

## DUBLIN CITY COUNCIL SITE NOTICE

Ringline Investments Limited intend to apply for permission for a Large-Scale Residential Development (LRD) at 139-149 North King Street, Bow Street and Brown Street North, Dublin 7, D07 TH28, D07 E392, D07 DX5D. The façade on North King Street and Bow Street are a protected structure (RPS Ref. No. 8790).

The development will consist of: -

- Demolition of the existing structures on site, with the exception of the protected structure facades on North King Street and Bow Street, which will be refurbished and integrated into the development;
- Construction of a mixed-use purpose-built student accommodation and retail development in a 7-storey building over a partial existing basement with a setback at the 5<sup>th</sup> floor and a further significant setback at the 6<sup>th</sup> floor level;
- The proposal includes 361 no. bedspaces comprising 62 no. studios, 291 no. single rooms and 8 no. accessible rooms;
- Internal communal amenity facilities include a library, gym, yoga studio, reception and exhibition space, laundry, games room, office/admin and luggage/parcel store;
- External amenity spaces include a central courtyard at ground level, a roof terrace at 5<sup>th</sup> floor level along Brown Street North to the south and a roof terrace at 6<sup>th</sup> floor level along North King Street;
- A retail unit with frontage to North King Street and Bow Street;
- Bicycle parking spaces for residents and visitors, accessed from Brown Street North and Bow Street;
- Public realm improvements include widening the carriageway on Brown Street North, providing drop-off/pick-up car parking and loading off-carriageway; a footpath on the eastern side of Brown Street North; pedestrian friendly junction threshold at both the Bow Street and North King Street junctions; and restoring/landscaping a fenced dumping area to the south;
- ESB substation, switch room and plant room at ground level accessed from Brown Street North and refuse store area accessed from Bow Street;
- Landscaping, PV panels at roof level and all associated site works and services.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.).

The application may also be inspected online at the following website set up by the applicant:  
[www.northkingstreetlrd.ie](http://www.northkingstreetlrd.ie)

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: Paula Shannon (Agent)  
Paula Shannon

**Agents Address:** SCA Planning, Unit 217 Glencullen House, Kylemore Road, Dublin 10

**Date of erection of site notice:** 25<sup>th</sup> April 2025