

APPENDIX 21.1- CUMULATIVE DEVELOPMENT

Application Number	4179/15
Applicant	EWR Investments Ltd
Location	The Printworks, Brookfield Road, Kilmainham, Dublin 8
Proposal	The proposed development comprises a part 2, part 4 and part 6-storey building over lower ground floor level to provide 14 no. residential dwellings (comprising 12 x 3 bedroom, double stacked duplex residential units and 2 x 3 bedroom houses (with integrated car parking provision)) and c. 1,971 sq.m (GFA) of office accommodation. An ancillary roof terrace is proposed at first floor level to the rear (east) of the proposed office block and is enclosed by high level obscured glass balustrading. Ancillary roof terraces/balconies with glass balustrading are proposed at third floor level to the western elevation of the building serving the 6 no. duplex residential units at second and third floor level. Car parking in connection with the duplex units and the office accommodation are provided at lower ground level (22 No. car parking spaces) together with associated and ancillary bicycle and refuse storage areas. Vehicular access to the lower ground level is proposed at the northern end of the site off Brookfield Road. Communal landscaped open space and private gardens are provided to the rear of the proposed building at podium and ground floor levels.
Application Date	09/12/2015
DCC Decision	Granted
DCC Decision Date	08/07/2016
ABP Decision	GRANT PERMISSION
ABP Decision Date	01/12/2016
Final Grant Date	01/12/2016

Application Number	2024/16
Applicant	Linders of Smithfield
Location	Formerly known as The Irish Distillers Building, Smithfield, Dublin 7
Proposal	Development at a site formerly known as the 'Irish Distillers Building', Smithfield, Dublin 7. The site is bounded by Phoenix Street to the south, Smithfield Square to the west, new church street to the north, and Bow Street to the east. The site includes the surface car park adjacent to the Irish Distillers Building. The site includes a surface car park adjacent to the existing building. The development consists of site clearance works including the part demolition of the existing Irish Distillers building and the incorporation of part of its existing stone walls (fronting Bow Street to the east including return frontage onto Phoenix Street and partly along New Church Street to the north) within the new proposed commercial building that ranges in height between 4 and 7 storeys above double basement level with a total Gross Floor Area (GFA) of 20,512.6 sq.m (above ground floor level) to include 18,236 sq.m (GFA) of office floorspace; 458 sq.m Net Floor Area (NFA) of retail floorspace in 2 no. units 169sqm (NFA) of restaurant space (1 no. unit) 241.2 sqm (NFA) of restaurant/bar floorspace 1 no. unit at ground floor level. An ESB sub-station is proposed at ground floor level at the north-eastern corner of the proposed building. Three roof terraces are proposed at 5th floor level of which two are provided to the southern elevation and one to the northern elevation. A further three roof terraces are provided at the north-western, south-western and south-eastern corners of the proposed building at 6th floor level. Pedestrian accesses are provided at ground floor level along all four of the proposed buildings frontages leading to a central atrium that contains the main stair/lift cores and reception facilities on the eastern and western sides of the central atrium. A vehicular access ramp is provided off Bow Street to the east serving the double basement level car park containing 47 no. car parking spaces and 188 no. bicycle parking spaces(in addition to 24 no. ground floor level cycle parking spaces), and shower and changing facilities. Ancillary waste storage areas, archive, plant and storage rooms are also provided at basement levels. A combination of hard and soft landscaping measures are proposed along all elevations to enhance areas of public realm. The proposed building includes for the provision of sustainable and renewable energy measures including green roofs and roof top solar panels.
Application Date	11/01/2016
DCC Decision	Granted
DCC Decision Date	20/06/2016
ABP Decision	GRANT PERMISSION
ABP Decision Date	30/11/2016
Final Grant Date	30/11/2016

Application Number	2692/16
Applicant	Dublin Corporate Apartments Ltd
Location	0.0964 ha site approximately, at Nos. 28-31 Benburb Street & Nos. 6-9 Wood Lane, Dublin 7
Proposal	The development will consist of: the demolition of six derelict dwellings plus the remains of two further dwellings (ground floor facade only) measuring a total of 437 sq m; and the provision of a three to six storey over basement level Hotel (progressively set back at its fourth and sixth storeys); comprising 96 No. bedrooms with a gross floor area of 3,904 sq m, which includes a basement level of 730 sq m. The development will also include: the provision of vehicular access to the site from Wood Lane; the provision of 3 No. car parking spaces; 10. No. bicycle parking spaces; loading bay; hard and soft landscaping; an outdoor terrace area at sixth storey level on the southern elevation (17 sq m); signage; ancillary plant; attenuation; ESB sub-station and all associated site development and site excavation works above and below ground.
Application Date	15/04/2016
DCC Decision	Granted
DCC Decision Date	30/08/2016
ABP Decision	REMOVE CONDITIONS
ABP Decision Date	07/02/2017
Final Grant Date	15/02/2017

Application Number	2858/16
Applicant	GSA Developments (Ireland) Ltd
Location	3-7and 9-11Grangegorman Lower,and the yard and buildings to the rear thereof and 1 & 2, Blake Villas Grangegorman Lower, 8 & 8a Grangegorman Lower & those Lands Known As 22-27 Brunswick Street North, Dublin 7
Proposal	<p>Planning permission for development at this site -No's 3-7 and 9-11 Grangegorman Lower and The yard and buildings to the rear thereof and No's 1&2, Blake Villas Grangegorman Lower and No's 8&8a Grangegorman Lower and those lands known as 22-27 North Brunswick Street , Dublin 7. The development comprises the demolition of all existing structures on site, including 3 no. houses together with site clearance works and the construction of a new mixed used building of part 4-, part 5- and part 6-storey height with a total Gross Floor Area (GFA) of 20,999 sq.m (all above ground floor level) to include discount supermarket (2,764 sq.m GFA), including part off-licence (95 sq.m) at ground floor level fronting North Brunswick Street; 624.8 sq.m GFA of retail floorspace arranged in two separate retail units fronting Grangegorman Lower; an ancillary student/ community grouprecreational facility of 265.99 sq.m GFA (including mezzanine level) arranged over two floors and fronting Grangegorman Lower together with reception (430.55 sq.m) for Student Accommodation and ancillary Student Services (404.69 sq.m) over two floors (inclusive of mezzanine levels) and Gym (142.66 sq.m) at ground floor. All of the upper floors (first to fifth floor level) are proposed as Student Accommodation to provide a total of 126 units, comprising 5x3 bed units (15 bed spaces), 29x 4 bed units (116 bed spaces), 29x 5 bed units (145 bed spaces), 14 x 6 bed units (84 bed spaces), 13 x 7 bed units (91 bed spaces), 12 x 8 bed units (96 bed spaces) and 24 x studio type units (24 bed spaces) resulting in a total provision of 571 no. bed spaces. Balconies are proposed at 2nd to 5th floor levels on the internal west facing elevation overlooking the internal courtyard. A roof terrace is proposed at 4th floor level to the southern elevation onto north Brunswick Street and at 5th floor level to the western elevation fronting Grangegorman Lower. Vehicular access is provided at the eastern end of the site along North Brunswick Street frontage to provide access to a loading bay to serve the proposed discount supermarket. This access is enclosed by a high level (4.5m high) galvanised steel gate. The main pedestrian access to the site is provided along the northern part of the Grangegorman Lower Street frontage and is formed by a series of high level pivot gates fixed to the undercroft of the building. An on-street loading bay is also provided in close proximity to the main entrance along the Grangegorman Lower frontage. A combination of hard and soft landscaping measures are proposed areas of communal open space along the northern, eastern and western boundaries of the site (including areas of public realm) and the proposed internal courtyard space that is enclosed by the proposed part4-, part5-, part6-storey high perimeter block. Provision is made for 191 no. internally located bicycle parking spaces at ground floor level within the proposed building. Provision is also made for 20 no. visitor's bicycle parking spaces external to the proposed building. The proposed building incorporates sustainable urban drainage measures, including the provision of green roofs (2,612.3 sq.m) and a rainwater harvesting system that drains to a proposed sub-surface level (approximately 0.75 m below ground level) attenuation tank that is situated along the northern boundary of the site together with all associated site development and landscaping works.</p>
Application Date	12/05/2016
DCC Decision	Granted
DCC Decision Date	06/07/2016
ABP Decision	GRANT PERMISSION

ABP Decision Date	06/12/2016
Final Grant Date	06/12/2016

Application Number	3163/16
Applicant	Co-operative Housing Ireland Society Ltd
Location	Site at 84 North King Street and between George's Court and Red Mill Apartments on North Brunswick Street, Dublin 7. The site adjoins 85 North King Street (a Protected Structure)
Proposal	The development will consist of the removal of all existing buildings on the site, and the construction of a commercial unit and 33 apartments in 2 buildings; Block A facing onto North Brunswick Street is a 6-storey building including a recessed penthouse floor, and comprises 17 apartments; and Block B facing onto North King Street is a 5-storey building, including a recessed penthouse floor, and comprises 16 apartments and 1 commercial unit. The overall development comprises 4 no. 3-bedroomed units, 18 no. 2-bedroomed units, 11 one-bedroomed units, all with balconies, one ground-floor commercial unit, bin store, internal landscaped courtyard, photovoltaic solar panels on support grids on roofs, and all associated site works.
Application Date	21/06/2016
DCC Decision	Granted
DCC Decision Date	02/12/2016
ABP Decision	GRANT PERMISSION
ABP Decision Date	15/05/2017
Final Grant Date	15/05/2017

Application Number	3220/16
Applicant	Hattington Student Housing Ltd
Location	Nos. 30 & 32-36 Thomas Street & 10 Hanbury Lane, Dublin 8
Proposal	Hattington Student Housing Ltd intends to apply for Permission for development at Nos. 30 & 32-36 Thomas Street and 10 Hanbury Lane, Dublin 8. The overall site of 0.31 Ha is bounded generally to the north by Thomas Street, to the west by St. Catherine's Lane West, to the east by No. 37 Thomas Street, to the south by an existing office building on the corner of Hanbury lane and St. Catherine's Lane West and the Hanbury Court Apartments on the corner of Hanbury Lane and Swam Alley. The development comprises:- Modifications to accommodation at Lower Ground floor level to accommodate an additional 13 no. student accommodation bed spaces at Lower Ground floor, including an extension southwards to Block C; An additional 6 no. student accommodation bed spaces are provided within an extension to Block C at Ground and First Floor levels over lower ground floor, including an external fire escape; Overall, an increase of 19 no. student accommodation bed spaces are proposed; An increase in the overall gross floor area within the scheme from 7,692 sqm (permitted) to 7,775 sqm (proposed); Associated adjustments to the landscaping in the external courtyard spaces. These proposed changes amend the Student Accommodation facility permitted under Register Ref. 2453/15. The already permitted scheme provides 244 student bed spaces with ancillary facilities, together with the conservation and refurbishment of Nos. 30 & 32-36 Thomas Street. The overall scheme, if permitted, will comprise 263 student accommodation bed spaces.
Application Date	28/06/2016
DCC Decision	Granted
DCC Decision Date	22/08/2016
ABP Decision	GRANT PERMISSION
ABP Decision Date	31/01/2017
Final Grant Date	31/01/2017

Application Number	3613/16
Applicant	The Dublin Loft Company Ltd
Location	6,7,8, 9,10,11, Hendrick Street, Dublin 7
Proposal	Permission for development of a 175 no. bedroom hotel, ranging in height from five to seven storey (partly set back at 5th storey) plus setback plant areas at roof level, over basement, with an overall height of approximately 31.7m OD (including plant) and an overall gross floor area of approximately 5586.48sqm (including roof plant and plant/storage at basement level). The development will consist of: (1) The demolition of the remains of the existing single storey industrial building (approximately 273.17 sqm), the existing single storey commercial building (approximately 535 sqm) and the removal of the existing buttresses at the boundary to no. 12 Hendrick Street (a Protected Structure), (2) The provision of hotel accommodation and all associated ancillary elements including; Ground floor level: lobby, check in area, bar, servery and dining areas, bedroom accommodation, ensembles and ancillary areas, staff facilities (changing areas and canteen), storage areas, refuse store, ancillary offices, lifts and ESB substation and switch room and circulation areas. First to seventh storey - Provision of general bedroom accommodation, ensembles, lifts, associated ancillary areas and circulation areas. Roof level - Provision of set back screened enclosed plant areas (combined are approximately 249sqm and approximately 135.36sqm of Photo Voltaic (PV) Solar Panels, Basement level - Provision of plant area (approximately 130 sqm) and storage (approximately 65sqm) and circulation areas (with an overall basement area of approximately 272.88sqm). (3) The development will also comprise 2no. signage zones on the southern facade (addressing Hendrick Street) approximately 3.43 sqm and approximately 7.83 sqm and 1 no. signage zone on the eastern facade (approximately 7.83 sqm), an external landscaped courtyard area (approximately 77.7 sqm), attenuation, rainwater harvesting and drainage works and all associated site development works. (4) Provision of temporary shoring at the boundary of no. 12 Hendrick Street (a Protected Structure), during construction.
Application Date	30/08/2016
DCC Decision	Granted
DCC Decision Date	25/01/2017
ABP Decision	APPEAL WITHDRAWN
ABP Decision Date	11/05/2017
Final Grant Date	16/05/2017

Application Number	3632/16
Applicant	KW Real Estate plc
Location	KW Real Estate plc Location: Former "Officers' Quarters and Mess Establishment" Building C1(Protected Structure), at Clancy Quay, (Formerly Clancy Barracks), South Circular Road, Islandbridge, Dublin 8
Proposal	PROTECTED STRUCTURE: KW Real Estate Plc acting for and on behalf of its sub fund KW Irish Real Estate Fund XI, intends to apply for planning permission at a site (0.33 ha). The development will consist of: - Change of use from "Officers' Quarters and Mess Establishment" to a multi-unit residential building (c.1,701 sq.m gross floor area), comprising 13 no. residential units (6 no. 1-bed apartments, 2 no. 2-bed apartments, 3 no. 3-bed apartments and 2 no. 2-bed duplex units) from lower ground to first floor levels within the existing building. - Associated external and internal conservation, alteration, repair and refurbishment works affecting existing internal walls, floors, stairs, opes and external walls, windows, doors, glazing, roof lantern, shutters, stairs, flues/ vents, chimney stacks, roofs, pipes and gutters. - Lowering of existing perimeter wall and railing, extension of light wells in some locations, re-use of the original railings and provision of new railings to facilitate the creation of 7 no. private terraces to proposed units at lower ground level. Excavation of external central sunken courtyard, with new stepped access and erection of glass balustrade on top of associated retaining wall. New temporary landscaped area to the north of the building, to accommodate temporary drop off area at interface with Clancy Quay Phase 2 (under construction), emergency exit route to South Circular Road, 7 no. bike stands and an enclosed bin store, pending separate future planning application for Clancy Quay Phase 3 redevelopment, landscaping and boundary works.
Application Date	01/09/2016
DCC Decision	GRANTED
DCC Decision Date	14/12/2016
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	08/02/2017

Application Number	3772/16
Applicant	Hattington Student Housing Ltd
Location	Site of c. 0.46 ha located at 43, 45, 47, 51 and 53 Montpelier Hill and Rear of Nos. 37, 39, 41 and 55 Montpelier Hill , Dublin 7
Proposal	PROTECTED STRUCTURE: The proposed development consists of a student accommodation facility (c. 8,834.5 sq.m GFA) with 48 no. student house units provided in 3 no. buildings as follows: Block A consists of a 3-4 storey building above ground fronting Montpelier Hill, containing 5 no. student house units and ancillary facilities to serve the development including a gym, common room, study, laundry, screening room, reception, staff facilities and management suite; Block B consists of a 3-5 storey over partial basement building to the rear of Block A towards the eastern site boundary containing 25 no. student house units, an ESB substation, customer switch room, basement plant room and caretaker room; Block C consists of a 3-4 storey building above ground to the rear of Block A towards the western site boundary containing 18 no. student house units; The proposed student house units comprise of 3 no. 4-bed units, 4 no. 5-bed units, 10 no. 6-bed units, 11 no. 7-bed units and 20 no. 8-bed units (total of 329 bed spaces). Each block will have roof access for maintenance purposes only; and all associated site development, boundary treatments and landscaping works including external amenity space at ground level, 110 cycle parking spaces at various locations throughout the site, bin storage facilities and a controlled pedestrian / cycle access from Montpelier Hill. The proposed development also includes the demolition of existing structures on the site (c. 2474.6 sq.m) including a 20th century building in the curtilage of No. 41 Montpelier Hill (a Protected structure) and boundary walls within the original curtilage of No. 55 Montpelier Hill (a protected structure).
Application Date	23/09/2016
DCC Decision	Granted
DCC Decision Date	02/03/2017
ABP Decision	APPEAL WITHDRAWN
ABP Decision Date	24/07/2017
Final Grant Date	28/07/2017

Application Number	4035/16
Applicant	Balark Investments Ltd.
Location	Lands at and to the rear of 84-87, Prussia Street, Stoneybatter, Dublin 7
Proposal	Development at a 0.5 hectares site. The proposed development comprises of the demolition of the existing vacant single storey commercial building and the construction of a student accommodation development with 203 no. bedspaces in 32 no. student accommodation units. The proposed development comprises of the construction of a series of 1, 2, 3 and 4 storey buildings, including a 4-storey building (3 storey plus 4th storey set-back) fronting Prussia Street. The proposed development is proposed to be used for student accommodation or accommodation related to a Higher Education Institute only during the academic year and student accommodation or accommodation related to a Higher Education Institute or tourist/ visitor accommodation only during academic holiday periods. The proposed development includes a number of outdoor amenity areas throughout the site to serve the student accommodation development. The proposed development also provides for ancillary services including a lounge, gym, concierge and social room all at ground floor level with laundry room, bin store area, plant room accommodated in a small basement area. 3 no. set-down/ drop-off car parking spaces are proposed and 120 no. sheltered bicycle spaces are proposed at surface level. Access to the development is to be via controlled pedestrian access from Prussia Street with access for service vehicles also provided from Prussia Street. Permission is also sought for all ancillary engineering, landscaping and site development works necessary to facilitate the development, including the provision of an ESB substation. The proposed development comprises of a total of 4,778 sq.m gross floorspace.
Application Date	02/11/2016
DCC Decision	Granted
DCC Decision Date	05/01/2017
ABP Decision	APPEAL WITHDRAWN
ABP Decision Date	15/05/2017
Final Grant Date	18/05/2017

Application Number	2038/17
Applicant	Park Shopping Centre Limited
Location	Park Shopping Centre & Nos. 42-45 Prussia Street, Dublin 7
Proposal	<p>PROTECTED STRUCTURE: The proposed development shall comprise the following: (1) Demolition of existing Park Shopping Centre and nos. 42-45 Prussia Street, Dublin 7 and creation of portal openings in the former boundary wall (Protected Structure). (2) Construction of new District Shopping Centre to comprise part-licensed supermarket, retail/non-retail service units, licensed restaurants and medical clinic. The District Centre Development will accommodate: Two vehicular entrances from Prussia Street to access deliveries and services (south entrance) and to access undercroft/surface car parking for 117 cars and light van deliveries (north entrance); Areas for deliveries, waste collection in designated service yards (south service yard) and the parking of cars (northern undercroft) and bicycles; All associated ancillary facilities, landscaping and boundary treatments including acoustic attenuation measures where required. (3) Construction of student residential accommodation overhead the district centre buildings (15 no. student houses accommodating 105 no. student residential units and 541 bedspaces) in two buildings ranging from 2 to 6 storeys over ground floor commercial north side and 4 to 6 storeys over ground floor commercial south side of a new pedestrian and bicycle street connecting Prussia Street to the Grangegorman SDZ. The buildings range in height from two-storey over retail (3-storeys) near the existing northern, western and southern boundaries-nearest to Prussia Street-to six-storey over retail (7-storeys) and four-storey over retail (5-storeys) along the new street extending towards the Grangegorman SDZ campus. The northern building comprises the major part of the student residential accommodation with reception and offices at ground floor level and a first floor level podium garden from which 8 houses of student apartments and various student amenity areas (to include a study centre, a recreation centre, a fitness centre and laundry) are directly accessible. The southern building comprises the minor part of the student residential accommodation with ground floor level foyer and staff accommodation and a first floor level podium garden from which 4 houses of student apartments, 2 graduate townhouses and various student amenity areas (to include a study centre and laundry) are directly accessible. The proposed new street establishes a new urban plaza designed to provide an appropriate contemporary setting for Jameson House (Protected Structure, located on the opposite side of Prussia Street) and requires insertion of a portal connection through a former boundary wall (Protected Structure) into the development permitted under the approved Grangegorman SDZ Planning Scheme 2012, linking to the permitted Public Realm and Site Infrastructure (DCC Ref. 3373/12), being developed under the auspices of GDA as Development Agency. The new street continues through the portal, with 2 student houses accessed from the street. The development includes upper level balconies/terraces addressing Prussia Street and the new street.</p>
Application Date	12/01/2017
DCC Decision	Granted
DCC Decision Date	13/06/2017
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	26/07/2017

Application Number	2850/17
Applicant	KW Real Estate PLC
Location	site (1.36ha) at, Clancy Quay Phase 3, Clancy Quay (Former Clancy Barracks), South Circular Road, Islandbridge, Dublin 8
Proposal	PROTECTED STRUCTURE: KW Real Estate plc acting for and on behalf of its sub fund KW Irish Real Estate Fund XI intends to apply for Permission at a site (c 1.36 ha) at Clancy Quay Phase 3, Clancy Quay (the former Clancy Barracks), South Circular Road, Islandbridge, Dublin 8. The site is generally bounded by Clancy Quay Phase 2 under construction and existing Clancy Quay Phase 1 to the north, the former Officers Quarters and Mess Establishment building and South Circular Road to the west, and CIE lands and St John's Road West to the south and west. Clancy Barracks 19th Century Building are listed in the Record of Protected Structures (Reg No 1851). The proposed development is a mixed use residential (246no. units in total) and retail (c.598 sqm gfa) development comprising, 5no. apartment buildings (c. 21,575 sqm gfa) ranging from 6 to 9 storeys, accommodating 241no. apartment units (75no. 1-bed units, 134no. 2-bed units, 32no. 3-bed units) and 1no. ground floor retail unit (c. 598 sqm) in proposed apartment Block 1 abutting South Circular Road. 5no. 2-storey, 3-bed mews units (c. 608 sqm gfa) Balconies and or terraces on all proposed buildings. All ancillary and associated site development works, including, Repair and refurbishment of the former Barrack boundary wall (protected structure) and minor demolition works of 20th Century non-habitable structures. Vehicular access via the existing site entrance on South Circular Road subject to minor modifications. 163no. new undercroft car parking spaces. 56no. new surface car parking spaces. 27no. replacement car parking places previously permitted under planning reference 2593/14 as part of Clancy Quay phase 2. 244 no. bicycle spaces. Bin storage, horizontally fixed solar panels at roof level of all blocks, plant, ESB sub-station, hard and soft landscaping, lighting and boundary treatment works.
Application Date	05/05/2017
DCC Decision	Granted
DCC Decision Date	15/09/2017
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	25/10/2017

Application Number	2950/17
Applicant	Mullins Investments Limited
Location	180, 182, 183 and 184 James's Street, Dublin 8
Proposal	The proposed development comprises site clearance and levelling works, including the demolition of all existing building(s) on site and the construction of a new Aparthotel building that ranges in height between 3 and 7-storeys above two lower ground levels (along the southern part of site) to provide a total Gross Floor Area (GFA) of 6,346.8 sq.m, including ancillary staff and guest facilities, plant, storage and waste/ refuse storage areas and a minimum of 15 no. bicycle parking spaces. An ESB sub-station is proposed at ground floor level at the south-eastern corner of the proposed building. Guest/ pedestrian access is provided along the southern frontage onto James Street leading into the reception area with ancillary Café at ground floor. A combination of hard and soft landscaping measures are proposed along all elevations to enhance areas of public realm and ancillary amenity spaces. The proposed building includes for the provision of sustainable drainage measures together with the provision of green roofs.
Application Date	18/05/2017
DCC Decision	Granted
DCC Decision Date	04/10/2017
ABP Decision	GRANT PERMISSION
ABP Decision Date	09/05/2018
Final Grant Date	09/05/2018

Application Number	3084/17
Applicant	Dublin Simon Community
Location	Dublin Simon Community, 25-26, Usher's Island and Island House, Island Street, Dublin 8
Proposal	The site is bound to the north by Ushers Island, to the south by Island Street, to the west by Watling Street and to the east by the Viking Harbour apartments. The c. 1,059 sq.m subject site (includes c. 98.5 sq.m of lands) that are also within the ownership of Dublin City Council. The development will consist of: 1) the demolition of the existing Dublin Simon Community facilities (c. 1,240 sq.m) and 2) the construction of an expanded Medical Residential Treatment and Recovery Centre comprising of a new five/ six storey building over partial basement with a maximum overall height of c. 25.6 m OD (including plant/ lift overrun) and a total gross floor area of c. 4,152 sq.m (excluding basement level). The new building will include: - 70 no. bedrooms en-suite; - meeting rooms and living spaces; - a canteen, kitchen and associated cleaning room; - treatment rooms, GP's room, nurse's bases and staff offices; - a gym and associated changing facilities; - staff, patient and visitor WC's; utility and laundry rooms; - storage rooms (including separate bicycle store and waste store); - a c. 163 sq.m sedium roof at fifth floor level; and - associated circulation spaces, lobby areas, stair and lift cores, plant rooms, substation, switch room, attenuation tank and other ancillary service areas. The development will also include: an enclosed courtyard at lower ground floor level (c.40 sq.m); a courtyard and terrace at ground floor level (c.51.5 sq.m and c. 19.8 sq.m); a terrace at first floor level (c. 65 sq.m) and associated landscaping, boundary treatments, drainage arrangements and site development works.
Application Date	06/06/2017
DCC Decision	Granted
DCC Decision Date	31/07/2017
ABP Decision	GRANT PERMISSION
ABP Decision Date	24/01/2018
Final Grant Date	24/01/2018

Application Number	3188/17
Applicant	Derek Beahan Ltd.
Location	23-25, Old Kilmainham Road, Dublin 8
Proposal	Demolition of existing buildings on site construction of a 26 no. unit apartment development in two blocks over basement car park, with 26 no. car parking spaces and 26 no. bicycle parking spaces, as follows : Block A facing onto Old Kilmainham being 5 storeys with the uppermost storey set back, with projecting and recessed balconies, containing 17 no. Apartments - 3 no. x 1 bed units, 12 no. x 2 bed units, and 2 no. x 3 bed units; Block B situated across an internal landscaped courtyard and overlooking the river Camac, being 4 storeys with the uppermost storey set back , with recessed balconies, containing 9 no. apartments - 1 no. x 1 bed unit, 5 no. x 2 bed units and 3 no. x 3 bed units; vehicular access to ramp at location of existing site entrance; associated landscaping and site works.
Application Date	16/06/2017
DCC Decision	Granted
DCC Decision Date	25/01/2018
ABP Decision	GRANT PERMISSION
ABP Decision Date	06/09/2018
Final Grant Date	06/09/2018

Application Number	3538/17
Applicant	Bartra Real Estate Ltd.
Location	40-41, Stoneybatter, & 1-3 Blackhall Place, Dublin 7
Proposal	The development comprising the construction of a seven storey/ four storey building consisting of a total 23 No. apartments, (6 No. 1 bedroom units; 14 No. 2 bedroom units 3 no. 3 bedroom units); with balconies (2no.) at first floor level; balconies (3 no.) at second and third floor levels; balconies (2no.) at fourth, fifth and sixth floor levels, all on the eastern elevation; ground floor terraces (3no.); balconies (3no.)at first, second and third floor levels, and balconies (2 no.) at fourth, fifth and sixth floor levels. all on the western elevation; a total of 24 no. bicycle spaces; a bin store; an area of communal open space (175m2), including a play space, and associated site development works.
Application Date	28/07/2017
DCC Decision	Granted
DCC Decision Date	23/11/2017
ABP Decision	GRANT PERMISSION
ABP Decision Date	08/10/2018
Final Grant Date	08/10/2018

Application Number	3539/17
Applicant	Joburn Holdings Ltd
Location	17-22, Parkgate Street, Dublin 8
Proposal	PROTECTED STRUCTURE; Planning permission at this site of c.0.1285 hectares known as 17 to 22 Parkgate Street, Dublin 8 (a Protected Structure). The development will consist of the following: (a) the demolition of the existing single storey shed structure and associated billboard fronting onto Parkgate Street; (b) the construction of a standalone four storey building fronting onto Parkgate Street comprising of café with front and rear terrace areas, office entrance foyer with associated ancillary accommodation, all at ground floor level with office accommodation at upper floor levels (overall area 1156m ²); (c) a three storey extension to the rear of the existing central office building fronting onto Parkgate Street with new fourth floor level over existing building with associated internal alterations overall additional area 151m ² ; (d) proposed new roof covering with new raised lantern clerestory glazing replacing existing roof finish and associated roof light over existing building located to the east of the site fronting onto Parkgate Street; (e) modifications to the existing stone warehouse located to the rear of the site including removal of existing entrance and reinstatement of window to match existing ground floor window arrangement. A landscaped courtyard will be provided between the new building and the existing stone warehouse building with pedestrian access to Parkgate Street. The scheme provides 30 no. bicycle parking spaces, including all associated landscaping, boundary treatment, site development and service works.
Application Date	28/07/2017
DCC Decision	Granted
DCC Decision Date	05/01/2018
ABP Decision	GRANT PERMISSION
ABP Decision Date	29/08/2018
Final Grant Date	29/08/2018

Application Number	3885/17
Applicant	Tuath Housing Association
Location	Ellis Court, Benburb Street, Dublin 7
Proposal	The development will consist of the refurbishment and deep retrofit of the existing 4-storey Block A and 2-storey Block B; the total area of the completed development is c. 2,023 sq.m over 4 storeys and 2 storeys respectively, providing a total of 22 units; 6 no. 1 bed apartments, 13 no. 2 bed apartments, 2 no. 2 bed townhouses and 1 no. 3 bed townhouse; demolition of existing rear return to Block A and construction of a new 4 storey extension to Block A; window alterations to the north facade of Block A onto Benburb Street to provide 2 no. door opes; window alterations to the west facade of Block A to provide door opes; provision of new balconies to the west facade of Block A; new internal lift cores to improve accessibility; pedestrian and service vehicular access off Benburb Street; removal of all existing railings and gates at the entrance to Ellis Court; new brickwork wall with signage comprising wall mounted lettering 300 mm in height, entrance gates and railings to Benburb Street to provide secure access to the courtyard; no car parking spaces; 22 no. bicycle parking spaces within the courtyard; new brickwork clad single storey ESB meter room and water tank enclosure within the courtyard; new hard and soft landscaping to the courtyard; new foul and surface water drainage infrastructure, mains water supply site lighting and all associated ancillary site development works.
Application Date	19/09/2017
DCC Decision	Granted
DCC Decision Date	13/11/2017
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	05/01/2018

Application Number	4653/17
Applicant	Office of Public Works
Location	Garda Security and Crime Operations Centre, Military Road, Dublin 8
Proposal	SAW:PROTECTED STRUCTURE: Part 9 Planning and Development Regulations 2001 S.I. 600/2001 The Commissioner of Public Works in Ireland, on behalf of the Department of Justice and Equality and An Garda Síochána In accordance with Part 9 of S.I. No. 600/2001, Planning and Development Regulations 2001 (as amended), propose to construct a new Garda Security and Crime Operations Centre at Military Road, Dublin 8. The proposed development will consist of: The construction of a new 10,060 sq.m six and four storey office building with a green roof and central atrium, over two floors of 9,275 sq.m basement car parking with ancillary accommodation, on a site of circa 0.86 ha. The area of development is within the curtilage of two Protected Structures: the Phoenix Deer Park Wall (Reference 5246) and the East Gate Lodge (Reference 5245). In order to facilitate the development, the removal of some of the existing stone walls and the existing modern blockwork shed of 105 sq.m is required. A section of the boundary wall along Military Road will also be removed to allow for a new secure vehicular access into the site. The development will also include for the provision of hard and soft landscaping, a new stone boundary wall to Military Road, an ESB substation, a 7 metre Garda telecommunication mast on the sixth storey core roof, a 415 sq.m single storey services building with a green roof, new foul drainage, attenuated surface water drainage and all ancillary site structures and works.
Application Date	22/12/2017
DCC Decision	Valid Application
DCC Decision Date	23/02/2018
ABP Decision	
ABP Decision Date	
Final Grant Date	

Application Number	3014/18
Applicant	Red Rock 1920BS Ltd
Location	19/20, Blackhall Street, Smithfield, Dublin 7 (with frontage to Oxmantown Lane)
Proposal	Development comprising: (i) Demolition of the existing two-storey, flat roof, commercial building; (ii) Construction of a new seven-storey (22 metres in height) apartment building comprising 41 apartments (19 no. one-bedroom and 22 no. two-bedroom apartments) fronting Blackhall Street and Oxmantown Lane and developed around an internal courtyard. The apartment building is setback from the eastern boundary at upper floor levels. Apartments are provided with private balconies and access to a communal landscaped open space area, hot desk room, community room and bicycle parking area; and (iii) landscaping; boundary treatments; SuDs drainage; and all ancillary works necessary to facilitate the development.
Application Date	15/05/2018
DCC Decision	Granted
DCC Decision Date	09/10/2018
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	14/11/2018

Application Number	3001/18
Applicant	Dublin Simon Community
Location	55B, Arbour Hill, Dublin 7
Proposal	Permission for demolition works to existing buildings and the construction of 18 no. one-bedroom apartments in a five storey building with balconies and bicycle parking, bin store, landscaping, boundary treatments and all associated site and engineering works necessary to facilitate the development.
Application Date	15/05/2018
DCC Decision	Granted
DCC Decision Date	05/10/2018
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	09/11/2018

Application Number	3328/18
Applicant	IDV Boyne Future Ltd.
Location	Site of c.552 sqm (c.0.05ha)at Nos. 1, 1A and 2 Usher Street and Nos. 29/30, Usher's Quay, Dublin 8
Proposal	The proposed development will involve the demolition of all existing structures onsite (c. 1,028 sqm) to provide for a new 6-8 storey residential over ground floor commercial development (c.3,166.7 sqm GFA),in one block accommodating 28 no. apartments: 5 no. 1 bed units; 22 no. 2 bed units; and 1 no. 3 bed unit; with private balconies at each floor level. The parapet height of the proposed development at its highest point is 26.3m and the uppermost floors of the building will be set back fronting onto Usher Street and Usher's quay. at ground floor level,1 no. commercial unit (c.1 72.7sqm, to accommodate use class 1 and 2 type uses such as retail, professional / financial services) will be provided along with ancillary laundry room and gym facility; secure bicycle store with 66 no. spaces; store; plant rooms; and ESB substation . The development also includes all hard and soft landscaping including, a communal roof terrace at 6th floor level and private terrace at penthouse level; boundary treatments; PV panels; SuDS measures including blue roof surface water attenuation; and all other associated site excavation and site development works above and below ground. Access to the residential units will be provided via a private entrance lobby off Usher Street, with access to the commercial unit provided off Usher's Quay.
Application Date	21/06/2018
DCC Decision	Granted
DCC Decision Date	10/12/2018
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	19/02/2019

Application Number	3449/18
Applicant	Bartra Prop Co No. 2 Ltd.
Location	The Culvert Apartments, 7/7A, Pim Street, Dublin 8
Proposal	RETENTION: Permission for development at the Culvert Apartments, 7/7A Pim Street (corner with Forbes Lane), Dublin 8. The development was constructed under Planning Register Reference 2048/04 but not built in accordance with same. The development, built on site, comprises a 3-6 storey mixed use development including 27 no. residential units (4 no. duplex units and 23 no. apartments in a mix of 7 no. 1 bed units, 18 no. 2 bed units and 2 no. 3 bed units), a 2 storey commercial office (c. 66.8 sqm) at ground and first floor level facing onto Pim Street, 8 no. car parking spaces, 8 no. bicycle parking spaces, all apartments/duplexes have associated balconies. Permanent retention permission is sought for the existing built form and development at this location as described above.
Application Date	05/07/2018
DCC Decision	Granted
DCC Decision Date	19/11/2018
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	20/12/2018

Application Number	4610/18
Applicant	Dublin Simon Community
Location	Site at nos. 25-26, Ushers Island and Island House and nos. 20-22 Island Street, Dublin 8
Proposal	<p>The development will consist of: the demolition of the existing c. 370sqm two storey Dublin Simon Community building in the eastern portion of the subject site (nos. 20-22, Island Street) to provide for an extension to the permitted Medical Residential Treatment and Recovery Centre (DCC Reg. Ref. 3084/17, ABP Ref. PL 29S.249110). The proposed extension to the permitted facilities will comprise a six storey building which will connect to the permitted facilities at Levels 2-5, allowing for gated vehicular and pedestrian access from Island Street to the Viking Harbour courtyard to the rear. The proposed extension will have a maximum overall height of c. 26.06m OD and a total gross floor area of c. 1,151.7sqm. The total floor area of the permitted facility and proposed extension will be c. 5,304sqm. The extension and amendments proposed by the subject planning application will deliver an additional 30 no. bedrooms, resulting in an overall total of 100 no. bedrooms between the permitted facility and the proposed extension and alterations. The proposed extension to the permitted facility will include; additional bedrooms; gymnasium; meeting rooms; counselling rooms; utility and laundry rooms; storage rooms (including separate bicycle store); and associated circulation spaces, lobby areas stair and lift core, plant rooms, substation, switch room and other ancillary service areas. The proposed development will include the relocation of permitted stairs, plant room, ESB, ELV switch room and bike store into the proposed extension to allow for: the enlargement of the permitted reception/waiting area and provision of new windows at Level 0; and provision of new bedrooms with windows at Levels 2 - 5. The proposed development also includes other amendments to the permitted facilities including: widening the permitted entrance alcove to Watling Street; removal of a window at Level 2; replacement of 1no. bedroom overlooking the central courtyard at Levels 2 and 4 with external terraces; replacement of permitted support room at Level 1 with 1 no. bedroom; relocation of permitted gym to Level 1 in proposed extension and replacement with a multipurpose room; provision of aluminium fins at 450 & 900mm centres along the eastern and northern facades overlooking the central courtyard in lieu of timber fins; replacement of permitted angled facade to Viking Harbour courtyard with a stepped facade; increase of height of permitted eastern boundary wall; and amendments to the permitted internal layout to improve operational efficiencies and meet fire safety requirements. The proposed development will also include all associated boundary treatments, drainage arrangements and site development works.</p>
Application Date	13/12/2018
DCC Decision	Granted
DCC Decision Date	14/02/2019
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	21/03/2019

Application Number	4660/18
Applicant	KW PRS ICAV, First Floor
Location	The Black And Amber Inn, 778, South Circular Road and Hospital Lane, Islandbridge, Dublin 8
Proposal	The site is generally bound to the east and south by the existing Clancy Quay mixed-use development, to the west by the South Circular Road, and to the north by Riverbank House apartment building. The proposed development will consist of the demolition of The Black And Amber Inn (1-2 storey building, c.602m2 GFA) and basement vault (c.201m2 GFA) and construction of a 6 storey over ground mixed-use building (c.1,247m2GFA) to accommodate at 1st to 5th floor levels, 20 no. studio apartments each with a private balcony; at ground floor level, a commercial unit (c. 88m2 GFA) fronting onto South Circular Road, and , all associated and ancillary site development works,landscaping and boundary treatments, including a bin store (c.21m2), bike store (c.17m2 and providing 20 no. covered bicycle parking spaces), 3 no. under croft car parking spaces accessed directly from Hospital Lane, 10 no. external bicycle parking spaces; a canopy above the residential entrance on the southern elevation; at roof level, 49 no. solar PV Panels and lift overrun; reconfiguration of Hospital Lane east of the access to Riverbank House to provide vehicular access to the proposed car parking spaces, replace the existing footpath (c.0.96m wide) on the southern edge of the carriageway with a wider footpath (c.1.3m wide), and to replace the existing footpath (c.0.8m wide) on the northern edge of the existing carriageway with grass verge (c. 0.5m wide), resulting in a wider carriageway (c.4.8m wide); re-surfacing works to Hospital Lane; a temporary turning head and landscaped area, to be subject of future permanent works under a separate planning permission; new taxi set down/loading area on South Circular Road and associated reconstruction of existing steps and part of wall at south western corner of the site; all on a site c.991.7m2.
Application Date	18/12/2018
DCC Decision	Granted
DCC Decision Date	08/04/2019
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	14/05/2019

Application Number	4693/18
Applicant	Red Rock 1920BS Ltd
Location	No. 19-20, Blackhall Street, Smithfield, Dublin 7, D07 A073 (with frontage to Oxmantown lane)
Proposal	Permission is sought for alterations to previously approved development (Reg. Ref. 3014/18), comprising provision of an additional floor above approved 6th floor level to provide 2 no. one bedroom apartments at seventh floor level. This will increase the total number of apartments from 36 no.to 38 no and increase the overall height of the building from the approved height of 22 metres to 25.2 metres. The apartments are provided with private balconies and access to a communal landscaped open space area, hot desk room, residents lounge and bicycle parking area. Permission is also sought for alterations to Condition No. 5 of Reg. Ref. 3014/18 to allow the approved ground floor office unit at Blackhall Street to be let and operated as a Class 3 office use independent from the approved apartment units.
Application Date	20/12/2018
DCC Decision	Split
DCC Decision Date	21/02/2019
ABP Decision	SPLIT DECISION
ABP Decision Date	03/07/2019
Final Grant Date	03/07/2019

Application Number	4734/18
Applicant	CSD (Stoneybatter) Limited
Location	No. 20, Stoneybatter and the lands to the rear of Nos. 20-23a Stoneybatter, and Nos. 1-2a Manor Street, Stoneybatter, Dublin 7
Proposal	Permission for development on a 2,160sqm site at No. 20 Stoneybatter and the lands to the rear of Nos. 20-23a Stoneybatter, and Nos. 1-2a Manor Street, Stoneybatter, Dublin 7. The development will consist of the demolition of all existing structures on site including No. 20 Stoneybatter (958.87sqm); and the construction of a part 3 No. storey to part 5 No. storey Student Accommodation development with staircores to roof gardens over, comprising a main block (3,735.2sqm) and a Gatehouse building at No. 20 Stoneybatter (187.7sqm) providing a total of 142 No. student accommodation bedspaces (3,922.9sqm). The 142 No. bedspaces are provided in (a) 19 No. cluster units comprising of 3 No. four bedroom clusters, 1 No. six bedroom cluster, 6 No. seven bedroom clusters and 9 No. eight bedroom clusters; (b) 4 No. studio units and (c) 6 No. bedspaces within the Gatehouse building. The development also proposes ancillary facilities including internal communal space; reception; office; roof terraces facing north, east, south and west; hard and soft landscaping; boundary treatments; upgraded vehicular access; pedestrian access; bicycle parking; signage; lighting; plant; sub-station and switch room, bin store and all associated works above and below ground.
Application Date	21/12/2018
DCC Decision	Granted
DCC Decision Date	24/05/2019
ABP Decision	LEAVE TO APPEAL REFUSED
ABP Decision Date	
Final Grant Date	18/07/2019

Application Number	2205/19
Applicant	Larkmount Developments Ltd.
Location	Long's Place, Dublin 8
Proposal	Permission for a Build to Rent residential development on a site at Long's Place, Dublin 8. The application site has an area of c. 0.071 hectares and is bound by Long's Place to the east, C.B.S. James Street to the south and vacant lands to the north. The proposed development consists of the construction of an eight storey (with single and two-storey element) building, with communal garden terrace, PV panels and plant at roof level. The building will accommodate 28 no. Build to Rent units, comprising 21 no. studio units and 7 no. one-bedroom units. Balconies are provided for the residential apartments on the north and east elevations. The development includes a ground floor gym for residents (70 sq.m), a communal resource room (38 sq.m), a lobby and concierge area, bin store and bike storage are also accommodated at ground floor level. A laundry room is proposed at second floor level. The total GFA of the proposed building is 2188 sq.m. The development includes a total of 92 no. bicycle parking spaces, landscaping, services, ESB substation, private and communal open space and all associated works.
Application Date	06/02/2019
DCC Decision	Refused
DCC Decision Date	01/04/2019
ABP Decision	GRANT PERMISSION
ABP Decision Date	30/08/2019
Final Grant Date	30/08/2019

Application Number	2290/19
Applicant	Durkan (Pim Street) Ltd.
Location	6, 6A and 7, Pim Street, Dublin 8
Proposal	Permission for a residential development on this overall site of c. 0.07 ha. The proposed development shall comprise the demolition of the on site vacant 2-storey dwelling unit and vacant 1-storey shed, and provide for the construction of 29 no. residential units in the form of 1 no. 2 to 6 storey apartment building. The development shall provide for 11 no. studio apartments, 12 no. 1 bed apartments and 6 no. 2 bed apartments, all with associated private balcony/terrace/roof garden areas. Pedestrian access only is proposed, and is provided from Pim Street. The proposed development shall also provide for 29 no. sheltered bicycle parking spaces, 15 visitor bicycle parking spaces and bin storage at surface level; a 181 sqm landscaped communal open space area at ground level; all boundary treatment and landscaping works and all associated site development works.
Application Date	18/02/2019
DCC Decision	Granted
DCC Decision Date	04/07/2019
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	12/08/2019

Application Number	2618/19
Applicant	Yury Kychan
Location	17, 18, & 19, Newport Street, at Corner Of Newport Street and Pim Street, Dublin 8
Proposal	Permission at the site at 17, 18, & 19 Newport Street, at the corner of Newport Street and Pim Street, Dublin 8, for amendment to previously approved development (ref. 2744/14) which consisted of the demolition of existing house and commercial sheds and construction of a mixed-use building ranging from 4 to 5 stories with: 12x2 bedroom apartments with 16 private balconies and 1 shared roof garden; 1 cafe / commercial / retail unit at ground floor level; ground level car park with 7 parking spaces accessed from Pim St.; Ancillary site-works including bicycle parking, bin storage, pedestrian entrances on Newport St. and service connections. The amendments to this scheme include: (a) Provision of additional full floor comprising 3 x 2 bedroom apartments, (b) the omission of brickwork finish to the internal courtyard, (c) the omission of narrow bedroom balconies facing into courtyard and (d) all associated site, drainage and ancillary works associated with the development. The amended building ranges from 5 to 6 stories.
Application Date	28/03/2019
DCC Decision	Granted
DCC Decision Date	22/05/2019
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	27/06/2019

Application Number	3145/19
Applicant	Ruth Davis
Location	41, Parkgate Street, Dublin 8
Proposal	Planning permission for demolition of existing two storey over double basement building (352 sq.m) at 41 Parkgate Street, Dublin 8 and the erection of a five storey over double basement apartment building (886 sq.m) containing 13 apartments, as follows: 2 no. one bed studios, 10 no. one bed units and one two bed unit, all with external terraces / balconies on south side of each unit (within central lightwell for unit nos: 2, 4, 6, 8, 10 and 12) with an additional one to the north of unit 13 and associated works.
Application Date	29/05/2019
DCC Decision	Granted
DCC Decision Date	17/12/2019
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	29/01/2020

Application Number	3209/19
Applicant	Atlas GP Ltd
Location	Grand Canal Harbour, Grand Canal Place, Dublin 8
Proposal	<p>PROTECTED STRUCTURE: Atlas GP Limited intend to apply for a 10 year permission for development on a site of c. 1.3872 hectares (net area 1.3240 hectares) at Grand Canal Harbour, Grand Canal Place, Dublin 8. The site is bounded by a Protected Structure (stone warehouse) fronting onto Grand Canal Place to the north; by Grand Canal Place to the east; by James's Avenue and vehicular access to Westcourt residences to the west; and by the grounds of a former Dublin City Council halting site accessed off Grand Canal Place to the south. The proposed development will supersede the previously permitted development, Reg. Ref. 3855/09, which provided for the demolition of existing structures on site (total GFA of 9,330sqm); retention, renovation, refurbishment and extension of the protected structure (RPS No. 3275) as part of a mixed use development in six blocks, over basement. Similarly, the proposed development will consist of a mixed use development in five blocks, over basement. Block 3/4 shall divide into two blocks at upper levels. The residential component shall be 'Build to Rent' scheme of 550 no. residential units with associated resident support facilities and resident services and amenities. Of the 550 no. residential units, 428 no. will be one bedroom units and 122 no. two bedroom units. Other uses (7,289 sqm) within the proposed development shall be retail, medical, cafes, restaurant, childcare facility and co-working spaces. The proposed development will provide for a water feature to the south of the protected structure to represent the historic use of Grand Canal Harbour. Building height shall range from three storeys to thirteen storeys. Communal terraces, roof gardens shall be provided at roof level on Block 1, Block 2, Block 3/4 and Block 6. Balconies will be provided on all external elevations, save for Block 5 where the protected structure is located. Basement: the basement will be reduced in size from the permitted 8,149sqm to 5,572sqm with water attenuation tank as proposed. The basement will include 50 no. car parking spaces, 737 no. cycle parking spaces, and associated repair areas, plant and services, bin storage, waste compactor and other storage areas for residents' support facilities. Block 1: shall provide for a 696sqm retail unit, a cafe of 144sqm, ESB substation and switchroom, and 84 sqm of residents' support services at ground floor to 126 no. residential units. The block shall be 11 storeys, with maximum parapet height of 57.10mOD. A communal roof garden for residents shall be provide along with an internal atrium feature and a semi open winter garden. Block 2: shall provide for residents' amenities (1,187sqm), childcare facility(224sqm) with dedicated outdoor space of 123sqm, ESB substation and switchroom, and 2 no. lobby entrances to 170 no. residential units. The block shall be 11 storeys with a maximum parapet height of 59.4mOD. At the 8th & 9th floors, the floor area is reduced to provide for communal terraces. A communal roof garden for residents shall be provided above the 11th storey with a semi open winter garden. Block 3/4: shall provide for a restaurant (454sqm), 157sqm of retail/non-retail service, ESB substation and switchroom, and two no. lobbies providing access to 133 residential units at ground floor, 1,707sqm of office space at ground and first floor. At 6th floor, the floorplate reduces to allow 2 smaller footprint blocks to emerge. Block 3 shall continue to 9 storeys while Block 4 shall continue to 13 storeys, with maximum height of 64.08mOD. Communal roof gardens for residents will be accessed from floor 6,9, and above the final storey. A semi open winter garden will be provided on the roof of Block 4. Block 5: works to an existing four-storey warehouse building (c.1396sqm), a protected structure (RPS no. 3275), including the demolition of an existing single storey structure (c.255sqm) adjoining the building to the west & the removal of 6 no.dormer roof windows, metal bars to first floor window opes on north and south elevations, roller shutter door on north elevation, 1 no. window ope on north elevation, all internal stairs & the reinstatement of window opes on north, south and west elevations & the alteration of roof rafters & the refurbishment/ replacement of slate roof finishes, roof vents, eaves rail guardings, rainwater goods, windows & the re-positioning of internal timber hoppers & the addition of 10no. roof dormer windows, 3 no. new window opes on north elevation and 4 no. new window opes on south elevation, 1 no. stair/lift core, 2 no. new entrances on north elevation including the excavation of the entire ground floor, new floor plate to section of second floor level (c.181sqm), new internal partition walls, new door opes to internal stone/brick work walls & the construction of 1 no. new three-storey extension (c.698sqm) adjoining the building to the west. The building will have a total gross floor area of</p>

	c.2277sqm and will provide 1 no. retail unit (c.154sqm), 1 no. cafe unit (c.215sqm), 1 no. co-working office unit (c.1,376sqm) and 1 no. medical centre (c.532sqm). Block 6: shall provide for the basement access ramp which runs underneath the building, resident support facility (104sqm) use, ESB substation and switchroom, and two lobbies to residential units (111 no.) at ground floor. Medical use (1,630sqm) over ground and first floor, with apartments also to be provided at first floor. Apartments shall be provided for the rest of the building, which is seven storeys in total. A communal roof garden with semi open winter garden shall be provided for residents. The parapet height of Block 6 is 45.40 OD, with a corner at south at 46.075OD. Ancillary works, servicing and plant, pedestrian circulation, landscaping, cycle parking (118 at ground level to give a total of 855 spaces), vehicular set down, waste marshalling area, ventilation opes, and all associated site works. Total gross floor area of proposed redevelopment is 49,710sq.m. An Environmental Impact Assessment Report and Natura Impact Statement will be submitted to the planning authority with the application and we be made available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority.
Application Date	07/06/2019
DCC Decision	Granted
DCC Decision Date	25/11/2019
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	07/01/2020

Application Number	3210/19
Applicant	Dublin City Council
Location	The site of the former military stores, bounded by Montpelier Gardens to North, Infirmary Road to the West, and Montpelier Hill to the South, Dublin 7
Proposal	LAW: PROTECTED STRUCTURE: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) - Part 8 Proposal: Pursuant to the requirements of the above, notice is hereby given of the intention to demolish the former Stores and Barracks building and the former Administrative building and to construct a housing development on the southern lower part of the former military stores site, bounded by Montpelier Gardens to the North, Infirmary Road to the West and Montpelier Hill to the South, Dublin 7. The site is enclosed by existing boundary walls and gateways, which are protected structures and also contains a number of historic buildings including the former Married Quarters building, which is a protected structure and on the upper part of the site, the former Isolation Hospital building and the Medical Mobilization Stores building. The upper part of the site does not form part of this application. The development will provide 38 no. dwelling units in 2 no. residential buildings on the southern lower part of the site as follows: Block A comprises of 12 no. units over three-storeys and includes: 6 no. 1-Bedroom apartments at ground floor level, 5 no. 3-Bedroom Duplex units and 1 no. 2-Bedroom Duplex unit above, with associated private gardens and balconies. Block B comprises of 26 no. units over four / five storeys in an L-shaped corner building, and includes; 4 no. 2-Bedroom Duplex units at ground floor level with own door access and private rear garden onto Montpelier Hill, 22 no. apartments comprising of 6 no. 1-bedroom apartments and 16 no. 2-bedroom apartments all with their own associated private balconies. The residential buildings will enclose a private residential courtyard, complete with play area and provision for 58 no. cycle parking spaces and form a landscaped pedestrian avenue between the boundary wall on Infirmary Road and block B leading to the former Married Quarters building. A stand-alone single storey ancillary building, comprising of refuse storage, plant-room and ESB substation is proposed at the eastern end of the site adjacent to the existing eastern gateway on Montpelier Hill. No works are proposed to the former Married Quarters building (Protected Structure) in this application. The proposal includes for remedial and repair works to the existing boundary wall and gateways (Protected Structure) abutting our subject site, reducing the height of the existing Montpelier Hill boundary wall to its original height as identified in the Archaeology report, reopening and reusing 2 no. existing gateways and 1 no. existing pedestrian gateway on Montpelier Hill boundary wall and constructing new gates at each gateway for pedestrian access.
Application Date	07/06/2019
DCC Decision	Valid Application
DCC Decision Date	
ABP Decision	
ABP Decision Date	
Final Grant Date	

Application Number	3475/19
Applicant	Linders of Smithfield Ltd
Location	1-6, Haymarket & 56-58 Smithfield including Smithfield Chambers , Dublin 7
Proposal	Permission at No's 1-6 Haymarket; No's 56-58 Smithfield, including Smithfield Chamber's, Smithfield, Dublin 7 (the site is bounded by Haymarket to the north; Arran Quay Terrace to the south; Burgess Lane to the west and Smithfield to the east). The proposed development will consist of the completion of the demolition of all existing buildings and structures on site as commenced under Planning Permission DCC Ref. 3271/18 (total gross floor area of the buildings to be demolished c.5,628 sq.m) together with site clearance works, and the construction of a new 6-storey mixed use building over double basement levels with a total Gross Floor Area (GFA) of 8,645 sq.m. (above ground floor level). The proposed development will incorporate 6,006 sq.m (GFA) of office floorspace (ground to fifth floor levels); 335 sq.m of Cafe/Restaurant floorspace (ground floor), and 439 sq.m of Retail/Restaurant floorspace (ground floor). An ESB sub-station and Switchroom are proposed at ground floor level along the western elevation of the proposed building. A roof terrace with associated balustrading wraps around the northern, eastern and southern part of the projecting rooftop plant room at sixth floor level that also encloses an open rooftop plant area with associated screening to the west. The main lobby and office reception are at ground floor level and are accessed from Smithfield Square. Vehicular access is provided via a ramped access off Burgess Lane to the west with a separate bicycle lobby and lift off Haymarket to the north leading to the basement levels below. Basement level -1 contains 19 no. car parking spaces and plant room. At basement -2 level, provision is made for bicycle storage for 150 no. bicycles; shower and changing facilities; ancillary waste storage areas; plant and storage rooms. The proposed building includes sustainable and renewable energy measures which includes PV panels on green roof on part of rooftop at sixth floor level.
Application Date	12/07/2019
DCC Decision	Granted
DCC Decision Date	05/09/2019
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	25/10/2019

Application Number	3655/19
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Applicant	easyHotel Ireland Ltd.
Location	28-31 Benburb Street & 6-9 Wood Lane, Dublin 7
Proposal	The development will consist of alterations to previously approved Planning Permission, Planning Authority Ref. 2692/16, An Bord Pleanala Ref. PL29N.247314. The alterations to include: a reduction in the floor to floor heights of the proposed development; the addition of a single floor of hotel bedroom accommodation providing for a three to seven storey Hotel building (progressively set back at its fourth and seventh storeys) resulting in a net increase of building height from currently permitted 20.6 metres above existing ground level to a proposed main roof parapet height of 21.8 metres above existing ground level; provision of a screened rooftop plant enclosure and lift over-run; omission of the previously permitted basement level of 730 sq m gross floor area; alterations to internal layouts including relocation of lifts and staircases resulting in an increase in bedroom room numbers from the currently permitted 96 No. bedrooms to a proposed 160 No. bedrooms; alterations to hotel public areas at Ground Level including omission of Hotel Restaurant and Kitchen; repositioning of the Hotel Public Entrance on the proposed West elevation to Benburb Street to allow for the inclusion of a separate Cafe/restaurant unit of 292 sq m gross floor area at the corner of Benburb Street and Wood Lane; revisions to previously approved elevations; the omission of 3 no. currently permitted car parking spaces; an increase from currently permitted 10 No. bicycle parking spaces to a proposed 20 No. bicycle parking spaces; revisions to hard and soft landscaping proposals to Benburb Street and Wood Lane; amended signage; revisions to location of ancillary plant, stormwater attenuation and ESB sub-station together with revisions to site development and site excavation works above and below ground. The alterations give a reduction in the previously permitted gross floor area of 3,904 sq m to a proposed gross floor area of 3,655 sq m.
Application Date	01/08/2019
DCC Decision	Granted
DCC Decision Date	16/01/2020
ABP Decision	ATTACH CONDITIONS
ABP Decision Date	17/08/2020
Final Grant Date	24/08/2020

Application Number	3974/19
Applicant	Linders of Smithfield Ltd.
Location	Formerly known as the 'Irish Distillers Building, Smithfield, Dublin 7, The site is bound by Phoenix Street to the south; Smithfield Square to the west;, New Church Street to the north and Bow Street to the east

<p>Proposal</p>	<p>The proposed development consists of amendments to a previously permitted development under DCC Planning Ref. 2024/16 (An Bord Pleanála Ref. PL29N.246933) to include amendments to the previously permitted floorplans at ground to sixth floor levels, to include: (a) Infill of the permitted setback at the north-western corner at ground and first floor level, to provide an additional 31 sq.m (GFA) of retail floorspace at ground floor level (to permitted Retail Unit No. 1) and the provision of an additional 13sq.m (GFA) of office floorspace at first floor level; (b) Reducing the permitted setback adjoining the staircore to the southern elevation from second to fourth floor level with a corresponding expansion in the floorplate to provide an additional 51 sq.m (GFA) of office floorspace (17 sq.m GFA per floor); (c) Reducing the permitted setback at the northern end of the western elevation at fourth floor level to provide an additional 72 sq.m GFA of office floorspace together with the replacement of the remainder of the previously permitted green roof section and the formation of a new roof terrace that wraps around the north-eastern corner at fourth floor level; (d) At fifth floor level, the following changes are proposed - omitting the permitted roof terrace at the north western corner and the permitted setbacks at both the northern and southern ends of the western elevation together with the omission of the permitted roof terraces to southern elevation at fifth floor level and the associated expansion of the floorplate to provide infill extensions of those areas to align the floorplate vertically with the fourth floor level (below) to deliver an additional 473 sq.m (GFA) of office floorspace at fifth floor level. It is also proposed to omit the permitted north facing roof terrace to the east of the permitted staircore at fifth floor level. (e) At sixth floor level, the following changes are proposed -omitting the permitted roof terrace at the north-western corner and part of the green roof and infilling of same with additional office floorspace and extending the floorplate northwards and westwards to provide a new terrace that wraps around the north-western corner and provision of a new terrace to the north-eastern corner. Omission of permitted roof plant and extending the floorplate in an easterly direction to align with the eastern elevation at fifth floor level below. Amended east facing terrace and amending part of south facing terraces at south-eastern corner and omission of the west facing terrace and part of the south facing terrace at the south-western corner and the associated expansion of the floorplate to provide infill extension of these areas. An additional 907 sq.m of office floorspace is proposed at sixth floor level. The proposed alterations to the permitted floorplans at ground to sixth floor level (as described above) would also result in associated external amendments to the permitted elevations, as follows: (i) Eastern Elevation - At the southern end of the building the permitted parapet height of 21.8m with two setback levels (at heights of 25.5m and approximately 29.8m, respectively) is revised to a parapet height of approximately 25.9m with a single setback level at a height of approximately 29.8m. At the northern end the intermediate setback at fourth floor level with a height of 20.1m is omitted and extended vertically to a height of approximately 24m to be augmented with the previously permitted height of the fifth floor setback; (ii) Western Elevation - At the northern end of the building the permitted parapet height of 19.7m with two setback levels (at heights of 23.4m and approximately 27.5, respectively) is revised to a height of 23.6m with a single setback level at a height of 27m. At the southern end the parapet height of 24.8m with a setback level at a height of 28.7m is raised to a uniform parapet height of approximately 28.7 with a corresponding parapet level of +33.61m; (iii) Southern Elevation - At the western end of the building the permitted parapet height of 24.9 with a setback level with a height of 28.8m is raised to a uniform height of approximately 29m. At the eastern end the permitted parapet height at a height of 22m with two setback levels at heights of 25.7m and 29.8, respectively is raised to a parapet height of approximately 25.9m with a single setback level at a height of approximately 29.8; (iv) Northern Elevation - At the eastern end of the building the intermediate setback at fourth floor level with a height of 20.1m is omitted and extended vertically to a height of approximately 24m to be augmented with the previously permitted height of the fifth floor setback level. At the western end the previous permitted parapet height of 19.9m is increased to a height of approximately 23.7m and the previous permitted setback level with a height of 23.2m is increased in height to approximately 27.7m. Alterations at rooftop level include the provision of rooftop plant and omission of Condition 4 of planning permission DCC Reg. Ref. 2024/16 (An Bord Pleanála Ref. PL29N.246933). The proposed rooftop plant screening enclosure sits at a level +36.310m, approximately 2.7m above corresponding parapet level (+33.61m). A Photovoltaic (PV) solar panel area will also be provided at roof level, immediately to the south of the enclosed plant area. In the interest of clarity the above proposed alterations to the floorplans at ground to sixth floor level will result in (a) an overall increase of floorspace from an approved 20,521.6 sq.m (GFA) to 22,059 sq.m (GFA) - an increase of 1,546.4 sq.m (GFA) - an increase of 1,546.4 sq.m (GFA), comprising an increase of 31 sq.m (GFA) of retail floorspace from 458 sq.m (GFA) to 489 sq.m and an increase of approximately 1,5116 sq.m (GFA) of office floorspace from 18,236 sq.m to 19,752 sq.m (GFA).</p>
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Application Date	11/09/2019
DCC Decision	Granted
DCC Decision Date	05/11/2019
ABP Decision	GRANT PERMISSION
ABP Decision Date	14/05/2020
Final Grant Date	14/05/2020

Application Number	4092/19
Applicant	Your Home from Home Limited
Location	3, Wood Lane, Dublin 7, D07 TC2D
Proposal	Your home from home limited intend to apply for planning permission for development at a site of c. 208 sq m at 3 Wood Lane, Dublin 7, D07 TC2D. The proposed development will consist of: the demolition of all existing onsite buildings including a two-storey terrace house (3 Wood Lane, Dublin 7, D07 TC2D) vacant, galvanised steel shed and ancillary outbuildings; and the construction of a new aparthotel development. The development will consist of a 3 to 3.5 storey (over lower ground/basement) aparthotel comprising 18 no. aparthotel bedrooms and related ancillary floorspace (c. 689 sq m, including basement), including visitor reception area, luggage and bicycle store, passenger lift, staff break room, staff changing/toilet/shower facilities, managers office laundry room, basement bin store with dedicated bin/goods lift and internal circulation space, and outdoor terrace area (accessible from proposed bedroom unit 11). The development will also include piped infrastructure and ducting; green roof areas for drainage attenuation purposes; plant room (at basement level); landscaping within proposed courtyard/lightwell areas; boundary treatments; changes in level and all associated site development and excavation works above and below ground.
Application Date	27/09/2019
DCC Decision	Granted
DCC Decision Date	16/04/2020
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	09/07/2020

Application Number	4252/19
Applicant	CPM Consulting Ltd.
Location	14, Ushers Island, Dublin 8
Proposal	PROTECTED STRUCTURE: Permission for development of a multi-unit residential scheme comprising 15 no. apartments in 3 no. blocks at 14 Ushers Island (a Recorded Protected Structure), Dublin 8 on a site of 0.0463 ha. The development comprises: Block 1 / Protected Structure the re-use, remodelling and extension of 2 no. floors above the existing two-storey over basement protected structure and as providing 5 no. 1 bed apartment units on 5 floors; Block 2 the development of a two-storey over basement block to the rear of Block 1 with associated access from Ushers Island to provide 1 no. 1 bed studio apartment and 1 no. 1 bed duplex unit over 3 floors; and Block 3 the development of a six storey block fronting and accessed from Island Street to provide 8 no. units (5 no. 1 bed, 1 no. 2 bed duplex and 2 no. 3 bed units) over 6 floors. The development also comprises; demolition of former warehouse storage unit, provision of respective communal amenity space, secure bicycle parking for 28 no. cycles, secure bin store and all associated services, surface and boundary treatments and works above and below ground at 14 Ushers Island a Recorded Protected Structure (DCC RPS Ref. No. 8197 & NIAH Reg. No. 50080345).
Application Date	18/10/2019
DCC Decision	Granted
DCC Decision Date	25/06/2020
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	11/08/2020

Application Number	4582/19
Applicant	Fairfield Road Property Ltd
Location	Marlborough Road, Dublin 7
Proposal	Planning for development at 0.2789 hectare site located at Marlborough Road, Dublin 7 and located to the rear of properties on Marlborough Mews. The proposed development consists of the construction of 2 no. apartment blocks 5 storeys high with a total of 40 no. dwelling units comprising 20 no. 2-bedroomed apartments, 15 no. 1-bedroom apartments and 5 no. 1 bed studio apartments with associated south and west facing balconies and all ancillary and associated site development works including site clearance works, new vehicular/pedestrian access off Marlborough Road, 23 no. car parking spaces including spaces off Marlborough Road and Mews, communal open space area, cycle parking, bin storage, hard and soft landscaping and boundary treatments works.
Application Date	29/11/2019
DCC Decision	Refused
DCC Decision Date	04/12/2020
ABP Decision	
ABP Decision Date	
Final Grant Date	

Application Number	2155/20
Applicant	Deeter Management Limited
Location	25-27, Bow Lane West, Dublin 8
Proposal	The development will consist of the demolition of the existing two-storey warehouse/commercial building and the construction of an eight-storey apartment building comprising 34 no. apartment units (12 no. studio units, 14 no. 1-bed units and 8 no. 2-bed units) with associated balconies/terraces, etc. This application also includes the provision of a commercial unit at ground floor (42 sq.m) and the provision of 4 no. communal open space areas at ground floor, first floor and seventh floor, together with ancillary areas for bicycle parking, refuse storage, apartment storage rooms, associated plant room, associated landscaping and all ancillary site development works.
Application Date	29/01/2020
DCC Decision	Granted
DCC Decision Date	22/07/2020
ABP Decision	N/A
ABP Decision Date	N/A
Final Grant Date	03/09/2020

Application Number	2370/20
Applicant	Blackhorse Avenue Partnership
Location	Blackhorse Avenue Industrial Estate, Blackhorse Avenue, Dublin 7
Proposal	Permission for development on a 0.3086 Ha site at Nos. 1-3 Blackhorse Industrial Estate, Blackhorse Avenue, Dublin 7. The development will principally consist of: the demolition of the existing 3 no. warehouse structures (1,863 sq m) on site and the provision of a Build-to-Rent residential development comprising 90 no. apartments (24 no. studios, 36 no. one bed apartments and 30 no. two bed apartments) with heights principally ranging from part 4 - part 7 storeys over part basement/lower ground in addition to a single unit spanning over lower ground and ground level. The scheme which has a gross floor space of 6,781 sq m in addition to a part basement measuring 1,579 sq m principally providing car parking, bin storage and plant also includes an external screened gantry access/walk-way facing east extending from first to seventh floor levels (598 sq m) and internal communal amenity facilities (300 sq m). The development also proposes vehicular and pedestrian access from Blackhorse Avenue; 38 no. car parking spaces including 2 no. car club spaces at basement level; 2 no. car club parking spaces and a set down area at grade; bicycle parking; balconies/terraces facing west and south; roof garden facing west and south (screening provided to east and north); boundary treatments; hard and soft landscaping; lighting; plant; sedum roofs; PV panels; ESB substations and switchrooms; lighting; and all other associated site works above and below ground.
Application Date	28/02/2020
DCC Decision	Refused
DCC Decision Date	17/09/2020
ABP Decision	Decision appealed to ABP – Awaiting decision
ABP Decision Date	
Final Grant Date	

Application Number	2409/20
Applicant	Cloudwell Limited
Location	Nos 1, 1a and 2 Usher Street, Dublin 8 & Nos. 29-30 Ushers Quay, Dublin 8 (D08 YY11 & D08 VYX7)
Proposal	Permission for development at this site of c.0.055ha of Nos. 1, 1A and 2 Usher's Street and Nos. 29/30 Usher's Quay, Dublin 8. The site is on the corner of Usher's Quay and Usher's Street. The demolition of c. 1,028 sq.m of all existing structures on site. The construction of a 7 to 8 storey over single basement building which will comprise a 106-no. bedroom hotel, seating areas, ancillary restaurant, public bar, reception, ancillary hotel area/offices, associated staff areas, changing/shower rooms, toilets, stores, bin and bicycle stores, ESB substation and circulation throughout and plant at basement and roof level. There will be pedestrian access from Usher's Street and Usher's Quay. The total gross area of the building (including basement) is c. 4046.10 sq.m. All associated site development works and services provision required to enable the development of the site.
Application Date	04/03/2020
DCC Decision	Granted
DCC Decision Date	14/10/2020
ABP Decision	Grant with revised conditions
ABP Decision Date	15/04/2021
Final Grant Date	15/04/2021

Application Number	2571/20
Applicant	Sandra Doone
Location	The Brewery Bar, 5-9 Newport Street, Dublin 8
Proposal	The development involves the demolition of the existing single storey bar at ground and basement level and to construct a new part two storey to part four storey over basement building of c. 587 sq. m for use as a hotel. The proposal will comprise of 17 No. en-suite bedrooms over the four floors. The proposal seeks to extend the existing basement (130 sq. m) which would contain a store room, staff area and gym facilities. The proposed development will also consist of hotel lobby reception and hotel support at ground floor and terrace amenity at third floor (18 sq. m) and all ancillary site works.
Application Date	25/03/2020
DCC Decision	Granted
DCC Decision Date	31/08/2020
ABP Decision	Grant with revised conditions
ABP Decision Date	05/02/2021
Final Grant Date	05/02/2021

Application Number	2765/20
Applicant	Atlas GP Limited
Location	Grand Canal Harbour, Grand Canal Place, Dublin 8, D08 C3NO
Proposal	<p>PROTECTED STRUCTURE: Planning permission for amendments to previously permitted development (Reg. Ref. 3209/19) on a site of c. 1.3872 hectares at Grand Canal Harbour, Grand Canal Place, Dublin 8, D08 C3NO. The site is bound by a protected structure (RPS No. 3275, stone warehouse) fronting onto Grand Canal Place to the north; by Grand Canal Place to the east; by St. James Avenue and vehicular access to Westcourt residences to the west; and by the grounds of a former Dublin City Council halting site accessed off Grand Canal Place to the south. The proposed amendments comprise of the following:</p> <ul style="list-style-type: none"> • Provision of an additional storey on permitted Blocks 1,2 and 3/4, increasing in height of Block 1 from 11 to 12 no. storeys (42.075 metres), Block 2 from 11 to 12 no. storeys (42.075 metres) and Block 3/4 from 13 to 14 no. storeys (49.45 metres); • Provision of 53 no. additional apartment units resulting in an increase from 543 no. to 596 residential units. The residential component, permitted and proposed shall be a 'Build-to-Rent' scheme of 596 units, consisting of 482 no. one bedroom units and 114 no. two bedroom units with associated resident support facilities and resident services and amenities; • Modifications to the façade treatment; • Provision of additional balconies on north, east, west and south elevations of Blocks 1,2 and 3/4 ; • Internal reconfiguration of the permitted residential amenities and increase in the communal open space from 3,643 sq.m. to 3,746 sq.m.; • Amendments to the permitted ground floor commercial space resulting in a reduction of the retail space from 1,005 sq.m. to 995 sq.m., the café/bar/restaurant space from 737 sq.m. to 705 sq.m., and the co-working space from 2,983 sq.m. to 2,963 sq.m, (a reduction of 63 sq.m in total) to accommodate increase in plant and ancillary services; • Extension of the permitted basement, increasing from 5,527 sqm to 7,185 sqm to include additional long-stay cycle parking spaces (60 no.) resulting in a total of 773 no. long-stay bicycle spaces. There will be no change to the permitted number of car parking spaces at 50 no. surface bicycle spaces shall be increased from 115no. to 122no; • Provision of additional plant and ancillary services at basement level; • Amendments to hard and soft landscaping and all associated site works necessary to facilitate the development . <p>The overall development will increase the gross floor area from 48,314 sq.m. (excluding basement of 5,527sq.m.) previously permitted under reg. ref. 3209/19 to 51,933 sq.m. (excluding basement of 7,185 sq.m.) A Natura Impact Statement will be submitted to the planning authority with the application and will be made available from inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the planning authority.</p>
Application Date	28/05/2020
DCC Decision	Granted
DCC Decision Date	22/07/2020
ABP Decision	APPEAL WITHDRAWN
ABP Decision Date	17/11/2020
Final Grant Date	23/11/2020

Application Number	3968/20
Applicant	Blue Ant Ltd
Location	177 - 179, James Street, Dublin 8
Proposal	Planning permission for development will consist of: demolition of all existing buildings on the site (total gross floor area: 1205 sq.m) and construction of a mixed-use development as follows: 2 no. blocks of 5 and 6 storey height over 2 basement levels. Block A fronting James Street at 6 storeys with medical centre (132 sqm), cafe / retail at ground floor (151 sqm) above which 4 storeys of habitable dwellings totalling 16 no. apartments (1225 sqm) with a top floor of spa / relaxation rooms (185 sqm) and rooftop garden. Block B to rear of site at 5 storeys comprising 4 storeys of habitable dwellings totalling 12 no. apartments with top floor of spa / relaxation rooms (136 sqm) and rooftop garden. Total no. of apartments 28 no. units of which 8 no. 1 beds 18 no. 2 beds & 2 no. 3 beds with 49 no. bicycle parking spaces. Lower basement consisting of gym (291 sqm) pool, spa and associated facilities (859 sqm) with upper-level basement consisting of (treatment and procedure rooms and associated facilities (746 sqm). Access / egress via 4 separate points facing James Street.
Application Date	18-Dec-2020
DCC Decision	Additional Information
DCC Decision Date	19-Feb-2021
ABP Decision	
ABP Decision Date	
Final Grant Date	

Application Number	3444/20
Applicant	James St Hotel Limited
Location	180, 182, 183 and 184 James's Street, Dublin 8.
Proposal	The proposed development involves site clearance and levelling works, including the demolition of all existing buildings on site and the construction of a 148 bed hotel that ranges in height between 1 and 7 storeys above three lower ground levels (along the southern part of site) including ancillary staff and guest facilities, plant, storage and waste/refuse storage areas. An ESB substation is proposed at ground floor level at the south-eastern corner of the proposed building. Guest / pedestrian access is provided along the southern frontage onto James Street with Guest Lobby at ground floor. A combination of hard and soft landscaping measures are proposed along all elevations to enhance areas of public realm and ancillary amenity spaces. The proposed building includes for the provision of sustainable drainage measures together with the provision of green roofs. Permission is also sought for associated signage. Development of an aparthotel was previously permitted at this site, under Planning Register 2950/17 & ABP300057-17.
Application Date	24/09/2020
DCC Decision	Refused
DCC Decision Date	18/11/2020
ABP Decision	On appeal to ABP – decision awaited
ABP Decision Date	
Final Grant Date	

Strategic Housing Development Applications in the South Central Area

Application Number	SHD0001/17 (ABP-300184-17)
Applicant	Cairn Homes Properties Ltd
Location	The Donnelly Centre, Cork Street, Dublin 8
Proposal	<p>Cairn Homes Properties Ltd intend to apply to An Bord Pleanála for permission for a strategic housing development at this site The Donnelly Centre, Cork Street, Dublin 8, D08HRR9. The site (0.358 ha) is bounded to the north by Cork Street, to the east by Brickfield Lane, to the south by disused industrial lands and to the west by the HSE "Brú Chaoimhín" complex which is a Protected Structure. The development will consist of the following: - Demolition of the Donnelly Centre (totalling 7,858 sqm). - Construction of a mixed-use development comprising 399 student accommodation bed spaces in 90 residential cluster units and studios with associated ancillary areas (13,017 sq.m) and a retail/cafe unit (114 sq.m), in a 6 and 7 storey high building with frontage onto Cork Street and Brickfield Lane (max height 23.325m over ground level excluding lift shafts). - Landscaped gardens are provided to the west and south (599 sq.m) and a landscaped roof terrace (453sq.m) at 6th floor level and a central ground level courtyard area (549 sq.m) are also provided as private open space (total 1601 sq.m). - The student accommodation will be professionally managed and accommodation will be available for short-term stays for tourists or other visitors outside of term time. The retail/cafe unit, accessed from Cork Street, is independent from the student accommodation and has an ancillary outdoor terrace (40 sq.m) onto Cork Street. - Widening of Brickfield Lane by c.4.5m to include new footpath and 5 no. set-down only car spaces located along Brickfield Lane. - The development includes internal switch and substation located off Brickfield Lane; all enabling and site development works, landscaping, services, waste management facilities and all other ancillary works. The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan. The application, 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.corkstreetresplanning.com. 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 observation 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). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizen's Information Service website: www.citizensinformation.ie.</p>

Application Date	14-Nov-17
DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	GRANT PERMISSION with conditions
ABP Decision Date	27-Feb-18
Final Grant Date	N/A

Application Number	SHD0002/19 (ABP-303435-19)
Applicant	Durkan (Davitt Road) Ltd.
Location	Former Dulux Factory Site, Davitt Road, Dublin 12, D12 C97T
Proposal	<p>Planning and Development (Housing) and Residential Tenancies Act 2017 Planning and Development (Strategic Housing Development) Regulation 2017 Notice of Strategic Housing Development Application to an Bord Pleanala for planning permission as part of a Strategic Housing Development scheme on lands at the former Dulux Factory Site, Davitt Road, Dublin 12, D12 C97T on a site of approximately 0.8266ha.</p> <p>The development will consist of 265 'Build-To-Rent' apartments in 4 no. 3-7 storey blocks with a basement level. The development will include a retail/cafe unit, a resident's gym, 119 no. basement car parking spaces, internal semi-public paths, public and private open spaces and all communal facilities (including refuse storage space and 560 no. bike parking spaces at basement and ground level). The breakdown of units is as detailed below.</p> <p>Block A - Comprises a total of 107 units as follows: a) 43 no. 1 bed apartments; b) 11 no. 2 bed 3-person apartments; c) 53 no. 2 bed 4-person apartments.</p> <p>Block B - Comprises a total of 99 units as follows: a) 46 no. 1 bed apartments; b) 6 no. 2 bed 3-person apartments; c) 47 no. 2 bed 4-person apartments.</p> <p>Block C - Comprises a total of 30 units as follows: a) 20 no. 1 bed apartments; b) 10 no. 2 bed 4-person apartments</p> <p>Block D - Comprises a total of 29 units as follows: a) 18 no. 1 bed apartments; b) 11 no. 2 bed 4-person apartments</p> <p>Each unit in Block A, B, C & D has associated private open space in the form of a ground floor terrace or a balcony, along with dedicated communal open space. Two large private courtyards of c.920 sqm and c.770 sqm incorporating children play areas are also located between block A & C and blocks B & D for the benefit of all residents of the 4 blocks. A central public open space of c.1, 516 sqm and pedestrian link is also provided connecting Davitt Road and Galtymore Road.</p> <p>Block B provides communal facilities and amenities for all residents comprising a reception, media centre, gymnasium, games room, business centre, shared party room, shared kitchen and a retail/café unit. A communal lounge is proposed at fifth floor level of Block A with a balcony on the north, south and western elevation. The development will have 1 no. vehicular access to basement level from Galtymore Road. Pedestrian access will be provided from both Galtymore Road and from Davitt Road. The associated site and infrastructural works include foul and surface water drainage, attenuation tanks, landscaping, boundary fences, ESB Substations and internal hard landscaping including footpaths. The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan. The application 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 Pleanala and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.davittroadshd.ie. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanala 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 Pleanala, 64 Marlborough Street, Dublin, 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 Pleanala 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 observation is or are based. An Bord Pleanala may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanala may attach to a grant of permission such conditions as it considers appropriate.</p>

	Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanala (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanala by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986). In accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanala's website: www.pleanala.ie or on the Citizen's Information Service website: www.citizeninformation.ie . Signed Brock McClure Planning and Development Consultants. Date of publication: 09th January, 2019.
Application Date	09-Jan-19
DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	GRANT PERMISSION with conditions
ABP Decision Date	17-Apr-19
Final Grant Date	N/A

Application Number	SHD0003/19 (ABP-303436)
Applicant	Creedon Group Ltd. & GSA Developments Ltd.
Location	Mill Street, Sweeney's Terrace and Clarence Mangan Road, Dublin 8
Proposal	<p>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 Pleanala. Creedon Group Ltd and GSA Developments (Ireland) Limited intend to apply to An Bord Pleanala for permission for a strategic housing development at a site bounded by Mill Street, Sweeney's Terrace and Clarence Mangan Road, Dublin 8. The development will consist of a purpose-built Student Accommodation and Residential (Build to Rent) complex with ground floor retail/commercial units as follows:</p> <ul style="list-style-type: none"> • 235 no. purpose-built student bedspaces comprising of 54 no. studio units; 3 no. 3 bed unit; 12 no. 4 bed unit, 2 no. 6-bed unit and 14 no. 8 bed units together with a range of ancillary student accommodation uses including reception/management suite, internal social and recreational spaces. • 37 no. residential (Build to Rent) apartments comprising 8 no. studio units; 24 no. one-beds and 5 no. 2 beds and including balconies on the western (Sweeney's Terrace) and eastern (internal to courtyard) elevations together with residential support and amenity facilities at ground and basement level and a landscaped roof garden have been provided at fifth floor level (BTR only). • 1 no. commercial/retail unit (351.5sqm total gross floor area) fronting onto Mill Street with 1 no. café (49.5sqm gross floor area) located along the eastern boundary addressing existing urban space to the rear of No. 10 Mill Street (a Protected Structure). <p>• The development has been arranged in series of connected blocks which range in height from 3 no. storeys adjoining existing residential properties on Sweeney's Terrace to 7 no. storeys at the corner of Mill Street and Clarence Mangan Road. Generally, proposed heights vary between 4 and 5 no. storeys. • A total of 166 no. bicycle parking spaces are proposed within the application site including 146 no. long stay (sheltered) space and 20 no. short stay visitor spaces (a further 20 no. spaces are proposed on the public footpath) together with the formalisation of car parking spaces on Sweeney's Terrace and a set down area on Mill Street. • New central courtyard amenity space for use by residents, landscaping of the east-west street adjacent to No. 10 Mill Street (a Protected Structure) and the associated arch, and a new landscaped area adjacent to the River Poddle including the recladding of the existing flood defence wall and repair and reinstatement of random stone embankment wall where necessary. • Demolition of a decommissioned ESB substation on site. • All associated site lighting; signage; landscaping; boundary treatments including the provision of controlled access to private open spaces including the central courtyard and the Poddle embankment area, together with all other site and development works.</p> <p>The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan. The application 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 Pleanala and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.sweeneyscornerplanning.ie. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanala 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 Pleanala, 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 Pleanala 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.</p> <p>An Bord Pleanala may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it</p>

	<p>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 Pleanala 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 Pleanala (Tel. 01-8588100).</p> <p>A person may question the validity of a decision of An Bord Pleanala by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanala website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.</p>
Application Date	10-Jan-19
DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	GRANT PERMISSION with conditions
ABP Decision Date	11-Apr-19
Final Grant Date	N/A

Application Number	SHD0010/19 (ABP-304383-19)
Applicant	Development Ocht Limited
Location	Lands at the Former Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12
Proposal	<p>Development Ocht Limited intend to apply for planning permission for a mixed use development comprising of a "Build to Rent" Residential Development and commercial units on lands (1.88 ha) at the Former Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12. The proposed development will comprise of the following: • Demolition of the existing (5,810 sq.m) industrial units and associated structures on the site; • Construction of a mixed use development comprising of 2 no. main structures comprising of Blocks A-E in one structure and Block F as a stand alone structure. • Provision of 492 residential units (104 no. studios, 136 no. 1 bed units and 252 no. 2 bed units), ranging in height from 4 no. storeys (12 m) to 8 no. storeys (24.1 m) over basement level; • Provision of 3,347 sq.m commercial use including 7 no. commercial units at ground floor comprising of a car showroom (350 sq.m), shop (146 sq.m), shop/ convenience store (437 sq.m) and 4 no. café/restaurants ranging in size from (48 sq.m to 177 sq.m) and 3 no. commercial units at first floor level comprising of a medical centre (517 sq.m), 2 no. shared office spaces (566 sq.m and 150 sq.m respectively) and crèche unit at ground and first floor (382 sq.m) and associated outdoor play space; • Provision of 238 no. car parking spaces (200 no at basement level to serve the residential development and 38 at surface level to serve the commercial development) including the provision of 10 no. car club spaces, 516 no. cycle parking spaces (258 no. basement level and 258 no. within the residential courtyard areas) to serve the residential development and an additional 56 no. uncovered cycle parking spaces located at surface level to serve the commercial units/ visitors.</p> <p>• The proposed development will also include the provision of communal open space including courtyard areas, roof terraces, the provision of resident support facilities including reception/ concierge, and waste management facilities, and the provision of resident services and amenities including, internal common areas, shared work space, games room, and multi-function event spaces. • The proposed development will provide balconies and/ or terraces on the south, east and west elevations, revised boundary treatments and landscaping including 2,901 sq.m public open space, children's play area, and provision of pedestrian and cycle linkages through the site and along all site boundaries, upgrades to the public realm, provision of green roof, ESB sub-station, SUDs drainage, and all ancillary site development works necessary to facilitate the development. • The total floor area of development is 46,102 sq.m (excluding basement level of 7,508 sq.m).</p> <p>An Environmental Impact Assessment Report has been prepared in respect of the proposed development.</p> <p>The proposed residential development is a "Build To Rent" scheme in accordance with Specific Planning Policy 7 and 8 set out in the "Sustainable Urban House: Design Standards for New Apartments 2018". The subject site is zoned Z14 in the Dublin City Development Plan 2016-2022. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Council Development Plan 2016-2022 and the Naas Road Local Area Plan 2013. The application together with an Environmental Impact Assessment Report 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.concordeshdnaasroad.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</p>

	<p>(c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanala 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 Pleanala may attach to a grant of permission such conditions as it considers appropriate. Any queries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanala (Tel. 01-8588100).</p> <p>A person may question the validity of a decision of An Bord Pleanala by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with Sections 50 and 50A of the Planning and Development 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanala's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie</p>
Application Date	03.05.19
DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	GRANT PERMISSION with conditions
ABP Decision Date	15.08.19
Final Grant Date	N/A

Application Number	SHD0011/19 (ABP-304686-19)
Applicant	Jackie Greene Construction Limited
Location	Lands immediately east of the Assumption National School, Long Mile Road, Walkinstown, Dublin 12
Proposal	<p>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 Pleanala. We, Jackie Greene Construction Limited, intend to apply to An Bord Pleanala for permission for a strategic housing development at a site comprising lands east of the Assumption National School, Long Mile Road, Walkinstown, Dublin12 . The proposed residential development will consist of 153 residential units on a site measuring 0.938ha. The proposed development includes 15 no. Duplex/Maisonettes comprising 7 no. 1 bed (c.45.8sq.m) and 8 no. 2 bed (95.6sq.m) units and 138 no. apartments (comprising of 1 no. studio (c.37.5sq.m) and 54 no. 1-bed (ranging from c. 50.05sq.m and c.63.5sq.m), 76 no. 2-bed (ranging from c81.9sq.m and c.86.5sq.m) and 7 no. 3-bed (ranging from c.98.6sq.m and c.102.6sq.m) all with associated private balconies/terraces to the north/south/east/west elevations. A concierge (c.79.3sq.m) and a gym (c.88.5sq.m) will be located at ground floor level. The development will range from 3-6 storeys in height. The development will have 129 no. car parking spaces, 5 no. motorbike parking spaces, 198 no. secure bike parking spaces, the majority of which will be at undercroft level, with 2 no. disabled car parking spaces and 4 no. car parking spaces at grade to the front of the development along with some visitor cycle parking spaces. There will be a new vehicular access off Long Mile Road via a left in/left out junction to access the undercroft and surface parking. A soft landscaped car free, pedestrian and cycle route will be developed around the perimeter of the development. This car free route can also be used for emergency services access. All other site services and works to enable the development of the site will also be provided including bins, ESB substation/switch room, plant rooms, boundary treatments and landscaping. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Council Development Plan 2016-2022. The application 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 Pleanala and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.longmileroad.ie . Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanala 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 Pleanala, 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 Pleanala 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 Pleanala 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 Pleanala 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 Pleanala (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanala by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I.No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie .</p>

Application Date	14-Jun-19
DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	GRANT PERMISSION with conditions
ABP Decision Date	18-Sep-19
Final Grant Date	N/A

Application Number	SHD0013/19 (ABP-305061-19)
Applicant	Molaga Capital Limited
Location	Former Rialto Cinema, 355, South Circular Road, Dublin 8
Proposal	<p>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 Pleanala Molaga Capital Limited intends to apply to An Bord Pleanala for permission for a strategic housing development at this site of c.0.3 hectares at No. 355 South Circular Road, Dublin 8, D08 TX20. The development will consist of: The demolition of all buildings and structures (c.2,575 sq m) on site with the exception of the front Art Deco section of the building, which will be retained, restored to its original form, and incorporated into the proposed development (existing window opes on the eastern and western façade of the retained section of the building will be infilled with matching brickwork); the eastern boundary wall will be retained and restored. The development will also consist of the construction of a mixed-use building (with a total area of c.11,266 sq m) ranging in height from three to seven storeys over basement comprising a student accommodation scheme of 317 no. student beds arranged in 313 no. bedrooms (276 no. 1-bed bedrooms, 4 no. 2-bed bedrooms and 3 no. studios); and ancillary café with an outdoor garden area. The development includes: 4 no. open courtyards (3 no. at ground floor level and 1 no. at first floor level); TV lounge; gym; cinema; communal areas; circulation areas; reception; library; and a meeting/event room. The development will also consist of: Parking for 160 no. bicycles accessed directly from South Circular Road; 7 no. visitor bicycle parking spaces located to the front of the building off South Circular Road; a set down area off South Circular Road; attenuation chamber; tank, plant and pump room; water storage and pump room; boiler, buffer and calorifier room; sprinkler, storage and pump room; laundry; toilets; bins area; substation; switch/meter room; green roofs; PV solar panels; and all hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). The application 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 Pleanala and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.rialtocinema.com. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanala 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 Pleanala, 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 Pleanala 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 Pleanala 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 Pleanala 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 Pleanala (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanala by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I.No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanala’s website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie .</p>

Application Date	06-Aug-19
DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	GRANT PERMISSION with conditions
ABP Decision Date	15.11.19
Final Grant Date	N/A

Application Number	SHD0018/19 (ABP-305324-19)
Applicant	Summix FRC Developments Ltd
Location	Site known as a portion of the Brewery Block, bounded by Newmarket, St. Luke's Avenue, Brabazon Place/Brabazon Row and Ardee Street. (The subject site includes Nos. 13/14 Ardee Street (D08 Y9W6), No. 29 Newmarket (D08 VH42) and M.T. Oils, Dublin 8
Proposal	<p>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 Pleanala Summix FRC Developments Limited intend to apply to An Bord Pleanala for permission for a strategic housing development at this 0.3968 ha site known as a portion of the Brewery Block, bounded by Newmarket, St Luke's Avenue, Brabazon Place/Brabazon Row and Ardee Street, Dublin 8. (The site includes Nos. 13/14 Ardee Street (D08 Y9W6), No. 29 Newmarket (D08 VH42) and M.T. Oils at the corner of Newmarket and Brabazon Row/Place (D08 FPF6) as detailed on Eircode mapping.) The M.T. Oils Building is a Protected Structure (RPS No. 5829). The development will principally consist of: the demolition of two existing industrial warehouses (1,236 sq m), brick ruins (99 sq m), the remnants of a brick structure at the north eastern corner of the subject site and along the northern boundary and the walls at ground floor level onto Newmarket and Ardee Street; and the construction of a part-two to part-eight storey mixed-use development in three blocks (12,248 sq m), comprising a co-working shared space with associated café (325 sq m); and 368 No. student accommodation bedspaces with associated facilities, which will be utilised for short-term lets during student holiday periods. The Newmarket/Ardee Street block (Block A) proposes a part-two to part-six storey building comprising ancillary student accommodation space including tv lounge, cinema room, games space, events space, gym and common room, elements of which is contained within a double-height partially glazed amenity space over the existing underground vaults, with parts of the vaults incorporated into the amenity space; ancillary management spaces; and a bin and bicycle store all at ground floor level, with 146 no. bedspaces provided on the upper floors in one single studio unit and 27 no. cluster units comprising a mix of 4, 5 and 6 no. bedroom clusters. The Brabazon Row block (Block B) comprises a part-six to part-eight storey building providing community and study space; ancillary accommodation including plant rooms, sub-station, switch-room and generator all at ground floor level with 120 no. bedspaces on the upper floors provided in 2 no. twin studio units and 17 no. cluster units comprising a mix of 6 and 8 no. bedroom clusters. The St. Luke's Avenue block (Block C) proposes a part-six to part-eight storey building providing a co-working space at ground floor level with 102 no. bedspaces at the upper levels comprising a mix of 6 no. and 8 no. bedroom clusters. The development also proposes the conservation of and works to the existing brick tower located towards the north-western corner of the site including the reinstatement of existing blocked up opes and the utilisation of the ground level for communal amenity space; the removal of a portion of the vaults at the northern end and the lowering of the floor level to facilitate their opening up to provide communal amenity space; maintenance works to the Protected Structure (415 sq m) at the corner of Newmarket and Brabazon Row/Brabazon Place including the restoration of windows at ground floor level and the cleaning of the stone façade; the retention of the façade of the building fronting Newmarket (No. 29 Newmarket) directly adjoining and to the west of the Protected Structure; signage; cycle parking; a service lay-by; hard and soft landscaping and external amenity spaces including courtyards and a roof garden at fifth floor level of Block A facing north, south, east and west; balconies on Block B facing west and Block C facing south; plant; and all associated works above and below ground. This application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022 and the Liberties Local Area Plan 2009-2020. 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. The application 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 Pleanala and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.ardeepointshd.ie Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanala of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observation in writing to An Bord Pleanala, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if</p>

	<p>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 Pleanala 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.</p> <p>An Bord Pleanala 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 Pleanala may attach to a grant of permission such conditions as it considers appropriate. An Bord Pleanala 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 Pleanala 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 Pleanala (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanala by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I.No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanala’s website: www.pleanala.ie or on the Citizens</p>
Application Date	02-Sep-19
DCC Decision	
DCC Decision Date	
ABP Decision	GRANT PERMISSION with conditions
ABP Decision Date	12-Dec-19
Final Grant Date	

Application Number	SHD0001/20 (ABP-306569-20)
Applicant	Ruirside Developments Limited
Location	42a, Parkgate Street, Dublin 8
Proposal	<p>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 Pleanala Ruirside Developments Ltd, intends to apply to An Bord Pleanala for Permission for Strategic Housing Development at this site (c.0.82 hectares), formerly known as Hickey's fabric 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 resident's 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.444sq.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 25th floor, accommodating 1no. café/restaurant (c.208sq.m), resident's amenity areas and 160no. apartments. Resident's roof gardens at 9th and 25th floors. Ancillary plant/storage at ground floor level. Block B1 (c.10,520 sq.m): 10 to 13-storeys with setback at 7th floor, accommodating 1no. café/restaurant (c.236 sq.m), 1no. retail unit with ancillary café (c. 134sq.m), resident's amenity areas, including co-working spaces made available to the residential community within the proposed development, and one of which (c.119 sq.m) to be made available also to the public for hire/cultural uses/events, and 141no. apartments. Resident's roof gardens at 9th floor. Ancillary plant/storage at basement and ground floor level. Block B2 (c.3,698sq.m): 8-storeys with setback at 6th floor, including 6 storeys of commercial office floorspace (c.3,698 sq.m) over entrance foyer and site entrance. Resident's 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 resident's amenity areas and 40no. apartments. Resident's roof garden at 8th floor. Block C3 (c.6,274 sq.m): 11-storey building over partial basement with setback at 7th floor, accommodating 1no. retail unit (c.80 sq.m), resident's amenity areas and 82no.apartments. Resident's roof garden at 7th floor. Ancillary plant/storage at ground floor level. Associated and ancillary conservation, site development, infrastructure, landscaping and boundary treatment works, including: infrastructure, landscaping and boundary treatment works, including: 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 resident's 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 a gym for residents of the development, accessible from Block C1 undercroft and resident's 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</p>

	<p>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. 55no. 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 Assessment 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 Pleanala and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.parkgatestreetshd.ie. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanala of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observation in writing to An Bord Pleanala, 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 Pleanala 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 Pleanala 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 Pleanala 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 Pleanala (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanala by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I.No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanala's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie .</p>
Application Date	05-Feb-20
DCC Decision	N/A
DCC Decision Date	N/A

ABP Decision	Split Decision. Refuse Permission for Block A. Grant Permission for remainder of proposed development with conditions.
ABP Decision Date	29.05.20
Final Grant Date	N/A

Application Number	SHD0023/20 (ABP-305483-19)
Applicant	Creedon Group Limited and GSA Developments (Ireland) Limited
Location	Site bounded by Mill Street, Sweeney's Terrace and Clarence Mangan Road, Dublin 8
Proposal	<p>In accordance with section 146B of the Planning and Development Act 2000, as amended, An Bord Pleanála has received a request from Creedon Group Limited and GSA Developments (Ireland) Limited to alter the terms of a grant of planning permission for a Strategic Housing Development at a site bounded by Mill Street, Sweeney's Terrace and Clarence Mangan Road, Dublin 8. (An Bord Pleanála application reference ABP-303436-19). This request relates to a permission for 235 number purpose-built student bed spaces, 37 number residential (Build-to-Rent) apartments, one number commercial/retail unit and one number café. The proposed alterations include internal and external amendments to the previously permitted development, together with all associated and ancillary site and development works. The proposed alterations also include either the omission of Condition 2 of ABP Reg. Ref. 303436-19, which requires the provision of a 2 m setback of Block D from the western site boundary to facilitate public access to the exposed area of the River Poddle from the laneway from Sweeney's Terrace, or an amendment of the condition to reflect the operational procedures required to ensure the security of future residents and facilitate public access during working hours, as follows: Condition 2: 'Public Access to the exposed area of the River Poddle from Mill Street and Sweeney's Terrace will be available between 9.00am and 5.00pm, Monday to Sunday'.</p> <p>Proposed amendments to internal floorplans include the following:</p> <ul style="list-style-type: none"> • Blocks A, C and BTR - Basement (Lower Ground Floor) Level: Omission of the permitted Basement Level in Block A, the introduction of Basement Level in Block C and amendments to the permitted layout of the Basement in the BTR Block. • Block A - Ground Floor Level: Provision of a Mezzanine Level above Ground Floor and the creation of 2 no. flexible retail/commercial units of 126.5 sqm and 279.5 sqm respectively at Ground Floor Level. The proposed Mezzanine Level above accommodates an enlarged internal student amenity space (152.5sqm) and an additional retail/commercial space (183sqm). • Blocks A – Upper Floor Levels: Provision of 2 no. additional 5 bed student accommodation clusters have been provided at Fifth and Sixth Floor Levels of Block A. • Block C - Ground Floor Level: Relocation of the permitted switch and ESB rooms from the southern to the eastern elevation, the introduction of a laundrette facility (23 sqm) and associated amendments to the 2 no. internal student amenity spaces and the café (minor floorspace reductions), together with the relocation of the toilet and layout revisions to the refuse area and bike store. • Block C - Upper Floor Levels (First, Second and Third Floor Level): Amalgamation of 3 no. 3 bed student accommodation clusters and 3 no. 4 bed student accommodation clusters at First, Second and Third Floor Levels to provide 3 no. 7 bed student accommodation clusters. <p>Rearrangement of access to the roof of the bike store/landscaped external amenity area. General internal rearrangements of all Blocks to include the rationalisation and standardisation of the internal layouts of the student accommodation and BTR units, circulation cores and services. External amendments include as follows: General amendments to the fenestration on all levels and ground floor level access arrangements to match internal amendments at ground and upper floor levels on all elevations. Amendments to the ground floor level landscaping proposals and to the internal courtyard elevations to reflect internal amendments. Increase in the permitted building heights and parapet levels (c.300-800 mm) and the rationalisation/standardisation of floor plate heights and levels across the permitted development.</p> <p>Alterations at rooftop level include the relocation of screened roof plant from Blocks A and D to an amalgamated plant area on the roof of Block C, along with revised lift overrun locations. The movement of Blocks C & D southwards by approximately 1.8 m and slight amendments to the footprints of the blocks to provide enhanced external amenity and circulation arrangements for the proposed development. The provision of access gates at the entrance to the private courtyard area between Blocks A and C, to the west of Block D and to the east of Block D. The proposed alterations will result in an overall increase of floorspace from an approved 9,842.32 sq.m (GFA) to 10,663.17 sq.m (GFA) (an increase of 820.85 sq.m (GFA)). The proposed development also includes an increase of 237.5 sqm of usable commercial/retail floorspace from 351.5 sqm (discounting circulation space, toilets and basement plant/storage space) to a total of 589 sqm contained in 2 no. flexible units. Retail/Commercial Area 1 is at Ground Floor Level with a usable area of 126.5 sqm. Retail/Commercial Area 2 has a total usable area of 462.5 sqm, with 279.5 sqm at Ground Floor Level and 183 sqm at Mezzanine Level. The case</p>

	reference for the current alteration request is ABP-305483-19. The Board has decided, in accordance with section 146B(2)(a) of the Act, that the proposed development would constitute a material alteration to the terms of the development.
Application Date	13.03.20
DCC Decision	
DCC Decision Date	
ABP Decision	
ABP Decision Date	Permission granted with conditions
Final Grant Date	27.09.20

Application Number	SHD0007/20 (ABP-307067-20)
Applicant	Carrey Issuer DAC
Location	IDA Small Business Centre / Newmarket Industrial Estate, bounded by Newmarket, Brabazon Place, St. Luke's and Newmarket Street, Newmarket, Dublin 8
Proposal	<p>Carrey Issuer DAC intends to apply for permission for development at this site (0.66ha) at Newmarket, Dublin 8, comprising part of the site known as the former IDA Ireland Small Business Centre at Newmarket Industrial Estate, Newmarket, Dublin 8 (site bounded by Newmarket, Brabazon Place and St. Luke's Avenue and Newmarket Street). The development will consist of a residential / mixed use development totalling 29,570sq.m as follows: - • A Specific BTR (Build to Rent) Development comprising 413 units with a total gross floor area of 28,735sqm and comprising 203no. studios, 136no. one bedroom units, 72no. 2 bedroom units and 2no. 3 bedroom units and will include Resident Support Facilities (including refuse stores, bike stores, bike repair area, maintenance workshop, package room, management suite, toilets, leasing suite, concierge/ cafe, residents storage totalling 838sqm) and Resident Services And Amenities (including Cinema/ TV Room, games room, café/lounge/ lobby, community room, gym, yoga studio, changing room, co-working space, meeting room, kitchenette, pet room, private dining room, private lounge/ breakout areas totalling 1,291 sqm). The building ranges from 6 storeys (including set back level) to Newmarket stepping to 9-13 storeys towards St. Luke's Avenue. • The proposed development includes non-residential uses comprising 3no independent units on Newmarket comprising a 1no. café/restaurant (216sqm) and 2no. retail units (165 and 325sqm) and an artists' studio (129sqm). • Lower ground floor / basement level includes car parking spaces (50no.), cycle spaces (540no.), motorcycle spaces (2no.) and plant/services with a new vehicular access provided from Newmarket Street. Cycle parking and facilities have an access from St. Luke's Avenue. A disabled access parking space is provided on Newmarket Street. A new service set down are is provided on St. Luke's Avenue. 10no. additional surface cycle spaces are provided on St. Luke's Avenue (5no.) and semi-private residential courtyard (5no.). • Communal Outdoor Amenity space is provided for residents in 5no. rooftop terraces including a lounge terrace, gym terrace, social terrace, spa terrace and biodiversity terrace (totalling 1,925sqm) and a semi-public courtyard at ground level (736 sq.m). • The proposed development also includes a new internal street/ public routeway through the site from Newmarket to St. Luke's Avenue and landscaping and public realm improvements are proposed on the St. Luke's Avenue frontage between a new public footpath and the proposed building. • Permission is also sought for 2no. ESB substations, signage, roof plant and landscaping and public realm works and all associated site development works. The demolition of all existing buildings on the overall site known as the IDA Ireland Small Business Centre at Newmarket Industrial Estate has been approved and will be carried out pursuant to Reg Ref: 3323/17 (Bord Ref: ABP 300431-17). The remainder of the overall site bounded by Newmarket, Brabazon Place, St. Luke's Avenue and Newmarket Street and is the subject of a separate planning application to Dublin City Council (Reg Ref: 4743/19) for a Hotel development with 2no. retail/ restaurant units. The application 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.newmarketsquresh.d.ie The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan. 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.</p> <p>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</p>

	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.
Application Date	17.04.20
DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	Permission Granted with conditions
ABP Decision Date	31.08.20
Final Grant Date	N/A

Application Number	SHD0009/20 (ABP-307221-20)
Applicant	DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV
Location	Former Bailey Gibson Site, 326-328 South Circular Road, Dublin 8
Proposal	<p>We, DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV intend to apply to An Bord Pleanála for permission for a Build to Rent Strategic Housing Development at the former ‘Bailey Gibson’ site, 326-328 South Circular Road, Dublin 8. The application area is c.2.18 hectares, it includes the Bailey Gibson site (1.53 hectares) and 0.646 hectares to accommodate works to facilitate connections to municipal services and works proposed to public roads. The development will consist of; i. the demolition of all buildings and structures on the site, including 9 no. buildings (11,234.42 sq.m GFA) and 1 no. ESB substation (21sq.m) to make way for development of the site; ii. the construction of 416 no. residential units in 5 no. blocks, with a cumulative gross floor area of 31,117 sq.m for the residential component comprising; a. 404 no. apartments in 4 no. blocks (BG1-4) ranging in height from 2 storeys to 16 storeys, over single level basement on part of the site, incorporating 19 no. studio units; 251 no. 1 bed and 134 no. 2 bed, all with private amenity space in the form of balconies; b. 2 no. 2-storey 2-bedroom duplex apartments all with private amenity space in the form of balconies contained in BG3. c. 6 no. 3-storey 3-bedroom triplex apartments all with private amenity space in the form of terraces contained in BG1; d. 4 no. 3-storey 4-bedroom townhouses all with private amenity space in the form of back gardens and 4 no. car parking spaces contained in BG5; iii. the construction of tenant amenities with a cumulative gross floor area of 812 sq.m comprising; in BG1, a concierge office (86 sq.m at ground floor level); in BG2, gymnasium (260 sq.m), combined concierge/marketing/coworking space (191 sq.m) at ground floor and communal living/ kitchen (166 sq.m) and residents lounge (29 sq.m) at first floor level; and in BG3, a resident’s lounge (24 sq.m) that connects with the communal garden. iv. provision of 2,618 sq.m of communal open space distributed as follows; in BG1, central courtyard area (774 sq.m) and roof terrace (60 sq.m); in BG2, roof terrace (926 sq.m); in BG3, courtyard (545 sq.m); and in BG4, courtyard (313 sq.m). v. the construction of a childcare facility with a gross floor area of 233 sq.m and associated play areas of 50 sq.m and 3 no. set-down parking spaces; vi. the construction of 164 sq.m of commercial floorspace to facilitate a restaurant/café/bar at ground level in Block BG2 and 224 sq.m of commercial floorspace at ground floor level in Block BG1 to facilitate a range of uses including Class 1 (shop), Class 2 (financial/professional services) , Class 8 (health services), Class 10 (community/arts) and Class 11 (bingo hall); vii. the construction of a single storey ESB sub-station (14 sq.m GFA) and a double ESB sub-station (28 sq.m GFA); viii. partial realignment and widening of Rehoboth Place to provide a new carriageway width of 5m, enabling fire tender and refuse truck access, and minimum footpath widths of 2m on both sides of the street. ix. at basement level, the provision of 106 no. car parking spaces including 10 no. dedicated disabled parking spaces. 10% of the spaces will be fitted with electric charging points. 12 no. motorcycle spaces will also be provided at basement level. x. at podium level, the provision of 12 no. car parking spaces, including 1 no. disabled parking space (10 no. reserved for car sharing scheme ‘Go Car’) and 15 no. on street visitor car parking spaces (4 no. of which will be reserved for ‘Go Cars’), including 1 no. dedicated disabled parking space, together with 3 no. set down parking spaces for taxis and crèche drop offs and a loading bay to service the commercial units. xi. the provision of 543 no. long-stay bicycle parking spaces, comprising 315 no. spaces at basement level, accessed via a dedicated cycle stairway, and 228 no. spaces at surface level. 84 no. short stay visitor cycle spaces are provided at surface level. xii. vehicular access will be via Rehoboth Place and vehicular exit will be via the existing access on South Circular Road. Provision of 3 no. pedestrian access points; 1 no. from the South Circular Road; 1 no. from Rehoboth Place; and 1 no. from Rehoboth Avenue. Improvement works to the existing entrance on South Circular Road, removal of existing uncontrolled pedestrian crossing and provision of a new signalled pedestrian crossing is proposed on South Circular Road to facilitate improved access for existing and future residents of the area to bus stops along with improvement to the footpath provision along South Circular Road opposite Rehoboth Place entry. xiii. all ancillary site development works, plant, waste storage, meter rooms, rooftop solar photovoltaics, landscaping, boundary treatment and lighting. 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</p>

	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 (EIAR) has been prepared in respect of the proposed development. The application together with the Environmental Impact Assessment Report (EIAR) 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: https://bgscr1shd.ie
Application Date	25.05.20
DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	Permission Granted with conditions
ABP Decision Date	14.09.20
Final Grant Date	N/A

Application Number	SHD0020/20 (ABP-308162-20)
Applicant	Alphabet ABC Properties Limited
Location	The Old Glass Factory, rear 113-115 Cork Street, 118 Cork Street and lands at rear; 119-122 Cork Street and lands to the rear; 56 John Street South and adj. laneway, Dublin 8.
Proposal	<p>Alphabet ABC Properties Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 0.45 ha (4,504 sq m) site comprised of The Old Glass Factory at the rear of Nos. 113, 114 and 115 Cork Street (no eircode); No. 118 Cork Street (D08 E7PD) and lands to the rear of No. 118 Cork Street (D08 DROK); No. 119 Cork Street (D08 EK44), No. 120 Cork Street (D08 X763), No. 121 Cork Street (D08 VH36) and No. 122 Cork Street (D08 K52Y), all with adjoining lands to the rear; and No. 56 John Street South (D08 KA99) and the adjacent laneway, Dublin 8. The development will principally consist of: the demolition of all existing buildings on the subject site (2,243 sq m) and the construction of a part 4 No. to part 7 No. storey over basement Build-to-Rent Shared Living Residential Development comprising 397 No. bedspaces (377 No. single occupancy rooms, 8 No. single occupancy accessible rooms and 6 No. double occupancy rooms) with circulation cores, providing a Gross Floor Space of 14,047 sq m (plus an ancillary basement of 513 sq m). The Gross Floor Area of the scheme above ground is 13,224 sq m over a basement of 1,336 sq m. The development also consists of the provision of a café (156 sq m) at ground floor level; communal kitchen/living/dining rooms at each floor level to serve the residents of each floor; communal residential amenity space at ground floor level including the provision of a reception/shared communal area, a communal lounge/social room, a multipurpose room, a private function room, a cinema and yoga space, a gymnasium and a library and workspaces; resident support facilities including a laundry, a concierge/ post room, accessible toilets at ground floor level, a staff room and a bin store; landscaped amenity gardens; an external balcony/terrace facing south at first to fourth floor levels (15 sq m per level) accessed from the communal living/kitchen/dining rooms; a roof garden facing north, south and west (144 sq m) and a balcony/terrace facing south (15 sq m) at fifth floor level; and a balcony/terrace at sixth floor level facing south (30 sq m). The development also proposes a pedestrian connection between Cork Street and John Street South along the eastern boundary; 1 No. accessible car parking space and 2 No. motorcycle parking spaces at basement level; bicycle parking; signage; an ESB substation and switchroom; boundary treatments; green roofs; PV panels; hard and soft landscaping; plant; lighting; and all other associated site works above and below ground. The application contains a statement setting out how the proposal will be 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 an argument that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. The application 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.corkstreetsharedliving.com. 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</p>

	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.
Application Date	14-Sep-20
DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	Granted Permission with conditions
ABP Decision Date	20.12.20
Final Grant Date	N/A

Application Number	SHD0023/20 (ABP-305483-19)
Applicant	Creedon Group Limited and GSA Developments (Ireland) Limited
Location	Site bounded by Mill Street, Sweeney's Terrace and Clarence Mangan Road, Dublin 8
Proposal	<p>In accordance with section 146B of the Planning and Development Act 2000, as amended, An Bord Pleanála has received a request from Creedon Group Limited and GSA Developments (Ireland) Limited to alter the terms of a grant of planning permission for a Strategic Housing Development at a site bounded by Mill Street, Sweeney's Terrace and Clarence Mangan Road, Dublin 8. (An Bord Pleanála application reference ABP-303436-19). This request relates to a permission for 235 number purpose-built student bed spaces, 37 number residential (Build-to-Rent) apartments, one number commercial/retail unit and one number café. The proposed alterations include internal and external amendments to the previously permitted development, together with all associated and ancillary site and development works. The proposed alterations also include either the omission of Condition 2 of ABP Reg. Ref. 303436-19, which requires the provision of a 2 m setback of Block D from the western site boundary to facilitate public access to the exposed area of the River Poddle from the laneway from Sweeney's Terrace, or an amendment of the condition to reflect the operational procedures required to ensure the security of future residents and facilitate public access during working hours, as follows: Condition 2: 'Public Access to the exposed area of the River Poddle from Mill Street and Sweeney's Terrace will be available between 9.00am and 5.00pm, Monday to Sunday'. Proposed amendments to internal floorplans include the following:</p> <ul style="list-style-type: none"> • Blocks A, C and BTR - Basement (Lower Ground Floor) Level: Omission of the permitted Basement Level in Block A, the introduction of Basement Level in Block C and amendments to the permitted layout of the Basement in the BTR Block. • Block A - Ground Floor Level: Provision of a Mezzanine Level above Ground Floor and the creation of 2 no. flexible retail/commercial units of 126.5 sqm and 279.5 sqm respectively at Ground Floor Level. The proposed Mezzanine Level above accommodates an enlarged internal student amenity space (152.5sqm) and an additional retail/commercial space (183sqm). • Blocks A – Upper Floor Levels: Provision of 2 no. additional 5 bed student accommodation clusters have been provided at Fifth and Sixth Floor Levels of Block A. • Block C - Ground Floor Level: Relocation of the permitted switch and ESB rooms from the southern to the eastern elevation, the introduction of a laundrette facility (23 sqm) and associated amendments to the 2 no. internal student amenity spaces and the café (minor floorspace reductions), together with the relocation of the toilet and layout revisions to the refuse area and bike store. • Block C - Upper Floor Levels (First, Second and Third Floor Level): Amalgamation of 3 no. 3 bed student accommodation clusters and 3 no. 4 bed student accommodation clusters at First, Second and Third Floor Levels to provide 3 no. 7 bed student accommodation clusters. Rearrangement of access to the roof of the bike store/landscaped external amenity area. • General internal rearrangements of all Blocks to include the rationalisation and standardisation of the internal layouts of the student accommodation and BTR units, circulation cores and services. External amendments include as follows: • General amendments to the fenestration on all levels and ground floor level access arrangements to match internal amendments at ground and upper floor levels on all elevations. • Amendments to the ground floor level landscaping proposals and to the internal courtyard elevations to reflect internal amendments. • Increase in the permitted building heights and parapet levels (c.300-800 mm) and the rationalisation/standardisation of floor plate heights and levels across the permitted development. • Alterations at rooftop level include the relocation of screened roof plant from Blocks A and D to an amalgamated plant area on the roof of Block C, along with revised lift overrun locations. • The movement of Blocks C & D southwards by approximately 1.8 m and slight amendments to the footprints of the blocks to provide enhanced external amenity and circulation arrangements for the proposed development. • The provision of access gates at the entrance to the private courtyard area between Blocks A and C, to the west of Block D and to the east of Block D. The proposed alterations will result in an overall increase of floorspace from an approved 9,842.32 sq.m (GFA) to 10,663.17 sq.m (GFA) (an increase of 820.85 sq.m (GFA)). The proposed development also includes an increase of 237.5 sqm of usable commercial/retail floorspace from 351.5 sqm (discounting circulation space, toilets and basement plant/storage space) to a total of 589 sqm contained in 2 no. flexible units. Retail/Commercial Area 1 is at Ground Floor Level with a usable area of 126.5 sqm. Retail/Commercial Area 2 has a total usable area of 462.5 sqm, with 279.5 sqm at Ground Floor Level and 183 sqm at Mezzanine Level. The case reference for the current

	alteration request is ABP-305483-19. The Board has decided, in accordance with section 146B(2)(a) of the Act, that the proposed development would constitute a material alteration to the terms of the development. Under section 146B(8), submissions / observations in relation to the request may be made to An Bord Pleanála, during a period of 5 weeks relating to: (i) Whether such an alteration would be likely to have significant effects on the environment. (ii) Whether the Board should make the alteration, make an alteration to the terms of the development concerned being an alteration other than that to which the request relates, or refuse to make the alteration. The Board shall have regard to any submissions / observations made on foot of this invitation. The information relating to the proposed alteration (including the details of the request) may be inspected free of charge or purchased on payment of a specified fee at the offices of Dublin City Council and the offices of An Bord Pleanála during public opening hours for a period of 5 weeks commencing on the 18th March 2020. Any submissions / observations in relation to the request to alter the terms of the development may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1. Any submission must be accompanied by a fee of €20, except for certain prescribed bodies. There is no fee required to make a submission / observation by those parties / individuals who have already made a valid submission / observation to the Board in relation to the original application (Reference ABP-303436-19).
Application Date	20/09/2019
DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	Granted
ABP Decision Date	27/09/2020
Final Grant Date	N/A

Application Number	SHD0029/20
Applicant	Cherry Core Ltd and Jasmine Perfection Ltd.
Location	Former Steelworks Site, 32A,32B,33, 34 & 35, James's Street and site off Basin View, Dublin 8
Proposal	<p>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 We, Cherry Core Ltd. and Jasmine Perfection Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development at the Former Steelworks Site at 32A, 32B, 33, 34 & 35 James Street, and a Site off Basin View (629sqm), Dublin 8 (D08 V1W9, D08 W7R6, D08 K5N0, D08 Y656, D08 TOH7 and D08 C2N7). The development will consist of: (i) Demolition of the existing 3-4 storey corrugated iron industrial buildings (currently used as a surface carpark) and 2 storey dilapidated commercial buildings on site (comprising c. 3,300sq.m); (ii) construction of 189 no. Build-to-Rent apartments (comprising 151 no. one-bed apartments, 34 no. two-bed apartments and 4 no. three-bed apartments) in 3 no. three to eight storey blocks. The development will be served by 232sq.m of communal residential amenities/facilities, including a communal lounge, multi-functional space, a concierge, a central pedestrian/cycle entrance and a delivery storage area fronting James Street; 1,457sq.m. of communal open space, including a 75sqm roof terrace and 3 no. landscaped courtyards; 257 no. bicycle spaces (218 no. resident spaces in a secure bicycle storage area and 39 no. visitor spaces at ground floor level); and 4 no. car parking spaces (including 1 no. limited mobility space, 1 no. drop-off/set-down space and 2 no. Go-Car spaces) accessible from Basin View; (iii) improvement works to existing boundary walls; and (iv) Associated site and infrastructural works are also proposed which include; foul and surface water drainage; attenuation tanks; landscaping; plant areas; ESB substations; and all associated site development works. The application contains a statement setting out how the proposal will be 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 the Dublin City Development Plan 2016-2022. The application 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 South Dublin County Council. The application may also be inspected online at the following website set up by the applicant: www.jamesstreetshd.com. 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).</p>
Application Date	11/12/2020

DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	Grant with Conditions
ABP Decision Date	12/04/2021
Final Grant Date	N/A

Application Number	SHD0031/20 (ABP-308917-20)
Applicant	DBTR-SCR1 Fund, a Sub-Fund of the CWTC
Location	Former Player Wills site and Undeveloped Land in Ownership of Dublin City Council, South Circular Road, Dublin 8
Proposal	<p>We, DBTR-SCR1 Fund, a Sub-Fund of the CWTC Multi Family ICAV, intend to apply to An Bord Pleanála for permission for a mixed-use Build to Rent Strategic Housing Development at the former ‘Player Wills’ site (2.39 hectares) and adjoining lands (0.67 hectares) under the control of Dublin City Council. A public park, public road and works to South Circular Road and to facilitate connections to municipal services at Donore Avenue are proposed on the Dublin City Council land. The former ‘Player Wills’ site incorporates Eircode’s: D08 T6DC, D08 PW25, D08 X7F8 and D08 EK00 and has frontage onto South Circular Road, St. Catherine’s Avenue and Donore Avenue, Dublin 8. The Dublin City Council undeveloped land adjoins the former ‘Player Wills’ site to the west and the former ‘Bailey Gibson’ site to the east. The total area of the proposed development site is 3.06 hectares. The development will consist of; i. the demolition of all buildings (15,454 sq.m GFA), excluding the original fabric of the former Player Wills Factory, to provide for the development of a mixed use(residential, community, arts and culture, creche, food and beverage and retail) scheme comprising predominantly build to rent apartment dwellings (492 no.) together with a significantly lesser quantity of single occupancy shared accommodation private living areas (240 no.), with an average private living floor area of 24.6 sq.m (double the minimum private living space size required for single occupancy shared accommodation) and a arts/culture/community hub within the repurposed ground floor of the former factory building; ii. change of use, refurbishment, modifications and alterations to the former Player Wills Factory building (PW1) to include the removal of 1 no. later addition storey (existing 4th storey) and the later addition rear (northern) extension, retention and modification of 3 no. existing storeys and addition of 2 no. storeys set back on the building’s south, east and west elevations with an 8- storey projection (max. height 32.53m) on the north eastern corner, with a cumulative gross floor area of 17,630 sq.m including ancillary uses, comprising; a. at ground floor 852 sq.m of floor space dedicated to community, arts and cultural and exhibition space together with artist and photography studios (Class 1 and Class 10 Use), 503 sq.m of retail floor space (Class 1 Use), 994 sq.m of café/bar/restaurant floor space, 217 sq.m of co-working office floor space (Class 3 Use) and ancillary floor space for welfare facilities, waste management and storage; b. 240 no. single occupancy shared accommodation private living areas, distributed over levels 1-4, including 2 no. rooms of 30 sq.m, 49 no. rooms of 25 sq.m; 14 no. rooms of 23 sq.m, 58 no. rooms of 22.5 sq.m, 8 no. rooms of 20 sq.m, 104 no. rooms of 19 sq.m and 5 no. disabled access (Part M) rooms (3 no. 32 sq.m and 2 no. 26 sq.m); 21 no. kitchen/dining areas, and, 835 sq.m of dedicated shared accommodation services, amenities and facilities distributed across levels 1-4, to accommodate uses including lounge areas, entertainment (games) area, 2 no. external terraces (Level 03 and 04), laundry facilities, welfare facilities and waste storage; c. 47 no. build-to rent apartments distributed across levels 1-7 including 12 no. studio apartments; 23 no. 1 bed apartments, 8 no. 2 bed apartments: and, 4 no. 3-bed apartments; d. 1,588 sq.m of shared (build to rent and shared accommodation) services, amenities and facilities including at ground floor reception/lobby area, parcel room, 2 no. lounges and administration facilities; at Level 01 entertainment area, TV rooms, entertainment (games room), library, meeting room, business centre; at Level 02 gym and storage and at Level 07, a lounge area. e. Provision of communal amenity outdoor space as follows; PW1 - 450 sq.m in the form of roof terraces dedicated to shared accommodation and 285 sq.m roof terrace for the proposed apartments . f. a basement (190 sq.m) underlying the proposed 8-storey projection to the northeast of PW1 to accommodate plant. iii. the construction of 445 no. Build to Rent apartment units, with a cumulative gross floor area of 48,455 sq.m including ancillary uses distributed across 3 no. blocks (PW 2, 4 and 5) comprising; a. PW2 (45,556 sq.m gross floor area including ancillary uses) - 415 no. apartments in a block ranging in height from 2-19 storeys (max. height 63.05m), incorporating 16 no. studio units; 268 no. 1 bed apartments, 93 no. 2 bed apartments and 38 no. 3-bed apartments. At ground floor, 2 no. retail units combined 198 sq.m) (Class 1 use), and a café/restaurant (142 sq.m). Tenant services, amenities and facilities (combined 673 sq.m) distributed across ground floor (lobby, mail room, co-working and lounge area), Level 06 (terrace access) and Level 17 (lounge). Provision of communal amenity open space including a courtyard of 1,123 sq.m and roof terraces of 1,535 sq.m b. Double basement to accommodate car parking, cycle parking, waste storage, general storage and plant c. PW4 (1,395 sq.m</p>

	<p>gross floor area including ancillary uses) - 9 no. apartments in a part 2-3 storey block (max. height 10.125m) comprising, 2 no. 2-bed duplex apartment units and 7 no. 3-bed triplex apartment units. Provision of communal amenity open space in the form of a courtyard 111 sq.m d. PW5 (1,504 sq.m gross floor area including ancillary uses) - 21 no. apartments in a 4 storey block (max. height 13.30m) comprising 12 no. studio apartments, 1 no. 1-bed apartment, 5 no. 2-bed apartments, and 3 no. 3-bed apartments. Provision of communal amenity space in the form of a courtyard 167sq.m. iv. the construction of a childcare facility (block PW4) with a gross area of 275 sq.m and associated external play area of 146 sq.m; v. the provision of public open space with 2 no. permanent parks, 'Players Park' (3,960 sq.m) incorporating active and passive uses to the northwest of the former factory building on lands owned by Dublin City Council; 'St. Catherine's Park' (1,350 sq.m) a playground, to the north east of the Player Wills site adjacent to St. Catherine's National School. A temporary public park (1,158 sq.m) to the northeast of the site set aside for a future school extension. The existing courtyard (690 sq.m) in block PW1 (former factory building) to be retained and enhanced and a public plaza (320 sq.m) between proposed blocks PW and PW4. vi. 903 no. long-stay bicycle parking spaces, with 861 no. spaces in the PW2 basement and 42 no. spaces at ground level in secure enclosures within blocks PW4 and PW5. 20 no. spaces reserved for non-residential uses and 110 no. short-stay visitor bicycle spaces provided at ground level. vii. 4 no. dedicated pedestrian access points are proposed to maximise walking and cycling, 2 no. from South Circular Road, 1 no. from St. Catherine's Avenue and 1 no. from Donore Avenue. viii. in the basement of PW2, 148 no. car parking spaces to serve the proposed build to rent apartments including 19 no. dedicated disabled parking spaces and 6 no. motorcycle spaces. 20 no. spaces for a car sharing club ('Go Car' or similar). 10% of parking spaces fitted with electric charging points. ix. in the basement of PW2, use for 81 no. car parking spaces (1,293 sq.m net floor area) including 5 no. dedicated disabled parking spaces, 3 no. motorcycle spaces and 10% of parking spaces fitted with electric charging points to facilitate residential car parking associated with future development on neighbouring lands. The area will not be used for carparking without a separate grant of permission for that future development. In the alternative, use for additional storage (cage/container) for residents of the proposed development.x. 37 no. surface level car parking spaces including 3 no. disabled access and 3 no. creche set down spaces and 10% fitted with electric charging points. 2 no. loading bays and 2 no. taxi setdown areas. xi. development of internal street network including a link road (84m long x 4.8m wide) to the south of the proposed 'Players Park' on land owned by Dublin City Council that will provide connectivity between the former 'Bailey Gibson' site and the 'Player Wills' site. xii. vehicular access will be provided via Donore Avenue with a one-way exit provided onto South Circular Road to the east of block PW1(the former factory building); xiii. replacement and realignment of footpaths to provide for improved pedestrian conditions along sections of Donore Avenue and South Circular Road and realignment of centreline along sections of Donore Avenue with associated changes to road markings; xiv. a contra-flow cycle lane is proposed at the one-way vehicular exit to the east of PW1 (former factory building) to allow 2-way cycle movements via this access point; xiv. a contra-flow cycle lane is proposed at the one-way vehicular exit to the east of PW1 (former factory building) to allow 2-way cycle movements via this access point; xv. decommissioning of existing 2 no. ESB substations and the construction of 2 no. ESB substations and associated switch rooms, 1 no. single ESB substation in PW 1 (43.5 sq.m) and 1 no. double ESB substation in PW2 (68 sq.m); xvi. the construction of a waste and water storage building (combined 133 sq.m, height 4.35m) to the west of building PW1; xvii. all ancillary site development works; drainage, rooftop solar photovoltaics (20 no. panels total), landscaping, boundary treatment and lighting. 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. A Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. The application together with the Environmental Impact Assessment Report (EIAR) 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.PWSCR2SHD.ie</p>
Application Date	16.12.20

DCC Decision	N/A
DCC Decision Date	N/A
ABP Decision	Grant with Conditions
ABP Decision Date	15/04/2021
Final Grant Date	N/A