



An  
Bord  
Pleanála

## Board Order ABP-308827-20M

**Planning and Development Acts 2000 to 2021**

### **Amendment of Board Order**

**Planning Authority: Dublin City Council**

#### **Development Concerned:**

1. Demolition of all structures on the site (combined gross floor area of circa 15,125 square metres) and the construction of a mixed-use residential scheme set out in nine number blocks, ranging in height from one to eighteen storeys, above part basement and upper ground level, containing 702 number Build to Rent residential units, with associated mixed uses including, three number retail, café and restaurant units, cultural and community building, residential tenant amenity, in addition to a standalone three storey childcare facility, all with a total cumulative gross floor area of circa 63,025 square metres excluding below podium parking and plant areas. The site will accommodate 179 number car parking spaces, 1,392 total number bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public space, residential podium courtyards and upgraded public realm on Sheriff Street Upper and East Road.
2. The eight number residential blocks range in height from one storey to eighteen storeys, including podium and ground floor uses accommodating 702 number Build to Rent residential units comprising 100 number studios, 406 number one-bed units, eight number two-bed duplex units, 169 number two-bed units,

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15 number three-bed units, and four number live-work duplex units. The residential buildings are arranged around a central public plaza at ground level and raised residential courtyards at podium level over part basement level carparking and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:

- Block A1 is a one to nine storey building including podium and ground floor Level 0, including setbacks and balconies, accommodating 82 number units,
- Block A2 is a one to nine storey building including podium and ground floor Level 0, including setbacks and balconies, accommodating 136 number units,
- Block B3 is a seven to eight storey building including podium and ground floor Level 0, including setbacks and balconies, accommodating 94 number units,
- Block B4 is a seven to eight storey building including podium and ground floor Level 0, including setbacks and balconies, accommodating 49 number units,
- Block C1 is a six to 12 storey building including podium and ground floor Level 0, including setbacks and balconies, accommodating 107 number units,
- Block C2 is a one to 18 storey building including podium and ground floor Level 0, including setbacks and balconies, accommodating 98 number units,
- Block C3 is a 15 storey building including podium and ground floor Level 0, including setbacks and balconies, accommodating 74 number units,
- Block C4 is a 13 storey building including podium and ground floor Level 0, including setbacks and balconies, accommodating 62 number units,
- Residential tenant amenity space is provided in Blocks A1, B3 and C2 to include a total floorspace of circa 1,263.9 square metres.

3. The residential buildings sit above a part basement and ground level which contains residential carparking, bicycle parking, plant areas and ground floor uses. These ground floor uses located onto Sheriff Street and into the central open space include a six storey including plant floor cultural and community building of circa 2,859.5 square metres and three number retail, restaurant and cafe units with a total floor area of circa 1,154.2 square metres. The proposed development also includes a standalone three storey including external play area at second floor level childcare building of circa 469.6 square metres. Total gross floor area of proposed other uses is circa 4,483.3 square metres.
4. Two vehicular access points are proposed along Sheriff Street, and the part basement car parking is split into two areas, accordingly, accommodating 1,040 number residential bicycle parking spaces, 179 number car parking spaces, plant, storage areas and other associated facilities. The main pedestrian access is located centrally along Sheriff Street with an additional access point from East Road across the western podium. The proposed development also includes for upgrades to existing junctions and existing road layout including alterations to existing street parking along Sheriff Street Upper.
5. The development also includes for a new landscaped central open space opening onto Sheriff Street Upper. External residential amenity space is provided in two podium courtyards and external roof terraces throughout the scheme. The application also includes for an interim pocket park on the corner of Sheriff Street and East Road to be provided as a temporary park prior to the delivery of the permitted hotel on this part of the site.
6. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, and associated and ancillary works, including site development works above and below ground all located on lands at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1. The site is bounded by East Road to the West, railway tracks to the North and East and Sheriff Street Upper to the South.

**WHEREAS** the Board made a decision to grant permission subject to conditions, in relation to the above-mentioned development by order dated the 31<sup>st</sup> day of March 2021:

**AND WHEREAS** it has come to the attention of the Board that due to a clerical error a section 49 condition under the Planning and Development Act 2000, as amended was omitted from the Board Order,

**AND WHEREAS** the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development,

**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the application the subject of this amendment,

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that Condition Number 36 of its order and the reason therefor shall be as follows:

36. The developer shall pay to the planning authority a financial in respect of the LUAS Red Line Docklands Extension in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

  
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**Stephen Brophy**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**



Dated this 16 day of March  
2023