

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, Phibsborough Shopping Centre Ltd. intend to apply to An Bord Pleanála for permission for a Build to Rent Strategic Housing Development at a site of 0.969 ha. at Phibsborough Shopping Centre and 345-349 North Circular Road, Dublin 7. The site is bounded by North Circular Road to the South, Connaught St to the North, Dalymount Park to the West and Phibsborough Road to the East.

The proposed development consists of alterations to the permitted development, as permitted under DCC Reg. Ref.: 2628/17, ABP Reg. Ref.: ABP-300241-17, which included student accommodation, to now consist of the development of Build To Rent Shared Accommodation and other minor alterations to the permitted development. The proposed alterations include:

- Alteration to the permitted 341 bed student accommodation scheme, in permitted Blocks A and B, to accommodate a 321 bed shared accommodation scheme. This alteration includes a reconfiguration of the two number student accommodation blocks as follows:
 - Omission of the permitted basement of the permitted student accommodation development.
 - Alteration of the permitted Ground, First and Second Floor spaces to contain 518 sq.m Communal Amenity Space, Reception, Waste Storage, Bikes Store, Plant, Laundry Facilities, Storage, and Office Space associated with the Shared Accommodation.
 - Alteration of the permitted third to seventh floors from 341 student bedspaces, set out in clusters, to 321 shared accommodation bedspaces, set out in 303 single occupancy units and 4 cluster units containing a total of 18 bedspaces.
 - Introduction of c.1,130 sq.m of shared amenity spaces to include kitchen and living areas, dispersed across the third to seventh floors.
 - Introduction of external roof terraces in both blocks on the sixth floor fronting on to Phibsborough Road with a combined total of c. 156sq.m, introduction of roof terraces centrally located at seventh floor in both blocks to provide a total of c.256 sq.m communal amenity space, and redesign of permitted external central amenity spaces located at second floor.
 - Increase in height of the permitted building by c. 2m to allow for raised ground level. There are no additional floors proposed. The width of the accommodation blocks have also increased by c. 2m to allow for larger bedrooms.
 - Overall increase in floorspace of c.1,079 sq.m from c.11,156 sq.m permitted to c.12,235sq. m.
- Minor alterations to the permitted civic plaza as a result of proposed raised ground level- this includes removal of permitted steps as conditioned by An Bord Pleanála under Condition 4 of ABP-300241-17.
- Alterations to permitted Units A1 and A2, onto the civic plaza, as a result of the alterations to the accommodation blocks. These alterations result in an increase in retail area of Unit A1 from c.662 sq.m to c.747 sq.m, and a reduction in restaurant/café area of Unit A2 from c.511 sq.m to c.370 sq.m. Overall reduction in retail/restaurant/café space of c.110 sq.m in Blocks A and B.
- Alterations to Block C, to the south of the plaza, and a subsequent reduction in Restaurant/Cafe Unit A4 of c.16 sq.m and permitted Office Floorspace of c.61 sq.m as a result of minor setback of the building at ground and first floor levels.
- Alterations to the permitted amendments to the existing Shopping Centre to include:
 - It is proposed to retain part of Unit 1 (previously permitted to be demolished) to facilitate the retention of the rooftop parking. This unit, when amalgamated with Unit 2 results in a minor increase of c.63sq.m.
 - Removal of the permitted new staircase from ground level to first floor level serving both the existing car park and the existing office tower. It is proposed to retain this space, Retail Unit 12, as it currently is with a floorspace of c.80sq. m.
- The inclusion of a new sub-station in the permitted Block C (no resulting change in the building footprint or elevations).
- The proposed development of PV panels at roof level of Block A with a total area of c.175 sq.m.
- The proposed alterations also include for resulting alterations to permitted hard and soft landscaping, boundary treatments, signage, façade and all ancillary site and development works.
- Overall increase in floorspace of 998 sq.m from c.22,574 sq.m permitted to c.23,572sq.m.

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.phibsboroughshoppingcentreshd.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: 

Agents Address: Brady Shipman Martin, Canal House, Canal Road, Dublin 6
Date of erection of Site Notice: 11th December 2020