

## Planning and Development (Housing) and Residential Tenancies Act 2016 Planning and Development (Strategic Housing Development) Regulations 2017

### Notice of Strategic Housing Development

#### Application to An Bord Pleanála

Ruirside Developments Ltd, intends to apply to An Bord Pleanála for Permission for Strategic Housing Development at this site (c. 0.82 hectares), formerly known as Hickey's Fabrics and Parkgate House, at 42A Parkgate Street, Dublin 8.

The site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The application site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street, subject of proposed associated public realm enhancement and drainage works.

There are Protected Structures on site.

The proposed development comprises mixed use residential and commercial redevelopment (c. 43,353 sq. m gross floor area) of a brownfield site, accommodated in 6no. blocks ranging in height from 8 to 29 storeys with basement and undercroft, and including: 481no. **'Build To Rent'** apartments (66no. studio units, 298no. 1-bed units and 117no. 2-bed units); ancillary residents' amenity rooms and facilities, including co-working spaces, one of which (c.119 sq. m) to be made available to the public for hire for cultural uses/ events; commercial office (c.3,698 sq. m), retail (c.214 sq. m) and café/ restaurant (c.444 sq. m) uses; and all associated and ancillary conservation and site development works.

Proposed block description as follows:

- **Block A** (c. 12,207 sq. m gross floor area): 29-storeys with setback at 25<sup>th</sup> floor, accommodating 1no. café/restaurant (c. 208 sqm), residents' amenity areas and 160no. apartments. Residents' roof gardens at 9<sup>th</sup> and 25<sup>th</sup> floors. Ancillary plant / storage at ground floor level.
- **Block B1** (c. 10,520 sq. m): 10 to 13-storeys with setback at 7<sup>th</sup> floor, accommodating 1no. café/ restaurant (c. 236 sqm), 1no. retail unit with ancillary café (c. 134 sqm), resident's amenity areas, including co-working spaces made available to the residential community within the proposed development, and one of which (c. 119sqm) to be made available also to the public for hire for cultural uses/ events, and 141no. apartments. Residents' roof gardens at 9<sup>th</sup> floor. Ancillary plant / storage at basement and ground floor level.
- **Block B2** (c. 3,698 sq. m): 8-storeys with setback at 6<sup>th</sup> floor, including 6 storeys of commercial office floorspace (c. 3,698 sqm) over entrance foyer and site entrance. Residents' garden on the roof. Ancillary plant / storage at basement level.
- **Block C1** (c. 4,207 sq. m): 9-storeys, accommodating 58no. apartments. Ancillary plant / storage at undercroft and ground floor level. Link with 'River Building' at undercroft level.
- **Block C2** (c. 2,520 sq. m): 9-storeys, accommodating residents' amenity areas and 40no. apartments. Residents' roof garden at 8<sup>th</sup> floor.
- **Block C3** (c. 6,274 sq. m): 11-storey building over partial basement with setback at 7<sup>th</sup> floor, accommodating 1no. retail unit (c. 80 sq. m), residents' amenity areas and 82no. apartments. Residents' roof garden at 7<sup>th</sup> floor. Ancillary plant / storage at ground floor level.

Associated and ancillary conservation, site development, infrastructure, landscaping and boundary treatment works, including:

- Public open space (c.1409 sq. m), including a plaza and riverside walkway.
- Residents' communal open space, including courtyard at ground level and residents' roof gardens at 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup> and 25<sup>th</sup> floor levels. Residential apartment balconies on south, east and west elevations of all residential buildings and on north elevation of tower.
- Conservation, refurbishment, repair and adaption of existing protected structures, including:
  - Entrance stone archway (protected structure) to be conserved, refurbished, repaired and adapted for use as pedestrian access to proposed residents' communal open space, entrance foyers to Block B1 and Blocks C1, C2 and C3 and ancillary amenities.
  - Riverside stone wall (protected structure) to be conserved, refurbished, repaired and adapted, including partial demolition comprising the enlargement of existing opes and creation of new opes and lintel treatments for incorporation within the riverside stone wall, as part of the proposed riverside amenity walkway.
  - Turret (protected structure) at the eastern end of the riverside stone wall to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall and proposed amenity walkway.
  - Square Tower on riverfront (protected structure) to be conserved, refurbished, repaired and adapted as an integrated part of riverside stone wall proposed and amenity walkway.
- Conservation, refurbishment, repair and adaption of the larger of the two riverfront gabled building ('River Building') for use as gym for residents of the development, accessible from Block C1 undercroft and residents' courtyard at ground level, and incorporation of building as integrated part of riverside stone wall and proposed riverside amenity walkway.
- Conservation, refurbishment, repair and adaption of the southern façade of the smaller riverfront gabled building as part of riverside wall and incorporated with the amenity walkway. Demolition of the remainder of the building fabric.
- Demolition of all other structures within the former Hickey's Fabrics site, including the large single storey warehouse building with curved wall to Parkgate Street and all warehouse internal walls and partitions including the southern brick wall running parallel to the interior of the riverside stone wall, a small two storey building adjacent to the entrance stone archway and the former 2-storey detached house (Parkgate House) at the north west corner of the site, and other miscellaneous structures.
- 2no. new pedestrian site entrances at Parkgate Street, connecting to proposed public plaza and the proposed riverside amenity walkway.
- 1no. new vehicular access via Parkgate Street to surface and basement parking areas at western edge of the site.
- 26no. car parking spaces (total) at surface and basement levels.
- 551no. bicycle parking spaces (total) at surface, undercroft and basement levels.
- Ancillary plant, bin storage and remote storage at ground and basement levels.
- Ancillary plant and telecommunications antennae at roof level.



- Solar panels on the roof of proposed Blocks B and C.
- Ancillary works along the southern footpath on Parkgate Street and in the public roadway, including new loading bay, removal of recycling bins and Dublin Bikes Station No. 92 and surface water drainage works including new sections of pipework.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016 – 2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.parkgatestreetshd.ie](http://www.parkgatestreetshd.ie)

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Signed: *Maell Connolly*

Agent: Stephen Little & Associates, Chartered Town Planners and Development Consultants 26/27 Upper Pembroke Street, Dublin 2, D02 X361

Date of erection of Site Notice: 05 February 2020