



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP- 304571-19**

**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.**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.

Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Further planning justification for the omission of the existing protected structure within the applicant's ownership at the corner of Newmarket Street and Brabazon Place/Row and/or consideration of the inclusion of the said lands and

works to the protected structure so as to ensure the long-term survival of this protected structure.

2. Photomontage images and cross-sections at appropriate intervals to illustrate the visual impact of the proposed development in the emerging surrounding streetscapes having specific regard to extant permissions on contiguous sites including the hotel development to the east of the site and the permitted development to the south at no. 8 Newmarket and a rationale for the proposed design strategy in this context.
3. A site-specific flood risk assessment that adequately addresses the items raised in the Engineering Department - Drainage Division's report dated 21/06/2019. The prospective applicant is advised to liaise with the planning authority regarding surface/storm water proposals prior to making an application.
4. A statement as to the impact the proposed development will have on residential amenities in the immediate area and how such impacts if any have been mitigated.
5. A site layout plan indicating the full extent of any existing and/or proposed way leaves within the site if applicable to the development site.
6. Landscaping proposals including an overall landscaping masterplan for the development site. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including boundary treatments should be submitted. A cross section through the central courtyard should be submitted.
7. Details in respect of the proposed co-working and commercial area including inter alia management and servicing proposals.
8. Relevant consents to carry out works on lands which are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. The Heritage Council
3. Department of Culture, Heritage and the Gaeltacht
4. An Taisce – the National Trust of Ireland

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Tom Rabbette  
Assistant Director of Planning  
July, 2019