

An
Bord
Pleanála

Board Order ABP-313125-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 25th day of March 2022 by Ravenshire Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

Proposed Development comprises of the following:

1. Demolition of existing one and two storey commercial and warehouse buildings and boundary walls (circa 10,703 square metres);
2. A total of 593 number student bedspaces in 72 number student apartments and 88 number studios across five blocks within two buildings (total gross floor area circa 18,524 square metres).
3. Blocks range in height from four to six storeys, based on T-shaped floor plan, each block with separate entrance and central lift and stair core.
4. Accommodation consists of a mix of four to eight bed single bedroom student apartment clusters each with shared living, kitchen and dining area, and one-bed studios and twin studios all with en-suite shower and WC.
5. Internal communal amenity facilities (including study areas, gym, cinema room, lounges, laundry), management offices and stores and service areas (circa 1,182 square metres).

6. External hard and soft landscaped open space (circa 3,322 square metres) including a range of passive and active recreation and boundary treatments.
7. Main pedestrian entrance and reception at Block 1 accessed from Shanowen Road.
8. A total of three number car parking spaces (accessible and electric vehicle enabled) and four number motorcycle parking spaces, accessed from a controlled entrance from Shanowen Road at the eastern perimeter.
9. A total of 382 number bicycle storage spaces, comprised of 298 number secure internal spaces for residents, 48 number external covered spaces, and 36 number visitor spaces.
10. A separate shared vehicle access route from Shanowen Road at the western perimeter of the site providing access for service and emergency vehicles, service access to the subject site and to the adjoining Shanowen House.
11. All associated works to facilitate development including, one number Electricity Supply Board substation, water and drainage infrastructure, standalone bin and bike store north of Block 5, telecommunications infrastructure (six number antennas and four number transmission dishes, all pole-mounted) at Block 2, green roofs, photovoltaic panels and plant at various roof levels all located at Shanowen Business Centre and Kaybee House, Shanowen Road, Santry, Dublin.


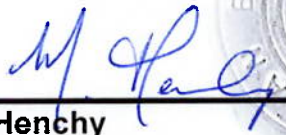
Decision

Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

1. Objective CUO25 of the Dublin City Development Plan 2022-2028 requires that large scale developments over 10,000 square metres must provide at a minimum for 5% community, arts, and culture spaces as part of the development. The proposed development does not provide for such floor area. The proposed development would materially contravene Objective CUO25 of the Dublin City Development Plan 2022-2028 and would therefore, be contrary to the proper planning and sustainable development of the area.
2. Objective SMT027-Road, Street and Bridge Schemes of the Dublin City Development Plan 2022-2028 requires 'the initiation and/or implementation of street/road schemes', the written statement describes the street as Collins Avenue Extension-Map B and the map identifies the route of the proposed street from Shanowen Road through the site to Collins Avenue Extension. The proposed development does not provide any publicly accessible street/road within the site boundaries as identified on Map Zoning Map B of the Dublin City Development Plan 2022-2028. The proposed development, would materially contravene Objective SMT027 of the Dublin City Development Plan 2022-2028 and would therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this 19th day of December 2024