

**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**

HPREF HSQ Investments Ltd intends to apply for permission for development at this site (approximately 1.08 ha in area) at Heuston South Quarter St. John's Road West (to the north), Military Road (to the east), Royal Hospital Kilmainham (Protected Structure) (to the south and west), Kilmainham, Dublin 8.

The proposed development will consist of a residential development of 399 no. 'Build To Rent' residential units and all ancillary and associated uses, development and works, and a retail unit of 120 sq m, on a site of 1.08 ha. The proposed development consists of:

- Site clearance and localised demolitions to remove part of the podium and Basement Level -1 reinforced concrete slabs at the interface of the proposed Blocks A and B, together with the incorporation of part of the existing double basement level structure extending to approximately 7,613 sq.m over two levels (excluding an area of 3,318 sq.m that will be backfilled at Basement Level -1) within the proposed development.
- The construction of 5 no. buildings (Blocks A to E) ranging in height between 3- to 18-storeys over double basement level / podium level to provide a residential / mixed use development to provide 399 Specific BTR (Build to Rent) units with a total gross floor area of 29,391 sq.m, comprising 46 no. studios, 250 no. one bedroom units, 90 no. 2 bedroom / 4 person units and 13 no. 2 bedroom / 3 person units;; internal communal ancillary residential services / amenities to include a shared co-working area / lounge (178 sq.m) and gym (102 sq.m) at lower ground floor level, and lounges on either side of a residential foyer at ground floor / podium level within Block A (196 sq.m), and a TV Room / lounge (57 sq.m) at ground floor / podium level within Block C.
- An independent retail unit (120 sq.m) is proposed at ground floor / podium level within Block B.
- A double basement is provided that will be integrated within the existing basement levels serving the wider HSQ development and will be accessed from the existing vehicular ramped accesses/egresses onto/off St. John's Road West and Military Road to the north and east, respectively. Basement level -1 provides: a refuse store; 80 no. car parking spaces (including 4 no. disabled spaces and 8 car club spaces); 4 no. motorcycle parking spaces; and, secure bicycle parking / storage in the form of 251 no. double stacked cycle parking spaces providing capacity for 502 no. secure bicycle storage spaces for residents at basement -1 level. An additional 49 no. Sheffield type bicycle stands are provided at basement level -1 to provide 98 no. visitor cycle spaces (inclusive of 8 no. designated cargo bike spaces, that will also be available for the shared use with residents of the scheme) and a further 55 no. Sheffield type bicycle stands are provided at podium level to provide 110 no. cycle parking spaces (108 no. visitor cycle parking spaces (inclusive of 6 no. designated cargo bike spaces) and 2 no. cycle parking spaces in connection with the retail unit). All bicycle parking at basement level is accessed via a dedicated cycle lift from podium to basement level -1 that is situated to the south of Block B.
- Works proposed along the St John's Road West frontage include the omission of the existing left-turn filter lane to the vehicular ramped access to the HSQ development and re-configuration of the pedestrian crossings at the existing junction together with the re-configuration of the existing pedestrian crossing over the westbound lanes of St. John's Road West leading to an existing pedestrian refuge island. Re-alignment of the existing footpath along the site frontage onto St John's Road West to tie into the reconfigured junction arrangement and provision of a link to a new lift to provide wheelchair access from St John's Road West to the HSQ podium.
- Communal Outdoor Amenity space is provided for residents in the form of rooftop terraces (totalling 1,179sqm), and lower-level communal courtyards between blocks (totalling 960sqm).
- Hard and soft landscaping works are proposed at podium level which includes the extension and completion of the public plaza to the east of Block A; the provision of footpaths; a MUGA (Multi Use Games Area) and informal play areas for children (totalling 1,670sqm).
- A double ESB substation/switch room at ground / podium level within Block A, and a single substation/switch room at ground / podium level within Block B together with associated site development works, which includes the realignment / reprofiling of an existing vehicular access ramp at the southern end of the site between basement levels -1 and -2 and the closure / removal of a second vehicular access ramp between the subject site at basement level -1 and the raised basement level -1 under the Telford building.

The application is accompanied by an Environmental Impact Assessment Report (EIAR).

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

The application, together with the Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS), 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.heustonsouthquartershd.ie](http://www.heustonsouthquartershd.ie)

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan. The application also contains a statement (Material Contravention 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, notwithstanding that the proposed development materially contravenes the Dublin City Development Plan 2016-2022, other than in relation to the zoning of the land.

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

Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

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

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

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

Signed:



(Agent: Declan Brassil & Co. Ltd., Lincoln House, Phoenix Street, Smithfield Dublin 7)

Date of erection of site notice: **7 October 2021**