

DUBLIN CITY COUNCIL
SITE NOTICE
LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD)

Nrek1 Limited intends to apply for planning permission for a Large-scale Residential Development (LRD) at this site bound by Newmarket Square to the north, Ardee Street to the west and Mill Street to the south (including City House and Unit 3, Newmarket, Dublin 8), Newmarket, Dublin 8.

The proposed development consists of internal and external amendments to the permitted mixed use, primarily Build to Rent (BTR) residential development granted by An Bord Pleanála under Ref. ABP-312268-21, as subsequently amended by Dublin City Council under Ref. LRD6028/23-S3 and LRD6032/23-S3. The proposed amendments include as follows:

- Amendments at Ground floor level include a reduction in the floorspace of the permitted retail unit from 516 sq.m to 437 sq.m due to an amended layout and configuration of the integral bicycle store to provide an additional 6 no. bicycle storage spaces from a permitted 292 no. spaces to 298 no. bicycle storage spaces (including 6 cargo bike spaces) and alterations to emergency fire escape.
- Amendments to the configuration of internal residential amenities (including a resident's lounge, 2 no. co-working spaces, a bookable room and a yoga/event space) resulting in a reduction of the combined internal residential amenities floorspace from 255 sq.m to 247 sq.m (an 8 sq.m reduction) due to the provision of Mechanical and Electrical Risers and AOV.
- Amendments at Sixth Floor level include the omission of a communal roof terrace at the north-eastern corner of the building and the infilling thereof by providing an additional studio unit (floorspace of approximately 41 sq.m) with a north facing balcony, together with associated external alterations.
- Amendments at Seventh Floor Level include the omission of part of a communal roof terrace at the south-eastern corner of the building and the infilling thereof by providing an additional 2-bedroom unit (floorspace of approximately 76 sq.m) with a south facing balcony and the reprovision of the communal open space in the form of a rooftop terrace at 8th floor level, together with associated external alterations.

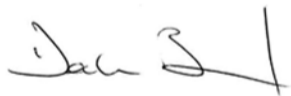
The proposed development includes all associated changes to the previously permitted elevations arising from the above amendments and ancillary development and works. The proposed amendments will result in an increase in the number of units from a permitted 132 units to 134 (2 no. additional units) and a revised unit mix, comprising of 2 no. studio units, 79 no. 1 bed units, 6 no. 2 bed / 3 person units, 40 no. 2 bed / 4 person units and 7 no. 3 bed units together with a revised quantum of 879 sq.m of external communal amenity space(s). In the interest of clarification, the proposed development will not result in an increased height of the overall permitted 10-storey high building but will result in a revised Gross Floor Area (GFA) of 11,746 sq.m.

The LRD application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2022-2028.

The LRD 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 LRD application may also be inspected online at the following website set up by the applicant: newmarket2lrd.com

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:



Agents Address: Declan Brassil & Co., Lincoln House, Phoenix Street, Smithfield, Dublin 7
Date of erection of site notice: 04 September 2024

Dublin City Council Website: www.dublincity.ie