

Planning Report and Statement of Consistency for

Stage 3 LRD Application

Lands at 139-149 North King Street Dublin 7



Applicant: Ringline Investments Limited

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1. Introduction

We have been requested by Ringline Investments Limited, Unit 1 Cloverhill Industrial Estate, Clondalkin, Dublin 22, to submit a planning application to Dublin City Council (DCC) in respect of a proposed student accommodation development at 139-149 North King Street, Bow Street and Brown Street North, Dublin 7.

The proposed development falls within the definition of Large-Scale Residential Development (LRD), being a *development of student accommodation that includes 200 or more bed spaces*. An initial pre-application consultation was held on the 7th December 2023 and a Stage 2 pre-app was held on the 8th October 2024. The LRD Opinion was received from DCC on the 4th November 2024.

The proposal will provide a high-quality student accommodation development in a 7-storey building over a partial existing basement with a setback at 5th floor and a further significant setback at the 6th floor level. The proposal includes 361 no. student bedspaces, a ground level retail unit with frontage to both North King Street and Bow Street, communal facilities including a courtyard, external terrace at roof level at 5th and 6th floor and a range of internal amenity spaces. The proposal also includes public realm improvement works along Brown Street North.

In order to facilitate the proposed development, the existing structures on site will be demolished, with the exception of the façade on North King Street (N) and Bow Street (E), which is a protected structure (RPS Ref. No. 8790 - north and east elevation only). The new structure, as described in section 4.4 below, is set within the perimeter defined by the protected elements on the relevant street frontages. Therefore, there is a setback as the new structure rises above the protected structure, with a further significant setback at the 6th floor level.

The purpose of this report is to describe the planning parameters and policy context to support the proposed development as described in plans, particulars and documents submitted with this planning application.

This application has been prepared by the following design team: -

• SCA Planning;

- Mola Architects;
- Michael O'Boyle Conservation Architect;
- Archaeology and Built Heritage;
- Archaeology Plan;
- Bernard Seymour Landscape Architects;
- Mitchell & Associates Landscape Architects;
- NRB Traffic Consultants;
- CORA Consulting Engineers;
- Axiseng Consulting M&E Engineers
- Digital Dimensions
- CBRE.

A full schedule of documents submitted with this application are included in Appendix 1.

2. Site Location & Context

The site has an area of 0.39ha and is located on the south side of North King Street, with Bow Street forming the eastern boundary and Brown Street North wrapping around the western and southern boundaries. Nos.40-42 Bow Street, located within the block, do not form part of the site. The north and east elevation of No. 139-149 North King Street is listed on the Record of Protected Structures.



Figure 1 Aerial Image with Site Hatched in Red. Source: Mola Architects

The site accommodates 2-storey commercial buildings with a service yard accessed from Brown Street North located in the centre.

3. Pre-Application Consultation

An initial pre-application consultation was held on the 7th December 2023, to discuss the principle of PBSA redevelopment of the site. All comments were taken into consideration and amendments were made to the proposal prior to the formal Stage 2 LRD Meeting, which was held on the 8th October 2024.

Following the Stage 2 LRD pre-app meeting, the Opinion was issued on the 4th November 2024. A full response to the LRD Opinion has been prepared by this office and is enclosed with the planning application documents under separate cover.

4. Proposed Development

4.1 Overview

The development includes the demolition of the existing buildings on the site with the exception of the protected façade to the north and east at 139-149 North King Street.

The proposed development includes the construction of a 7-storey building over existing partial basement with a setback to the rear at 5th floor and a significant setback at 6th floor level. The proposed setbacks result in the tallest part of the building fronting Bow Street. An internal courtyard forms the centre of the development.

The ground floor level includes a corner retail unit which fronts onto North King Street and Bow Street. The main entrances to the student accommodation scheme are located on North King Street and on Brown Street. A library is located along the remainder of the frontage to North King Street, a gym is located along Brown Street and a laundry area and games room are located along Bow Street, all of which provide animation and surveillance along the respective frontages. Plant and bicycle parking are also provided along Brown Street North and a refuse area is located along Bow Street. There are 6 no. studios and 2 no. student accommodation clusters providing a total 16 bedspaces at ground floor level, facing to the courtyard described below.



Figure 2 Ground Floor Plan with Central Courtyard Area. Source: MOLA Architects

An external courtyard communal amenity space is provided as a central congregation space at ground floor level. Visitor and long-term bicycle parking and access to the courtyard are provided from Brown Street North ad Bow Street. The existing basement will be utilised for plant and additional plant, ESB substation and refuse storage will be provided at ground floor level, as described above.

Public realm improvements, including making Brown Street North a one-way street from Bow Street to North King Street, widening the carriageway with car parking/drop-off/pickup and loading off-carriageway; providing a footpath; and restoring/landscaping a fenced dumping area (at the request of DCC) are also included in the proposal. As a result of the proposed public realm improvements and the inclusion of a footpath on the eastern side of Brown Street North, the proposed building will be setback behind the line of the existing frontage. The western-most bay of the protected north façade (onto North King Street) will become external on both sides at ground floor level and a pedestrian opening will be formed at ground level in the façade by removing the existing window and the brickwork below sill level. The new building will project over this opening at first floor level creating a canopy over the main entrance to the proposed student residence.



Figure 3 Extract from 3D Massing Images Illustrating the Main Entrance on Bow Street Source: MOLA Architects

Student accommodation clusters with a variety of single, studio and disabled access rooms with shared kitchen/living/dining areas are provided from 1st to 6th floor level. Please refer to the floor plans and schedule provided by Mola Architects for further details of the provision of student accommodation at each level.

An external roof level terrace is provided at 5th floor along Brown Street to the south and a further terrace is provided at 6th floor level along North King Street. The main entrance off King Street North, shown in Figure 3 above, is accentuated by the introduction of a planted terrace at level 2. The terrace itself is inaccessible to students but provides a small pocket which not only adds an aesthetically pleasing feature to street views but is a small haven for birds and flying insects to seek refuge.



Over 80% of the remainder of the roof employs extensive Blue/ Green roof systems.

7.2 Dile Diulistics		
Site Area (gross)	0.39ha	
Net Building Area	8296.7	
Gross Building Area	12376	
Student Bedspaces	361	
Bicycle Parking	442 (362 no. resident, 72 no. visitor	
	and 8 no. staff)	
Communal Amenity Space	1934m ² (739m ² internal, 1195m ²	
	external)	

4.2 Site Statistics

4.3 Building Height Context

The existing building heights in the immediate surrounding area vary greatly from 6-storeys on the opposite side of North King Street and Bow Street, to 3-storey along Brown Street North and 2-storeys to the rear and southeast of the site. Overall, 6-storeys is the predominant redevelopment, regeneration and infill height along this section of North King Street. The existing 2-storey building height is significantly under-scale in the regenerated streetscape context at present and will be brought up to scale, as shown below.



Figure 5 Verified View looking west along North King Street. Source: Digital Dimensions

The proposed development includes a setback at 5th floor level to facilitate a roof terrace along Brown Street North and a more significant setback at the 6th floor level, which results in the building presenting as 6-storeys from street level on North King Street.

Further details of compliance with guidance on building heights is included in Section 5 below and verified photomontages prepared by Digital Dimensions are enclosed.

4.4 *Retention of the Protected Façade*

The north façade to North King Street and the eastern façade to Bow Street are a protected structure (RPS Ref.8790) and it is proposed to retain and incorporate these facades in the proposed development. CORA Consulting Engineers have reviewed the existing facades and prepared a Structural Methodology Report, which is enclosed.

It is proposed to connect the existing façade to the new structure with a mechanical connection to the horizontal floor plates of the new building.



Figure 6 Proposed Connection to the Existing Facade. Source: CORA Consulting Engineers

The proposed building from second to fifth floor is set back behind the original façade and there is a greater setback at the sixth floor. The extract from Section AA below, illustrates the setbacks on the North King Street frontage. An example of this approach was used at the redevelopment of the Staycity Francis Street Aparthotel site, where the original frontage was maintained, and the new structure set back behind the existing and using the original fenestration pattern in the original section.



Figure 7 Extract from Section AA. Source: MOLA Architects

The following assessment of the proposal to retain the protected structure façade is included in the Architectural Impact Heritage Assessment (AHIA) enclosed: -

The conservation-led retention, repair and enhancement of the protected façade is an important central objective of the proposed development. The repair and retention of the surviving 1920's windows and reinstatement in replica of the steel frame windows in the remaining window openings, will greatly enhance the presentation of this important red brick façade within the heart of the north inner city. Significant improvements are proposed to the east façade onto Bow Street. The removal of the existing heavily-stained cement render and the re-rendering in lime render, together with the reinstatement of the nineteenth century parapet line and the introduction of replica steel frame windows will ensure that the retained façade makes a significant positive contribution to the streetscape of Bow Lane.

4.5 Servicing and Access Arrangement

2 no. off-carriageway set down areas have been incorporated into the overall public realm improvement along Brown Street North, which is included as part of the proposed

development. The set down areas will be utilised for student arrival/departure and general servicing requirements of the overall scheme. A continuous footpath is provided along Brown Street where none exists at present. A similar arrangement was constructed at Brickfield Lane, Dublin 8 in conjunction with student housing developments, as shown in a streetview extract below.



Figure 8 Public Realm Improvement Works on Brickfield Lane Source: Google Streetview

Further details are included in the Servicing/Waste Management Plan prepared by NRB Traffic Consultants.

5. Statement of Consistency

5.1 Project Ireland 2040 – The National Planning Framework

The National Planning Framework (NPF), published in February 2018 signals a shift in Government policy towards securing more compact and sustainable urban development, to enable people to live nearer to where jobs and services are located. There will be a major new policy emphasis on renewing and developing existing built-up areas rather than continual expansion and sprawl of cities and towns out into the countryside, with a target

of at least 40% of new housing to be delivered within the existing built-up areas of cities, towns and villages on infill and/or brownfield sites.

National Policy Objective 11 of the NPF states that "in meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth."

In relation to student accommodation the NPF recognises that "demand for student accommodation exacerbates the demand pressures on the available supply of rental accommodation in urban areas in particular. In the years ahead, student accommodation pressures are anticipated to increase. The location of purpose-built student accommodation needs to be as proximate as possible to the centre of education, as well as being connected to accessible infrastructure such as walking, cycling and public transport. The National Student Accommodation Strategy supports these objectives."

National Policy Objective 27 - Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.

National Policy Objective 35 - Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

The proposed student accommodation is considered to be suitably located as it is located within 1km of Technological University Dublin (750m walk) at Grangegorman, the closest university with a rapidly expanding student cohort. The subject site is also well located for access to the city centre and the various universities, including university hospitals, and 3rd level colleges, international business and language schools located there.

5.2 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024

The Sustainable Residential Development and Compact Settlements Guidelines for *Planning* Authorities (2024) sets out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

It is acknowledged in the Guidelines that 'in order to achieve compact growth, we will need to support more intensive use of existing buildings and properties, including the re-use of existing buildings that are vacant and more intensive use of previously developed land and infill sites, in addition to the development of sites in locations served by existing facilities and public transport.'

To achieve compact growth, it will also be necessary to increase the scale of new buildings in all parts of our cities and towns, with highest densities at the most central and accessible urban locations, particularly in city centres and close to public transport nodes and interchanges. Higher densities and taller buildings that exceed the traditional scale will be encouraged in the most central and accessible parts of our cities and large towns.

It is evident from the extracts above that there is general policy support for the redevelopment of underutilised sites, such as the subject site, and that scarce urban land must be intensively used with taller buildings encouraged in central areas of cities. The proposed development is in accordance with these Guidelines.

5.3 National Student Accommodation Strategy (2017)

The National Student Accommodation Strategy (NSAS) is designed to ensure that there is an increased level of supply of purpose-built student accommodation (PBSA) to reduce the demand for accommodation in the private rental sector by both domestic and international students attending Higher Education Institutions.

The NSAS acknowledges that the student housing demand "has a significant related impact on the private rental sector and an increase in the provision of student accommodation is a key priority in addressing the housing crisis." The NSAS outlines that "the impact of an additional 21,000 student accommodation bedspaces, in addition to an additional 1,500 Digs spaces, will free up at least an additional 5,000 rental units for the wider residential rental sector."

The subject proposal provides student accommodation on a suitably located site in the city centre in close proximity to TU Dublin Granegorman campus and all other city centre universities, teaching hospitals, 3rd-level institutions, language colleges etc., which is in accordance with the National Student Accommodation Strategy as it will aid a reduction in the deficit of PBSA and in turn free-up rental units for the private residential rental sector.

5.4 Urban Development and Building Heights Guidelines for Planning Authorities (December 2018)

It is an objective of the NPF to greatly increase the levels of residential development in urban centres through the planning process, at both local authority and An Bord Pleanala levels, to assist in achieving this objective. It is envisaged that increasing the level of residential development in urban areas, particularly our cities and large towns, will be facilitated through significant increases in building heights and overall densities. These Guidelines recognise that *"it is Government policy that building heights must be generally increased in appropriate urban locations."*

SPPR 1

In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.

In accordance with SPPR 1, it is acknowledged in these guidelines that 'blanket height limitations can hinder innovation in urban design and architecture leading to poor planning outcomes'.

The subject proposal is 24m in height and presents to the street as 6-storeys, including a setback at 5th floor level and the 7th storey is significantly setback and reduced in extent compared to lower floors.

In relation to the assessment of individual planning applications and appeals, it is Government policy that building heights must be generally increased in appropriate urban locations. Planning authorities must apply the following broad principles in considering development proposals for buildings taller than prevailing building heights in urban areas in pursuit of these guidelines:

Requirement	Comment
Does the proposal positively assist in securing National Planning Framework objectives of focusing development in key urban centres and in particular, fulfilling targets related to brownfield, infill development and in particular, effectively supporting the National Strategic Objective to deliver compact growth in our urban centres? Is the proposal in line with the requirements of the development plan in force and which plan has taken clear account of the requirements set out in Chapter 2 of these guidelines?	The proposed development seeks to provide much-needed student accommodation on an underutilised site, which is zoned Z5 - City Centre. The development will deliver compact growth in accommodation in the MASP area in the Dublin City Development Plan 2022 – 2028 (DCDP). The subject development is in line with the requirements of the DCDP. Please refer to the below section on the Development Plan for further details on compliance with the objectives of the DCDP, which has taken account of Chapter 2 of the Guidelines.
Where the relevant development plan or local area plan pre-dates these guidelines, can it be demonstrated that implementation of the pre-existing policies and objectives of the relevant plan or planning scheme does not align with and support the objectives and policies of the National Planning Framework?	The DCDP incorporates the guidance in these Guidelines.

In the event of making a planning application, the applicant shall demonstrate to the satisfaction of the Planning Authority/An Bord Pleanala, that the proposed development satisfies the following criteria:

At the scale of the relevant city/town

Requirement	Comment
The site is well served by public transport	The site is located on North King Street in
with high capacity frequent service and	the city centre which is a 6-minute walk
good links to other modes of public	(400m) from the Smithfield Luas stop or 4
transport	Courts option accessing the Red and Green
transport.	lines intersecting at Middle Abbey Street
	mes, merseeting at whome Abbey Street.
	The Capuchin Church Dublin Bus stop is
	also a 3-minute walk (200m) from the site
	and it is serviced by the 83 and 83A bus
	route
	The Liffey Quays is a major
	bus/cycling/pedestrian priority corridor.
Development proposals incorporating	The proposed development has been
increased building height, including	designed to fit into the context of the site
proposals within architecturally sensitive	with the protected facade on North King
areas should successfully integrate into/	Street incorporated and the redevelopment
enhance the character and public realm of	building heights in the wider context taken
the area, having regard to topography, its	into consideration.
cultural context, setting of key landmarks.	
protection of key views. Such development	Verified photomontage views have been
proposals shall undertake a landscape and	prepared by Digital Dimensions and a
visual assessment, by a suitably qualified	Landscape and Visual Impact Assessment
practitioner such as a chartered landscape	has been prepared by Mitchell &
architect.	Associates.
On larger urban redevelopment sites.	The proposed development has been
proposed developments should make a	designed to sit into the context of the
positive contribution to place-making,	existing area while also providing high
incorporating new streets and public	density student accommodation on an
spaces, using massing and height to	underutilised Z5 zoned site. creating a new
achieve the required densities but with	street front on Brown Street North and Bow
sufficient variety in scale and form to	Street and an active frontage to North King
respond to the scale of adjoining	Street.
developments and create visual interest in	
the streetscape.	

At the scale of district/ neighbourhood/ street

Requirement	Comment
The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape	As noted above, the proposal has been designed to fit into the existing core city centre context with the redevelopment and regeneration contexts of the adjacent
und streetseupe	buildings, to the west and east, to Smithfield, and to the buildings opposite on North King Street primarily guiding the height design of the redevelopment proposal.

	The proposal improves the street frontages on all sides by creating active frontages and improving the overall presentation of the urban block.
The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.	The proposed development is centred around an external communal amenity space and has somewhat of a 'U' shape layout with curved edges. The protected façade to North King Street and Bow St is maintained in the proposal and creates a visual distinction between the original and proposed development. There is significant improvement to the public realm, particularly along Brown Street.
	Please refer to the Architectural Design Statement prepared by MOLA Architects for further information on the design of the proposed development.
The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" (2009).	A Flood Risk Assessment has been prepared by CORA Consulting Engineers and is enclosed with the documents. The Flood Risk Assessment concludes that the site is not subject to tidal or fluvial flooding given the topography and location of the site.
The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates	The subject site is currently underutilised, with poor street front animation and needs redevelopment.
in a cohesive manner.	The proposed development will bring the serviced site in an inner-city location back into a sustainable use and will provide a student accommodation scheme with a retail unit, library and gym addressing streets at ground floor level.
The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.	The proposed development provides much needed PBSA in an accessible city centre location.
	Please refer to the PBSA Demand Statement prepared by CBRE for an assessment of the need/suitability of student accommodation at this location.

At the scale of the site/building

Requirement	Comment
The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.	The proposed development has been carefully designed to maximise access to natural daylight. A Daylight and Sunlight Report has been prepared by Digital Dimensions and demonstrates that all proposed rooms will receive good daylight and impacts on daylight to surrounding properties would be minimal given their current access to daylight and taking into account the core city centre location. Please refer to the enclosed report for further details.
Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's ' <i>Site Layout Planning for</i> <i>Daylight and Sunlight</i> ' (2nd edition) or BS 8206-2: 2008 – ' <i>Lighting for Buildings</i> – <i>Part 2: Code of Practice for Daylighting</i> '.	The development meets the recommendations of the BRE Guidelines. Please refer to the enclosed report prepared by Digital Dimensions for further details.
Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.	Noted.

Where the relevant planning authority or An Bord Pleanála considers that such criteria are appropriately incorporated into development proposals, the relevant authority shall apply the following Strategic Planning Policy Requirement under Section 28 (1C) of the Planning and Development Act 2000 (as amended).

SPPR 3

It is a specific planning policy requirement that where;

(A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and

2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines;

then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.

It is evident from the above guidelines that there is a clear emphasis on increasing building heights in suitable locations, such as at the subject site. The subject site is core city centre, within close proximity to numerous public transport facilities, including the Luas and high-quality walking, cycling and other active mode routes being developed through the city centre by DCC. In this regard, it is submitted that the proposal meets the criteria for increased building heights as set out in the Building Height Guidelines.

6. Dublin City Development Plan

6.1 Zoning

The subject site is located on lands zoned Z5 City Centre, with an objective *to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.* Student Accommodation is a permissible use within Z5 zoning.



Figure 9 DCDP Zoning Map Extract with Lands Circled in Red Dash

6.2 Policies and Objectives

QHSN44

DCC recognises that there continues to be demand for high quality professionally managed student accommodation developments in the city. In line with Government policy, the provision of purpose-built student accommodation is supported by the development plan and DCC recognises its role in improving the availability of housing stock in the private residential sector. International comparisons indicate that Dublin has a relatively low proportion of students accommodated in PBSA, with approximately 16% of the student population accommodated in PBSA in 2018, compared to approximately 38% in Edinburgh (which has previously been cited as a comparator city by DCC).

As set out in the Chapter 15 Development Standards, applicants for student accommodation will be requested to submit evidence to demonstrate that there is not an over-concentration of student accommodation within an area, including a map showing all such facilities within 1km of a proposal and must be accompanied by documentation outlining how the scheme will be professionally managed.

Build to Rent/Student Accommodation/Co-living Development

It is the policy of DCC to avoid the proliferation and concentration of clusters of build to rent/student accommodation/co-living development in any area of the city.

An analysis of student accommodation demand/supply throughout Dublin has been prepared by CBRE and is enclosed. Technological University Dublin Grangegorman campus caters to c.20,000 students and is located within 1km of the subject site (750m walk). The subject site is also well located for access to the city centre and the various universities, including university hospitals, and colleges located there.

The research by CBRE finds that *there is currently an undersupply of over 32,649 student bedspaces in Dublin, with demand growing year on year as the number of full-time students, particularly international students, increases.* Details of student accommodation developments, which are at various stages from planning application stage, planning permission granted and under construction are identified in the enclosed research.

This practice has previously dealt with PBSA proposals at Park Shopping Centre and Prussia Street on the north side. An updated concentration map, showing all student accommodation facilities within 1km, is included in the enclosed CBRE Report.

It is the Policy of Dublin City Council:		
It is the Po QHSN45	Third-Level Student Accommodation To support the provision of high-quality, professionally managed and purpose- built third-level student accommodation in line with the provisions of the National Student Accommodation Strategy (2017), on campuses or in appropriate locations close to the main campus or adjacent to high-quality public transport corridors and cycle routes, in a manner which respects the residential amenity and character of the surrounding area, in order to support the knowledge economy. Proposals for student accommodation shall comply with the 'Guidelines for Student Accommodation' contained in the development standards chapter. There will be a presumption against allowing any student accommodation development to be converted to any other use	
	during term time.	

As noted above, the subject site is located a 750m walk from the main entrances to the TU Dublin, Grangegorman Campus. The subject proposal has been designed in accordance with the Guidelines for Student Accommodation.

In assessing applications for purpose-built student accommodation, the planning authority will have regard to the following key factors:

- The location is appropriate in terms of access to university and college facilities by walking, cycling or public transport.
 <u>Response:</u> The proposed development is located within walking distance of TU Dublin and the city centre is easily accessible on foot and by public transport. The subject site is core city centre, within close proximity to numerous public transport facilities, including the Luas and high-quality walking, cycling and other active
- The proposal will not result in an excessive concentration of student accommodation (including that in the private rented sector) to an extent that would

mode routes being developed through the city centre by DCC.

be detrimental to the maintenance of balanced communities or to the established character and residential amenity of the locality.

<u>Response</u>: As can be seen from the research enclosed from CBRE, there is not an overconcentration of student accommodation in this area of the city. The number of full-time students in Dublin vs the total number of purpose-built student accommodation bedspaces equates to 5:1 students per bed. This demonstrates an undersupply and the proposed development of 361 bedspaces will assist in increasing the much-needed supply of student accommodation. PBSA can help accelerate the transfer of student rental houses into family rental/purchase accommodation.

6.3 Development Management Standards

6.3.1 Unit Mix and Bedroom Sizes

Student accommodation is typically provided on a 'cluster' type model comprising a group of bedrooms and a shared kitchen / living/ dining space. A minimum of 3 bed spaces with an overall minimum gross floor area of 55 sq. m. up to a maximum of 8 bed spaces and a maximum gross floor area of 160 sq. m. shall be provided in any 'cluster' of student accommodation units.

Bathrooms must be provided en-suite within each bedroom unit.

The proposed development provides clusters of 4 to 8 bedrooms with a shared kitchen/living/dining area and all bedrooms are en-suite.

The cluster model shall provide minimum bedroom sizes as follows:

Table 15-7. Withinfull bedroom Sizes for Student Accommodation clusters		
Bedroom Type	Bedroom Size (min)	Bedroom Size including En-Suite (min)
Single Study	8 sq. m.	12 sq. m.
Twin Study	15 sq. m.	18 sq. m.
Disabled Study	_	15 sa m

Table 15-7: Minimum Bedroom Sizes for Student Accommodation Clusters

All bedrooms have been designed in accordance with the above standards, please refer to the enclosed drawings and schedule of accommodation prepared by Mola Architects for further details.

6.3.2 Communal Facilities

Communal facilities and services which serve the needs of students shall be provided both internally and externally within a scheme. Adequate external open space of suitable orientation should be provided within developments for the amenity of students. Generally ground floor courtyards that achieve appropriate daylighting and sun lighting will be required.

Communal Requirement	Area
Indoor / Outdoor	5-7 sq. m. per bedspace
Kitchen / Living / Dining	4 sq. m. per bedspace
Total	9-13 sq. m. per bedspace

Table 15-8: Communal Requirements for Student Accommodation Clusters

A courtyard area is proposed in the cetnre of the proposed development, accessed from ground floor level. External roof terraces are also proposed at 5th and 6th floor levels. Internal amenity spaces, such as a library, gym laundry etc. are provided at ground floor levels.

A total of $1,934m^2$ of communal amenity space, which consists of $1,195m^2$ of external amenity space and $739m^3$ of internal amenity space is provided within the development. This equates to $5.3m^2$ of amenity space per bedspace, which is in accordance with the above. All shared kitchen/living/dining spaces have been designed to the standard above.

6.3.3 Car and Bicycle Parking

Designated car parking will not be supported in student accommodation schemes in the city. However, 2 no. indented bays are provided along Brown Street North, which will provide space for servicing/deliveries/drop-off and pick-up of residents at term times. The indented bays are for short term parking only and no long-term car parking is provided. Please refer to the enclosed Servicing/Waste Management Plan prepared by NRB Consulting Engineers for further details.

A minimum of one cycle parking space per resident should be provided within the development as well as additional visitor parking at surface level at a rate of 1 per 5 no. bedrooms.

A total of 436 no. bicycle parking spaces are provided for the student accommodation scheme, which consists of 362 no. for residents and 74 no. for visitors.

The retail unit (117m²) requires 2 bicycle spaces which can be accommodated within the retail area and bicycle parking for staff of the student accommodation scheme is estimated at 6 spaces. These spaces are provided within the secure courtyard area, adjacent to the Bow Street Courtyard Access.

The provision of car and bicycle parking is in accordance with the guidance set out in the DCDP.

6.3.4 Daylight and Sunlight

Student accommodation should be designed to give optimum orientation in terms of daylight to habitable rooms. Given the nature of student occupancy, the residential standards in relation to dual aspect may be relaxed. Proposed developments shall be guided by the principles and standards set out in Appendix 16.

While some bedrooms are north facing in the proposed scheme, all shared kitchen/living/dining areas are south facing. All clusters are dual aspect. A Daylight and Sunlight Assessment has been prepared by Digital Dimensions and is enclosed.

6.3.5 Building Height, Scale and Density

Table 3 of Appendix 3 – Height Strategy provides a list of key objectives to be considered for building of an enhanced height, density and scale.

The proposed development seeks to retain the protected façade along North King Street and a section of Bow Street and provide the new building setback behind this with a scale of 6-storeys visible along North King Street. The 7th storey is significantly setback and runs along Bow Street.

The key objectives and a response to each are provided below: -

To promote development with a sense of place and character

The subject site is located in a core city centre location requiring redevelopment and regeneration, located adjacent to the Smithfield regeneration area and fronting onto a

significant thoroughfare in the city centre – North King Street. The predominant redevelopment/regeneration scale in much of the immediate surrounding area is 6-storeys, with taller buildings on primary frontages in Smithfield. The proposal will complement the character of the area with the retention of the protected façade and will reflect more recent developments along the street with the modern upper floors.

To provide appropriate legibility

The proposed development provides a modern addition to the street with the historic character retained. The site has frontage onto 3 no. streets and the main access to the student accommodation scheme will be from North King Street and Brown Street North.

> To provide appropriate continuity and enclosure of streets and spaces

The proposed development will redevelop an underutilised site whilst respecting the built context of surrounding buildings in the redevelopment context and strengthening the existing building pattern on the site.

> To provide well connected, high quality and active public and communal spaces As the proposed development is for a PBSA scheme with a retail unit, no public open space is proposed. Communal areas, including an external courtyard and terrace and internal communal spaces, library and gym are provided throughout the proposal.

To provide high quality, attractive and useable private spaces

The proposal, as PBSA, focuses on communal amenity spaces. All areas of communal amenity have been carefully designed to maximise useability.

> To promote mix of use and diversity of activities

The proposal provides PBSA along with an active street frontage with a retail unit and library proposed along North King Street and a gym fronting the improved Brown Street North.

> To ensure high quality and environmentally sustainable buildings

The proposed development will be designed to be a high quality and environmentally sustainable building. A Part L Compliance Report has been prepared by Axiseng Consulting Engineers and is enclosed.

To secure sustainable density, intensity at locations of high accessibility

The current 2-storey scale on the site does not provide an efficient density or urban design scale for redevelopment within the canal ring of Dublin City on core city centre Z5 zoned lands, which should reflect the DCDP and CSG promoted compact settlement development formats. The proposal provides a redevelopment of an underutilised site in a highly accessible location and the proposed building height reflects the more recent surrounding redevelopment context.

> To protect historic environments from insensitive development

The proposed development includes the retention of the protected façade along North King Street and part of Bow Street. The enclosed AHIA provides the following conclusion in relation to the scale, massing and height: - *The proposed design includes a significant set back between the retained historic façade and the new-build student accommodation above, together with a visual break between the east and west blocks of the new-build accommodation. This approach gives particular prominence to the retained protected façade in views looking east and west along North King Street. The impact of the proposed development has been subject to a conservation-led assessment from key view points in the vicinity of the subject site. The proposed development, while visible from some of these viewpoints does not excessively dominate or overpower the existing buildings in any of the views.*

> To ensure appropriate management and maintenance

The proposed development will be managed as student accommodation.

SC17 Building Height

To protect and enhance the skyline of the city, and to ensure that all proposals with enhanced scale and height:

s follow a design led approach;

The proposed development has been designed by MOLA Architects with input from the design team, including Michael O'Boyle, Conservation Architect. Further details of the design approach are included in the Architectural Design Statement.

♣ include a masterplan for any site over 0.5ha (in accordance with the criteria for assessment set out in Appendix 3);
The subject site is <0.5ha.

A make a positive contribution to the urban character of the city and that responds positively to the existing or emerging context;

The proposed development provides an appropriate use on the underutilised site, which is located in the city centre and responds to the emerging redevelopment context in the vicinity. The retail unit, library and entrance to the student accommodation on the North King Street/Brown Street junction, with a Gym on Brown Street, create an active frontage and the protected structure façade is incorporated into the redevelopment.

A deliver vibrant and equitable neighbourhoods that are walkable, compact, green, accessible, mixed and balanced;

The public realm improvements which are proposed as part of this development on Brown Street North will significantly improve the access arrangements, particularly for pedestrians.

Do not affect the safety of aircraft operations at Dublin Airport (including cranage); andThe proposed development is not of a height that impacts flight paths.

A have regard to the performance-based criteria set out in Appendix 3. All new proposals in the inner city must demonstrate sensitivity to the historic city centre, the River Liffey and quays, Trinity College, the cathedrals, Dublin Castle, the historic squares and the city canals, and to established residential areas and civic spaces of local and citywide importance.

As noted above, the proposed development is in accordance with the criteria set out in Appendix 3.

6.4 Re-Use of Existing Buildings

Section 15.7.1 of the DCDP notes the following in relation to the re-use of existing buildings: -

Where development proposal comprises of existing buildings on the site, applicants are encouraged to reuse and repurpose the buildings for integration within the scheme, where possible in accordance with Policy CA6 and CA7. Where demolition is proposed, the applicant must submit a demolition justification report to set out the rational for the demolition having regard to the 'embodied carbon' of existing structures and demonstrate that all options other than demolition, such as refurbishment, extension or retrofitting are not possible; as well as the additional use of resources and energy arising from new construction relative to the reuse of existing structures. Existing building materials should be incorporated and utilised in the new design proposals where feasible and a clear strategy for the reuse and disposal of the materials should be included where demolition is proposed.

The existing building on the site is 2-storeys and given the central location of the site, it is not considered a redevelopment of the existing building, as is, would provide an efficient density for the site location. Refurbishment and upward extension of the existing building on site was examined but due to existing structure not being capable of bearing additional load this was ruled out as an option.

CORA Consulting Engineers have provided a Structural Methodology Report on the retained masonry façade and existing structures. Behind the protected facades the buildings are of rudimentary, functional construction. Materials arising during demolition will be separated between salvage and waste, including possible hazardous waste (asbestos etc. for appropriate safe disposal.

It is noted in this report that for the most part the buildings are formed with steel framed systems. There is a masonry façade along the boundary at North King Street which is to be retained as part of the overall development. The steel framed structures fronting onto North King St. include a number of historic steel sections (tapered flanges). All units have been altered throughout the years.

The enclosed report provides details for the retained façade and how the proposed building will be constructed behind the existing façade and architectural plans show potential re-use of some materials within the redeveloped buildings. Salvaged material will also be reused within the landscape design as follows: -

Permeable brick pavers create a firm surface that reflects the material of the heritages building frontage and allow infiltration. Reused concrete slab elements form part of the structure of planting beds. These materials reflect and enhance the character of the courtyards, while further grounding students with a sense of place. Steel beams have been incorporated into the landscape providing a strong vertical element within the courtyard. It is proposed these can stand alone or be used to train climbers for a softer element.

Axiseng Consulting Engineers have prepared a Part L Compliance Report, which provides details of how the building is designed and will operate in an economical manner whilst maintaining an internal environment that is comfortable for occupants. The preliminary building energy rating calculation indicates A3 being targeted for the proposed building.

7. Built Heritage and Archaeology

The historical significance of the subject site, which was formerly the premises of James Crean and Son soap manufacturers and the significance of its location on North King Street, which has connections to the 1916 Easter Rising, have been examined and documented by Archaeology Plan in their Historic Building Survey and by Archaeology and Built Heritage in their Battlefield Assessment. Both of these reports, along with an Archaeological Impact Assessment are enclosed with the planning application documents.

The Battlefield Assessment details the nature of the events which took place in the immediate environs of the site during the Rising. *The association of the premises with the events of 1916 is not a spurious one. The factory was on the edge of the battlefield and probably remained unoccupied by the Volunteers where it did not enjoy the height advantage for sniping afforded by the distilleries and malthouses to the south. There remain no surviving features or fittings which sound an authentic echo of its brief occupation by Crown forces. The historic brick elevations to North King Street and Bow Street survive nonetheless, albeit unscathed by the battle.*

The Historic Building Survey details the social and industrial significance of the building and the impact of the proposed development. The Historic Building Survey concludes that the development will retain all the most significant elements of the existing former soap factory, and all the most significant elements of the complex in terms of architectural, industrial and social heritage. The loss of steel columns c. 1900 and 1920s within the building, on the ground floor especially, is probably inevitable whatever future role the building plays, however the conservation architect's proposal to incorporate a representative section might mitigate against this.

8. Conservation

An Architectural Heritage Impact Assessment, including inspection of the buildings, has been carried out by Michael O'Boyle, Grande 1 Conservation Architect. The AHIA provides an overview of the historical background of the existing buildings on the site, details the façade and interior of the buildings and assesses the significance of the existing buildings. The impact of the proposed development on each element of the protected structure is detailed and an assessment of the visual impact of the proposed development is also included. A number of mitigation measures are recommended, which can be conditioned to be complied with on receipt of a grant of planning permission.

9. Transport

NRB Consulting Engineers have provided a Servicing/Waste Management Plan and a Mobility Management Plan for the proposed development.

The proposed development includes significant road layout changes with Brown Street North being proposed as one-way from Bow Street to North King Street and there are associated public realm improvements proposed as part of the revised road layout. 2 no. indented bays are provided along Brown Street North for servicing of the proposed development and no car parking is provided. Full details of the servicing arrangement are provided in the enclosed servicing plan.

A Stage 1 Road Safety, Cycle Audit and Walking Audit has been carried out on the proposed layout and all items raised in the audit have been incorporated into the final design. The final road design was provided to the DCC Traffic and Transportation Division and a Letter of Consent was issued to the applicants to include the land owned by DCC in the planning application.

Bicycle parking is provided at ground floor level in accordance with the DCDP standards indicated in Section 6.3.3 above.

10. Engineering Services

CORA Consulting Engineers have reviewed the public infrastructure records and confirm that outfalls/connections are available in close proximity to the site. A Water Services and Wastewater and Water Supply plans have been prepared by CORA Consulting Engineers

and are enclosed. A Confirmation of Feasibility from Uisce Eireann for the proposed development was received and it is confirmed that both the water and wastewater connections are feasible without infrastructure upgrades by Uisce Eireann.

CORA Consulting Engineers have also prepared the following reports, which are enclosed:

- ➢ Water Supply and Wastewater Strategy Report
- Stormwater Management Plan
- Structural Report
- Flood Risk Assessment
- Construction and Environmental Management Plan
- Construction and Demolition Waste Management Plan
- Basement Impact Statement.

11. Verified Photomontages and Daylight and Sunlight Assessment

Verified Photomontages have been prepared by Digital Dimensions and are enclosed. The Verified Photomontages were utilised for a Landscape and Visual Impact Assessment, prepared by Mithcell & Associates.

A Daylight and Sunlight analysis has been carried out by Digital Dimensions to assess the following: -

- > Daylight and sunlight in neighbouring buildings
- > Sunlight to amenity space in neighbouring buildings
- > Daylight and sunlight within the proposed development
- Sunlight to amenity spaces in the proposed development
- Shadow study

Please refer to the enclosed report for the full assessment.

12. Landscape and Visual Impact Assessment

Mitchell and Associates utilised the verified photomontages to prepare a Landscape and Visual Impact Assessment for the proposed development. The following summary is included in the enclosed assessment: -

In summary, the representative photomontages illustrating the visual effects of the proposed development on the local urban context clearly indicate that where the proposed building will be seen in the view, it will generally have only slight to moderate effects and that these will be mostly neutral though in a number of instances, they are positive in terms of how they affect the quality of the visual environment and the visual amenity of the area. Despite the proposed development's proximity to the neighbouring 2 and 3-storey residential properties to the west and south, the disposition and scaling of the various parts of the building are effective in mitigating the adverse effects of such contrasts. In one instance only, at the entrance to the Friary Grove estate, the proposed building will create a small but fleeting adverse effect on residents' experience as they enter the estate.

13. Student Accommodation Demand and Concentration Report

A Student Accommodation Demand and Concentration Report has been prepared by CBRE and is enclosed. The report provides a market overview, an analysis of the PBSA stock in Dublin and within 1km of the subject site and concludes that the Dublin student housing market remains undersupplied.

14. Management of Student Accommodation

The scheme will be professionally managed and all occupiers will be students registered with a third-level institution, including at undergraduate and graduate level.

15. Environmental Impact Assessment Screening

An Environmental Impact Assessment Report is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) which exceeds a limit, quantity or threshold set for that class of development.

Having regard to Schedule 5 there is no mandatory requirement for an EIA for the subject proposal. The subject site is primarily made up of Buildings and Artificial Surfaces (Habitat Ref. BL3). The site is of low ecological value.

Having regard to the provisions of Schedule 7 it submitted that the nature or location of the project does not warrant a sub-threshold EIA.

16. Appropriate Assessment Screening

An Appropriate Assessment Screening has been prepared and is enclosed. The screening concludes that there is no likelihood of significant effects on Natura 2000 sites arising from the proposed development, either alone or in combination with other plans or projects. It is considered that Stage 2 Appropriate Assessment is not required.

17. Conclusion and Request for Permission

The proposal provides for the redevelopment of an underutilised site and delivers much needed student accommodation in a city centre location.

The comments from the initial Section 247 meeting held in December 2023 and the formal Section 247 in November 2024 have been taken into consideration and the proposal has been revised accordingly. As demonstrated in this report, the revised proposed development is fully in accordance with national guidance, the DCC Housing Strategy, zoning, student accommodation policies and objectives and the development management provisions of the DCDP 2022 – 2028.

It is requested that planning permission be granted with the attachment of appropriate conditions.

Paula Shannon

18. Appendix 1 - Schedule of Documents

This application is supported by the following plans and particulars: -

Application Form
LRD Application Form
DCC Letter of Consent
Site Notice
Newspaper Notice
Planning Fee €24,307.40 (paid by EFT)

Schedule of Reports

Title	Author
Planning Report and Statement of	SCA Planning
Consistency (this report)	
Response to LRD Opinion	SCA Planning
AA Screening	SCA Planning
Architectural Design Statement;	MOLA Architects
Water Supply and Wastewater Strategy	CORA Consulting Engineers
Report	
Structural Report	CORA Consulting Engineers
Stormwater Management Plan	CORA Consulting Engineers
Flood Risk Assessment Report	CORA Consulting Engineers
Construction and Environmental	CORA Consulting Engineers
Management Plan	
Construction and Demolition Waste	CORA Consulting Engineers
Management Plan	
Basement Impact Assessment	CORA Consulting Engineers
Landscape Design Statement	BS Landscape Architects
Landscape and Visual Impact Assessment	Mitchell & Associates
Verified Photomontages	Digital Dimensions
Daylight and Sunlight Assessment	Digital Dimensions
Part L Compliance Report	Axiseng Consulting Engineers
Overheating Report	Axiseng Consulting Engineers

Mobility Management Plan	NTB Traffic Consultants
Servicing and Waste Management Plan	NRB Traffic Consultants
Student Accommodation Concentration	CBRE
Report	
Archaeological Assessment	Archaeology and Built Heritage
Battlefield Assessment	Archaeology and Built Heritage
Historic Building Survey	Archaeology Plan
Architectural Heritage Impact Assessment	Michael O'Boyle

Architectural Drawings – MOLA Architects

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PLANNING AUTHORITY: CLIENT:	DCC POLONEZ											
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STRUCTURAL:	CORA											
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TRAFFIC:	NRB RS LANDS	CARE										
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Engineering Drawings – CORA Engineers

CONSULTING ENGINEERS Behan House, 10 Lower Mount Street, Dublin 2. D2 HT71 Tel: +353 (0)1 6611100 e-mail: info@cora.ie web: www.cora.ie						4V	VII	NG	G C	:O	N		RC	DL	. s	H	EE	T	
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Landscape Drawings – Bernard Seymour Landscape Architects

BSLA		
403 The Capel Building	Client:	MOLA
Mary's Abbey	Project:	King Street North
Dublin 7	Stage:	Planning
	Date:	Apr-25
t 00 353 8747764		
e info@bslarch.com		
w www.bslarch.com		
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Name	Number	Layout Description
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Drawings		
DN2414 Landscape Masterplan	2414-PA-00	1/200 @ A1
DN2414 Landscape Masterplan - Level 2	2414-PA-02	1/200 @ A1
DN2414 Landscape Masterplan - Level 5	2414-PA-05	1/200 @ A1
DN2414 Landscape Masterplan - Level 6	2414-PA-06	1/200 @ A1
DN2414 Landscape Planting Plan	2414-PA-07	1/200 @ A1
Documents		
DN2414 Landscape Statement		no scale @ A3

M&E Drawings - Axiseng

DRAWINGS			REVISION												
DRG. Ref.	DRG. Title														
NKS-AXE-00-XX-DR-E-60101	Site Services	01													
NKS-AXE-00-XX-DR-E-60102	Existing Site Lighting	01													