

# Information evening on planning application for The Cobblestone bar site & adjacent sites

Neasa Hourigan TD, Green Party, Dublin Central

8pm, 21st October 2021

# Overview of this session

- Overview of the planning process & how to make your observation to Dublin City Council
- Key details of the current application
- Our draft observations
- Open for questions/comments from the floor

A copy of this presentation is available at [neasahourigan.com/cobblestone](https://neasahourigan.com/cobblestone)



# Planning process

The proposed development has been submitted to Dublin City Council (“DCC”).

Key dates:

- Full application submitted to DCC ([3617/21](#)) on 1<sup>st</sup> October
- DCC councillor’s meeting on the proposed development 21<sup>st</sup> October
- Last day for observations from public: **4<sup>th</sup> November 2021**
- A decision from DCC would be expected around 26<sup>th</sup> November.
- Any appeal of a DCC decision would need to be [made to An Bord Pleanála](#) within 4 weeks of DCC’s decision

# Making your opinion known

If you have an observation on the development you can:

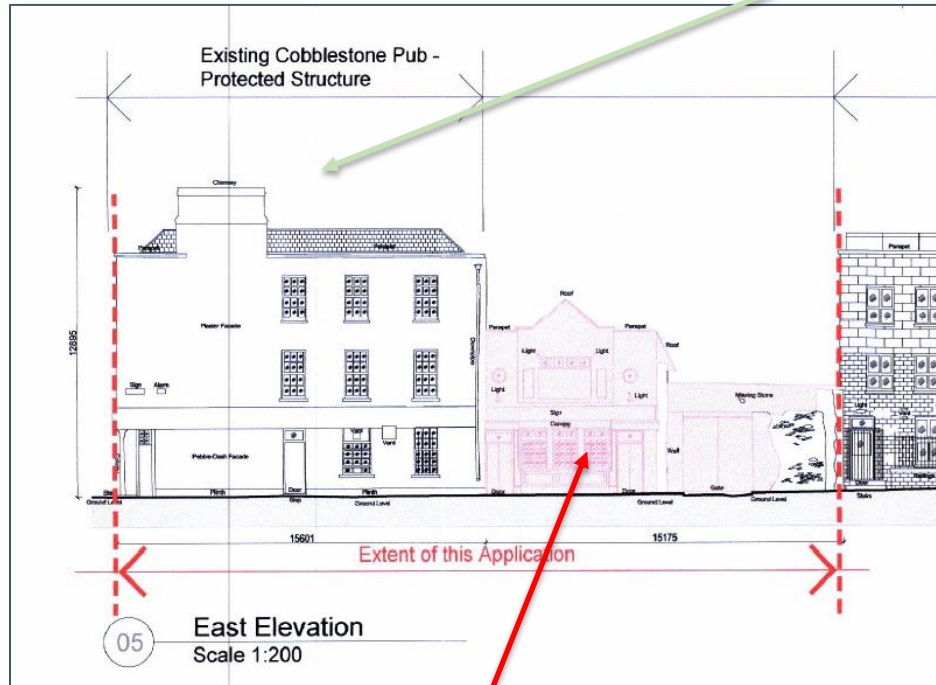
- Make it directly to DCC as outlined [here](#). For reference, observations submitted by Neasa in the past can be found [here](#) and [here](#)
- Send your comments to [Neasa.Hourigan@oir.ie](mailto:Neasa.Hourigan@oir.ie) by Monday 1<sup>st</sup> November and we will try to include in our submission.

Note any observations must be based on planning considerations (as outlined [here](#)) as opposed to a personal opinion on the development.

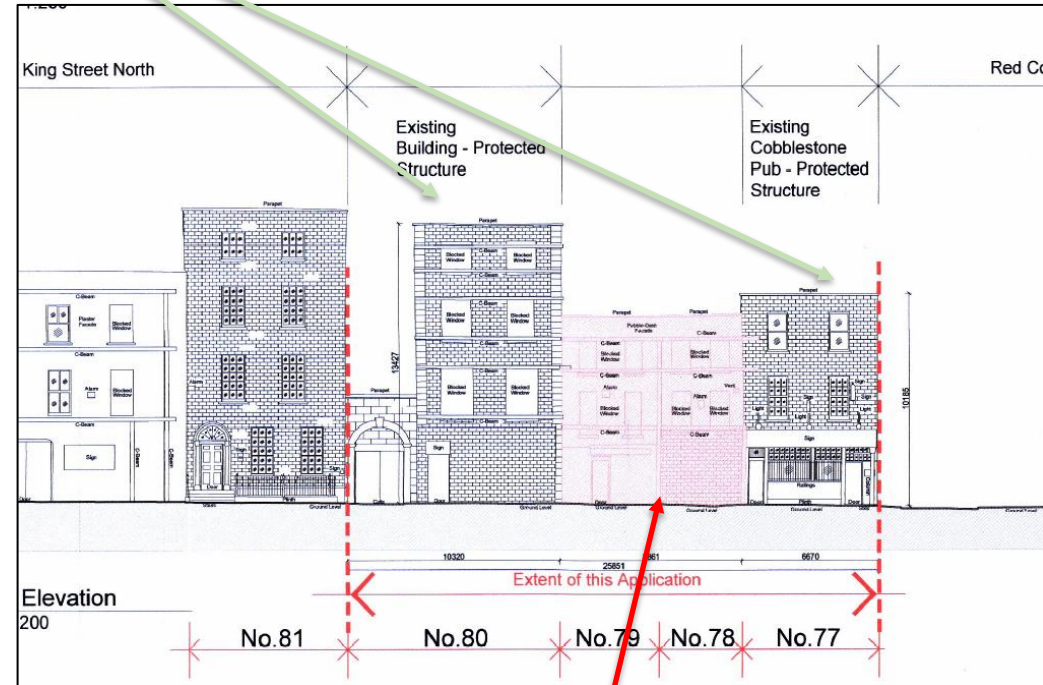
A short guide to making a planning observation can be found [here](#)

# Demolitions & retentions

## Retention of protected structures



Demolition, current  
“Backroom” venue



Demolition, 79 & 78  
current beer garden



# Development details

- 114 bed, 9 storey hotel (this will include hotel rooms in 1<sup>st</sup> & 2<sup>nd</sup> floor of Cobblestone building)
- Building height 28m (28m is the limit for commercial buildings in the Inner City)
- Hotel contains bar & restaurant spaces in addition to Cobblestone
- No car parking/10 (staff?) cycle spaces



# Light and shadow

Looks at current vs. planned across a number of measures e.g. average daylight, winter sunlight, etc.

Report view is that there will be impact to Visible Sky Component and Annual Probable Sun Hours for many of the windows around the development.

Report is however of the view that this will be the case for “any meaningful development on the site”



# Protected structures

Two protected structures 77 (Cobblestone) and 80.

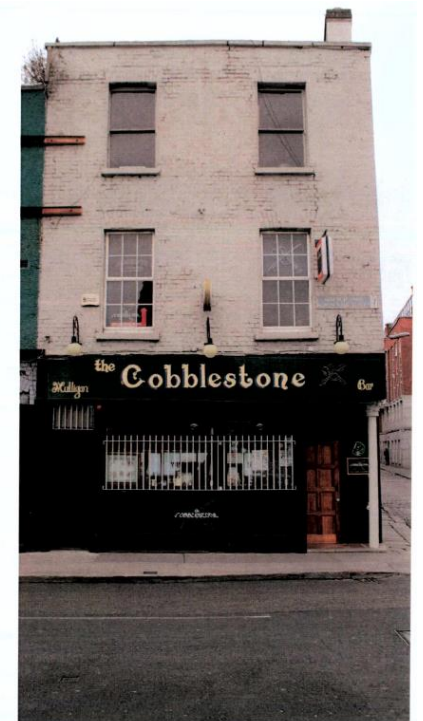
Being on the Register of Protected Structures does not prohibit development but does impose [statutory guidelines](#) for development.

The approach taken is for the hotel to hover over 77 & 80 in a T shape

While the buildings are not being built on question remains if the treatment is appropriate.



Front Elevation - No 80 North King Street



Front Elevation - No 77 North King Street, The Cobblestone Pub



# Current zoning

- City Centre – Zone [Z5](#)
- “To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.”
- “Hotel” is explicitly listed as one of the permissible uses.



Source: [myplan.ie](https://myplan.ie)

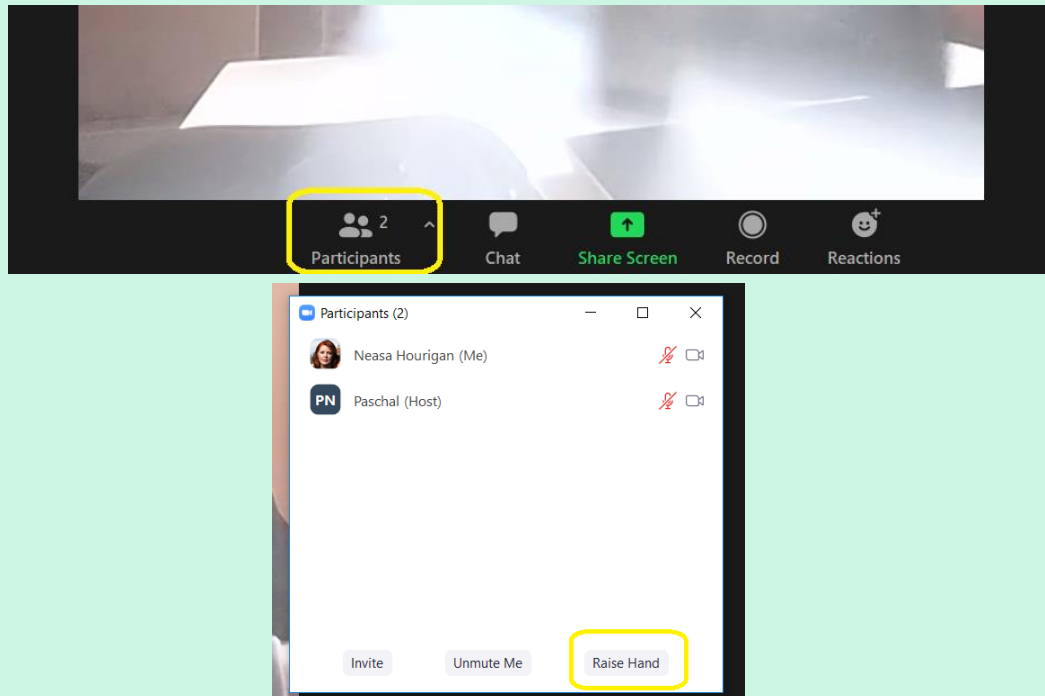
# Potential observations

- Cultural loss
  - Culture in itself
  - As a support for tourism
- Height
  - Relative to Smithfield Square
  - Shadows on adjacent properties
  - DCC Development Plan cap
- Protected Structures
- Urban Grain
- Plot Ratio
- Too many hotels
- Aesthetic hodgepodge

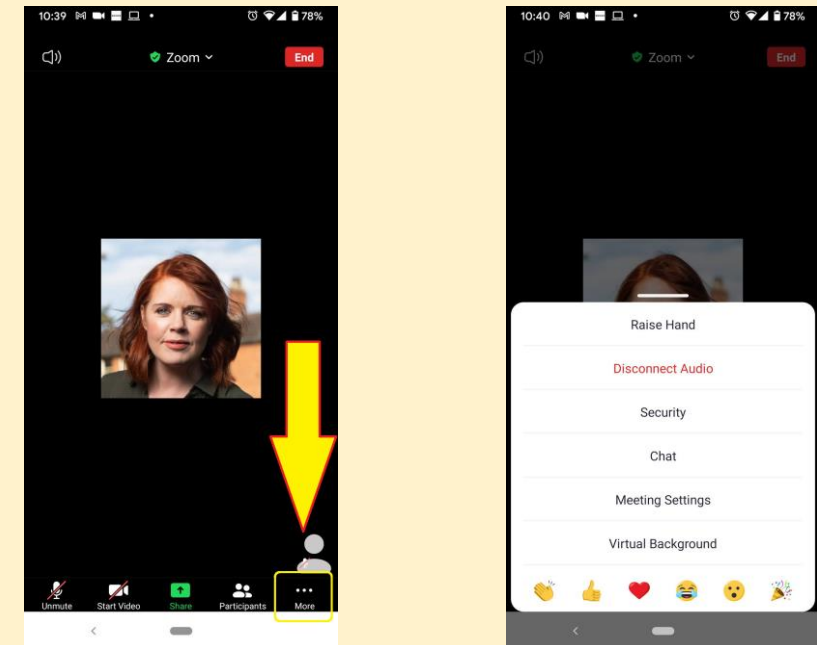
# Open for questions from the floor

Please use the “Raise Hand function”

Desktop: click on “Participants” then “Raise Hand”



Mobile: click on bottom right “... More” then “Raise Hand”



# Getting in touch

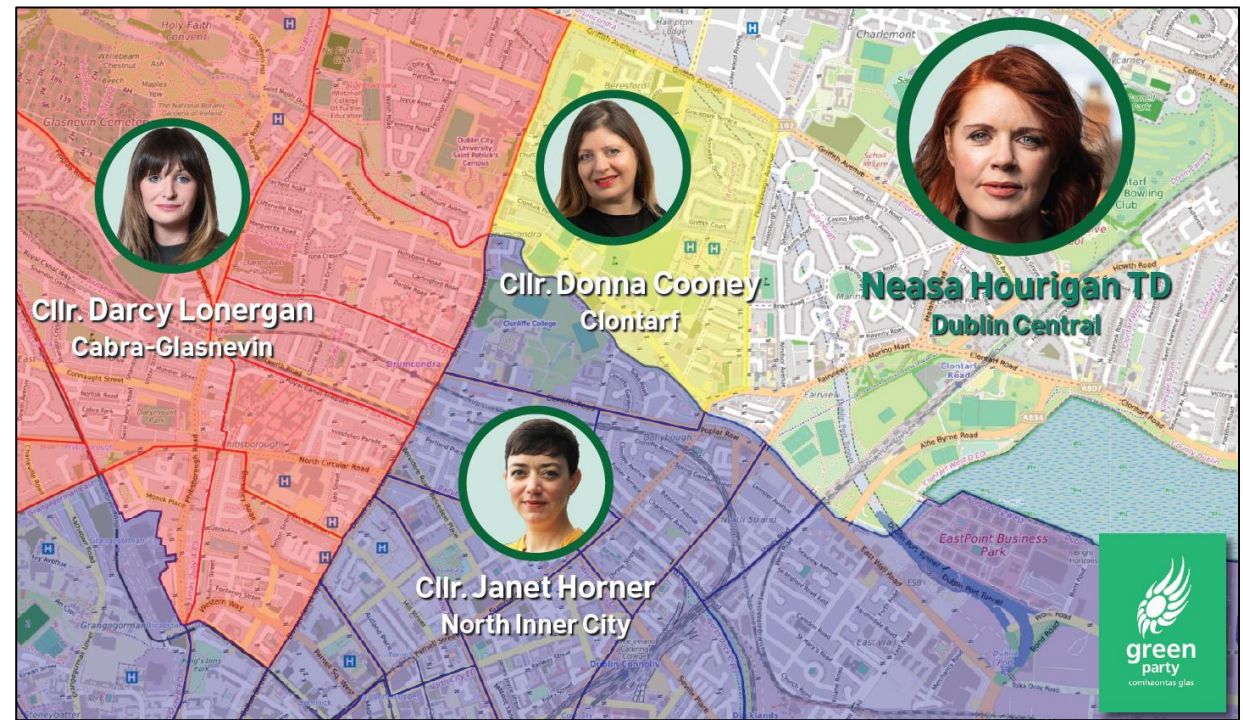
Please don't hesitate to get in touch with me or my constituency colleagues on Dublin City Council if we can be of help on any matter.

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