

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, The Fruitmarket Partnership, intend to apply to An Bord Pleanála for permission for a 'Shared Accommodation' Strategic Housing Development (SHD) at a site bounded by Mary's Lane to the south, Halston Street to the west and Little Green Street to the east, opposite the Fruit Market Market and on a site bound by Cuckoo Lane to the south and by Halston Street to the east, opposite St. Michan's Park, Dublin 7, Co. Dublin. The site includes Nos. 16/17 Halston Street, Dublin 7 (D07 DK37), 4/5 Little Green Street, Dublin 7 (D07 YV78), 2 Little Green Street, Dublin 7 (D07 P983), 6 Mary's Lane, Dublin 7 (D07 VEF1), 8 Mary's Lane, Dublin 7 (D07 W985) and 21 Halston Street, Dublin 7 (D07 PC62). No.17 Halston Street is a Protected Structure (RPS No. 3506).

The development will consist of:

1. Demolition of all existing structures on site (excluding protected archway at 16/17 Halston Street) and the construction of a Shared Accommodation development with a gross floor area of c.16,152 sq.m. set out in 4 no. blocks, ranging in height from 5 to 14 storeys to accommodate 360 no. bedroom units (with a total of 506 bed spaces) on a total site area of 2,466 sq.m.
 - i. Block A: construction of 186 no. bedroom units (in 40 no. "cluster" apartment units), with living/kitchen space provided in each of the 40 no. apartments; shared communal space, reception, laundry and café at ground floor level, gym, games area/general amenity areas, co-working space at first floor level and bicycle parking provided at basement level (224 no. spaces provided), in a 9 to 14 storey block (c.8,025 sq.m. gross floor area) above basement (c.551 sq.m.) on a site measuring c.905 sq.m. at 6 and 8 Mary's Lane bounded by Mary's Lane to the south and Halston Street to the west.
 - ii. Block B: construction of 35 no. bedroom units (in 7 no. "cluster" apartment units), with living/kitchen space provided in each of the 7 no. apartment units, shared communal space, communal amenity space at ground floor level, rooftop garden and bicycle parking provided at ground level (35 no. spaces provided), in a nine storey block (c.1,887) sq.m. gross floor area) on a site measuring c.345 sq.m. at 2 Little Green Street bounded by Little Green Street to the east.
 - iii. Block C: construction of 42 no. bedroom units (7 no. "cluster" apartment units), with living/kitchen space provided in each of the 7 no. apartment units, shared communal space, communal amenity space at ground floor level, rooftop garden and bicycle parking provided at basement level (39 no. spaces provided), in a nine storey block (c.2,091 sq.m. gross floor area) above basement (c.306 sq.m.) on a site measuring c.427 sq.m. at 4/5 Little Green Street bounded by Little Green Street to the east.
 - iv. Block D: the construction of 97 no. bedroom units (7 no. cluster units), with living/kitchen space provided in each of the 7 no. cluster units, shared communal space, reception/lobby, support office, co-work space, amenity areas and coffee dock at ground floor level, meeting rooms, management office, rooftop gardens/terraces provided on a number of floors, and bicycle parking provided at ground level (100 no. spaces provided), in a 5 to 8 storey block (c.4,149 sq.m. gross floor area) on a site measuring c.789 sq.m. at 16/17 Halston Street.
2. Conservation of and works to the existing protected archways located at 17 Halston Street and maintenance works to the Protected Structure with the cleaning of the Stone façade.
3. A total of 398 no. bicycle spaces are proposed to be provided

4. All ancillary site development and landscape works, including retaining walls, sub-station, provision of bin stores, boundary treatments, hard and soft landscaping and provision of foul, surface water and water services on site with connections and modifications to existing.

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 a relevant development plan or local area plan other than in relation to the zoning of the land.

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: <https://marketsshd.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).

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: Richard Hamilton

(Agent: Future Analytics Consulting Ltd, 23 Fitzwilliam Square (South), Dublin 2).

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