



An Roinn Pleanála & Forbairt Maoine,
Bloc 4, Uirlár 3, Oifigí na Cathrach, An Ché Adhmaid,
Baile Átha Cliath 8

Planning & Property Development Department
Block 4, Floor 3, Civic Offices, Wood Quay,
Dublin 8.

February 14, 2025

Ruirside Developments Ltd
c/o Stephen Little & Associates
Chartered Town Planners and Development Consultants
26/27 Upper Pembroke Street,
Dublin 2, D02 X361

Re: SECTION 247 (7) – SECTION 247(7) REQUEST FOR LRD APPLICATION FOR DESIGN AMENDMENTS TO BUILDINGS PERMITTED UNDER STRATEGIC HOUSING DEVELOPMENT (SHD) ABP-310567-21 (29-STOREY BLOCK A INCLUDING 198NO. ‘BUILD TO RENT’ APARTMENTS AND 1NO. RESTAURANT/CAFÉ (C.187 SQ M)) AND UNDER LARGE-SCALE RESIDENTIAL DEVELOPMENT LRD6042/23-S3A (8-STOREY BLOCK B2 INCLUDING 40NO. APARTMENTS, 1NO. CAFÉ/RESTAURANT UNIT (236 SQ M) AND 1NO. CULTURAL UNIT (C. 52 SQ M)) – I.E. THE ‘CONSENTED SCHEME’ – LOCATED AT NO. 42A PARKGATE STREET, DUBLIN 8.

DETERMINATION UNDER SECTION 247 (7) OF THE PLANNING & DEVELOPMENT ACT 2000-2022

Eleanor,

A *Pre-Application Consultation Request* was received by Dublin City Council’s Planning Department on behalf of Ruirside Developments Limited.

The request for consultation was regarding proposed design amendments to permitted Strategic Housing Development Reg. Ref. ABP-310567-21, granted by An Bord Pleanála on the 4th October 2021 and a permitted Large Scale Residential development LRD6042/23-S3A, granted by Dublin City Council on 4 March 2024. These developments relates to a 29 storey Block A with 198no. BTR apartments and 1 no. restaurant/café and an 8 storey Block B2 which included 40 no. apartments, 1 no. café/restaurant and 1 no. cultural unit respectively.

A subsequent Section 247 meeting was held between the applicant – Ruirside Developments Ltd, and Dublin City Council on the 19/09/2024 (as per Planning and Development Act 2000-2022, as amended).

The following is a determination under Section 247 (7) of the aforementioned Act.

A. *Minutes of the Meeting – please find a copy of the minutes enclosed.*

B. *Determination under Section 247 (7) of the Planning & Development Act 2000 as amended*

Introduction

The Planning Authority received a request on behalf of Ruirside Developments Ltd, in relation to proposed design amendments to a permitted development under:

- SHD ABP-310567-21: 29-storey Block A, including 198no. 'Build to Rent' apartments (73no. studio, 97no. 1-bed, 27no. 2-bed, 1no. 3-bed) and 1no. restaurant/café (c.187 sq m) and
- LRD6042/23-S3A: 8-storey Block B2, including 40no. 2-bed apartments, 1no. café/restaurant unit (236 sq m) and 1no. cultural unit (c. 52 sq m))

Permitted and Proposed Development

The permitted development for Block A (ABP-310567-21) consisted of:

- 198no. BTR apartments (73no. studios, 97no. 1-bed, 27no. 2-bed & 1no. 3- bed) from 1st to 27th floors inclusive, including 53no. units with 'winter garden' balconies on the building's eastern elevation.
- Ancillary internal (c. 384sqm) and external (c. 255sqm) residents' private communal amenity areas and facilities, including ground floor reception/concierge area, lounge bars at mezzanine and 9th floors, roof gardens at 9th and 28th floors, and access to residents' private communal amenity areas within the consented scheme ABP-306569-20.
- 1no. café/restaurant (c. 223sqm) at ground floor. Replacement office floor area (c.595.6sqm total) accommodated between 1st and 8th floor levels of Block A.
- Ancillary residential bicycle storage (22no. spaces), refuse, circulation and plant, and nonresidential back of house and circulation areas at ground and mezzanine floor
- 8 year permission granted on the 4th October 2021, due to wither 3 October 2029

The permitted development for Block B2 (LRD6042/23-S3A) consisted of:

- 40no. residential apartments at 1st to 8th floors inclusive (each with a private 'winter garden' and/or balcony on the south and/or north elevation) - replacing previously consented B2 office.
- Community/cultural space (c.52 sqm) at ground floor level of Block B1.
- Reconfiguration of internal residential amenity area at mezzanine level (residents' lobby, lounge and fitness area (c.256sqm)).
- Interface tie in with Block A.
- And all ancillary and associated site, structural and landscape works
- Permission was refused within this application for replacing consented café/restaurant (c.236sqm) at ground floor level of Block B1 with co-working (c.229 sqm) space.
- The permission was for 8 years, tied into the expiry of above-mentioned Block A permission.

The current proposal relates to:

The proposed development largely comprises of design amendments to consented Block A and Block B2 as a result of requirements by the Fire Officer to insert a second fire core into Block A. This has resulted in minor adjustment to the building footprint and façade.

The key design alterations are as follows:

- Insertion of a 2nd internal fire escape core through all levels of Block A;
- Associated expansion of the south and west building façade and footprint to accommodate the 2nd fire core;
- Amendment to Unit Mix (Option 2 being the Applicant's preferred option), resulting in the provision of an additional 8 no. units;

A +B2	Studio	1 bed	2 bed (3p)	2 bed (4p)	3 bed	Total
Permitted	73	97	8	59	1	238
Option 1	1	171	7	66	1	246
Option 2	27	119	34	65	1	246

Minor changes are proposed at ground or mezzanine levels to accommodate the new fire core. No changes are proposed to basement or associated site works, as permitted under SHD ABP-310567-21 and/or LRD6042/23-S3A.

No further amendments to site works, demolition or works to protected structures, including the river wall, (consented under original SHD ABP-306569-20) are proposed. The mix of non-residential uses at ground level of Blocks A and B2 (i.e. 2no. café/restaurant units and 1no. cultural unit) remain the same as permitted under ABP-310567-21 and LRD6042-23-S3A.

Timescales

Planning permission Block A (ABP-310567-21) (as amended) is subject to a 8 year permission which is due to wither on 3 October 2029, and Block B2 (LRD6042/23-S3A) was tied to the expiration of this permission.

The applicant has not clearly stated if a fresh permission, with a life of 8 years, for the entirety of this element of the development is being sought, but it is noted that permission was granted with a life of 8 years on the 12th February 2025, for development of the Blocks B1 & C scheme (including 316no. apartments) and associated commercial and community/cultural uses, conservation, public realm and landscaping and site development works.

Determination

The Planning Authority has compared the proposed development to the permitted development, and considered whether the —

- (a) the proposed development is substantially the same as the permitted development, and
- (b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

The Planning Authority has determined that **no further consultation is required** under Section 247 in relation to the proposed development.

This determination is based on plans and particulars received by the Planning Authority on the 27/11/2024.

In accordance with Section 247(8) of the Act, a determination under subsection 247 (7) shall not prejudice the performance by the Planning Authority of its functions under this Act or any regulations under the Planning and Development Act 2000-2022 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Yours sincerely,



Nicola Conlon
Senior Planner