

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

Summix FRC Developments Limited intend to apply to An Bord Pleanála 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 (Do8YgW6), No. 29 Newmarket (Do8VH42) and M.T. Oils at the corner of Newmarket and Brabazon Row/Place (Do8FPF6) 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.

The 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 Pleanála 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 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).

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 Citizens Information Service website: www.citizensinformation.ie

Signed: 

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Date of Erection of Site Notice: 2nd September 2019