

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

Western Way Developments Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site of approximately 0.3285ha at nos. 36 – 40 Dominick Street Upper, Broadstone, Dublin 7, D07 X4HW. The site includes the 'Hendrons' Building, and adjacent railings railings, comprising protected structure no. 8783 and the boundary wall of the application site on Western Way, comprising protected structure no. 8483. The site has frontages to Palmerston Place, Dominick Street Upper and Western Way.

The development, which ranges from 4 to 9 no. storeys across across 2 no. buildings (described as Blocks, A, B, C, D and E [Blocks A and B over basement]) provides for the retention and re-use of the Hendrons Building, to include the addition of an extra storey and adaptive works and the extension of the building to provide a development of c. 11,384sqm, including 10,951sq.m of Build-to-Rent Shared Living Accommodation (inclusive of amenity space), 280 no. units [281no. bedspaces], c. 433sq.m of other uses including a gym, café/shop and yoga studio. The development will consist of:

- Demolition of the existing vacant warehouses and boundary wall fronting Palmerston Place and the existing dwelling at no. 36 Dominick Street Upper (c. 2,362.8sqm) and the construction of Build-to-Rent Shared Living accommodation on site the including; Block A fronting Palmerston Place (4 – 5 no. storeys), Block B, the Hendrons Building (5 no. storeys including 5th floor setback), Block C on the corner of Dominick Street Upper and Western Way (9 no. storeys), Block D fronting Western Way (7 – 8 no. storeys) and Block E fronting Western Way (5-6 no. storeys);
- Adaptive re-use of and related works to the existing Hendrons building, a protected structure under RPS Ref.: 8783; for use for shared living accommodation and a café/shop; including retention of existing 'Hendrons' signage, the construction of an additional storey (resulting in a 5 no. storey building [Block B]), involving alterations and additions, including removal of original and non-original internal dividing walls, construction of openings within the original walls on the north-west, south-east and rear elevations to accommodate new doors and windows; removal of 2 no. external emergency exit stairs, reinstatement and restoration of original window openings on all façades and retention and repair of the existing glass blocks, original railings, stairs and lift shaft;
- Block C will accommodate a gym, yoga/pilates studio and changing rooms (c.260 sqm) at lower ground floor level; Block B will include café/shop (c. 173sqm) upper ground floor;
- Resident internal amenity space is provided within the upper levels of the Hendrons Building (Block B) and throughout the scheme including; living, kitchen dining areas, co-working spaces, a sky lounge, laundry, cinema room, games room, waste management facilities, bicycle repair station, storage and lounge areas (2,186sqm), bicycle spaces (175), 3 no. motorcycle spaces and plant at basement level;
- External amenity space (total c. 1267.1sqm) is provided in the form of 2 no. roof terraces at Block A (fourth floor level – Palmerstown Place 303.7 sq. m) and Block D (seventh floor level – Western Way 93.2 sq.m) [levels include upper and lower ground floor] and within a central courtyard and outdoor seating areas (870.2 sqm);
- Provision of an ancillary single storey ESB substation and switch-station including access via Western Way (and removal of a section (c. 2m) of the boundary wall (protected structure no. 8483) to accommodate this;
- Provision of site wide landscaping including pathways, lighting, sedum roofs and all ancillary site development works including boundary treatments.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (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 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.westernwayshd.ie/

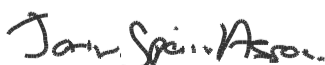
Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, 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.

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 website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Signed:



John Spain Associates, 39 fitzwilliam Place, Dublin 2 (agent for the applicant)

Date of erection of site notice: 07-12-2020