and kitchen space provided in each of the 40 number apartments; shared communal space, reception, laundry and café at ground floor level, gym, games area and general amenity areas, co-working space at first floor level and bicycle parking provided at basement level (224 number spaces provided), in a nine to fourteen storey block (circa 8,025 square metres gross floor area) above basement (circa 551 square metres) on a site measuring circa 905 square metres at 6 and 8 Mary’s Lane bounded by Mary’s Lane to the south and Halston Street to the west.

- (b) Block B: construction of 35 number bedroom units (in seven number “cluster” apartment units), with living and kitchen space provided in each of the seven number apartment units, shared communal space, communal amenity space at ground floor level, rooftop garden and bicycle parking provided at ground level (35 number spaces provided), in a nine storey block (circa 1,887 square metres gross floor area) on a site measuring circa 345 square metres at 2 Little Green Street bounded by Little Green Street to the east.
  - (c) Block C: construction of 42 number bedroom units (seven number “cluster” apartment units), with living and kitchen space provided in each of the seven number apartment units, shared communal space, communal amenity space at ground floor level, rooftop garden and bicycle parking provided at basement level (39 number spaces provided), in a nine storey block (circa 2,091 square metres gross floor area) above basement (circa 306 square metres) on a site measuring circa 427 square metres at 4/5 Little Green Street bounded by Little Green Street to the east.
  - (d) Block D: the construction of 97 number bedroom units (seven number cluster units), with living and kitchen space provided in each of the seven number cluster units, shared communal space, reception and lobby, support office, co-work space, amenity areas and coffee dock at ground floor level, meeting rooms, management office, rooftop gardens or terraces provided on a number of floors, and bicycle parking provided at ground level (100 number spaces provided), in a five to eight storey block (circa 4,149 square metres gross floor area) on a site measuring circa 789 square metres at 16/17 Halston Street.
2. Conservation of and works to the existing protected archways located at 17 Halston Street and maintenance works to the Protected Structure with the cleaning of the Stone façade.
  3. A total of 398 number bicycle spaces are proposed to be provided

4. All ancillary site development and landscape works, including retaining walls, sub-station, provision of bin stores, boundary treatments, hard and soft landscaping and provision of foul, surface water and water services on site with connections and modifications to existing all located at this site bounded by Mary's Lane to the south, Halston Street to the west and Little Green Street to the east, opposite the Fruit Market and on a site bound by Cuckoo Lane to the south and by Halston Street to the east, opposite Saint Michan's Park, Dublin 7. The site includes Numbers 16/17 Halston Street, Dublin 7, 4/5 Little Green Street, Dublin 7, 2 Little Green Street, Dublin 7, 6 Mary's Lane, Dublin 7, 8 Mary's Lane, Dublin 7 and 21 Halston Street, Dublin 7. Number 17 Halston Street is a Protected Structure (Record of Protected Structures Reference Number 3506).

## **Decision**

**Refuse permission for the above proposed development based on the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

