

Meeting on planning application for the old IDA site on Prussia St.

Online meeting Tuesday 10th April, 8pm.



Neasa Hourigan TD



Cllr. Janet Horner

Overview of this session



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

10th April 2024



Observations to Dublin City Council



- The site needs to be developed in line with planning guidelines, enhancing the local area, and addressing the housing crisis
- Observations from the community is a vital part of that process

Planning process - LRD

- Large-scale Residential Development is the process that replaces the Strategic Housing Development (SHD) process.
- Similar 100 unit/200 student bed spaces limit
- A key difference however is that Large-scale Residential Development applications are made directly to the local authority (Dublin City Council in this case) as opposed to An Bord Pleanála.
- An appeal of any Dublin City Council decision would go to An Bord Pleanála

Making your opinion known

If you have an observation on the development you can:

- Make it [directly to Dublin City Council](#) by **Thursday 18 Apr 2024**.
- Send your comments to Neasa.Hourigan@oir.ie by Wednesday 17th April. and we will try to include in our submission.

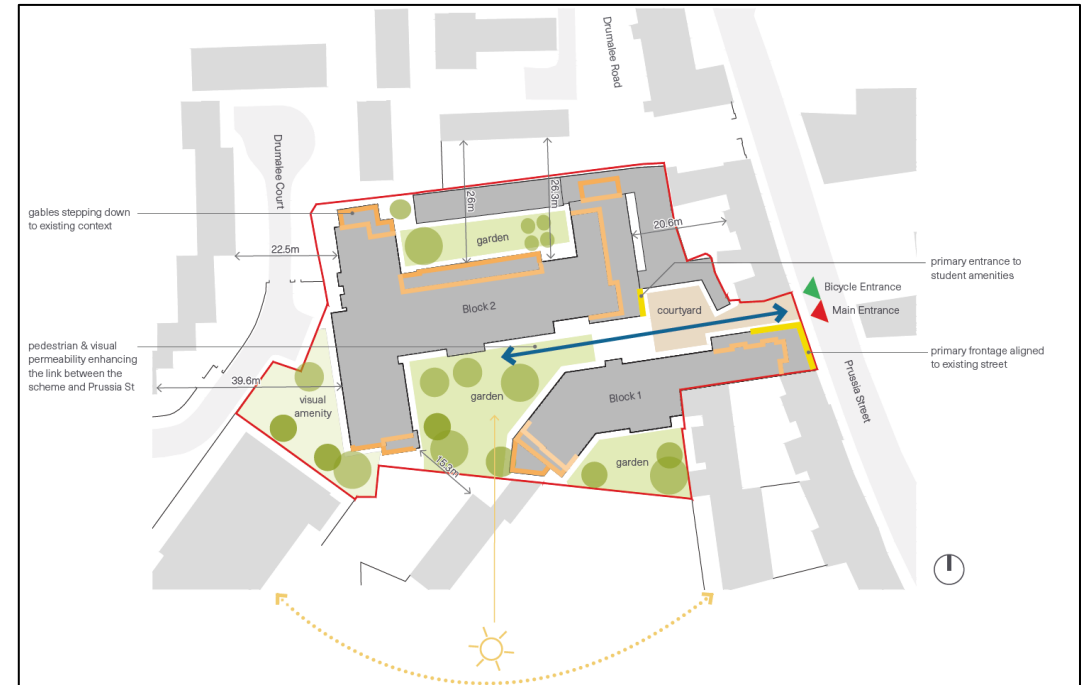
Note any observations must be based on planning considerations (as outlined [here](#)) as opposed to a personal opinion on the development.

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

For reference, observations submitted by Neasa in the past can be found [here](#) and [here](#)

What is proposed

- Student accommodation only
- 373 beds
 - 123 studios (123 beds)
 - 3 x 4 bed apartments (12 beds)
 - 2 x 5 bed apartments (10 beds)
 - 38 x 6 bed apartments (228 beds)
- Arranged over two main blocks
- 5 stories over basement



What is proposed

- A 55m² Café facing onto Prussia Street
- No Part V Social Housing (student developments are exempt)
- Transport
 - no car parking proposed on site
 - 373/ 75 resident/visitor bicycle parking spaces
 - Internal turning area for bin truck café loading bay.



Current zoning

Zone Z4 – Key Urban Villages/Urban Villages

“Mixed-Use: Promote an increased density of mixed-use development including residential development with diversity in unit types and tenures capable of establishing long-term integrated communities.”

Adjacent to Z1 Sustainable Residential Neighbourhood zone

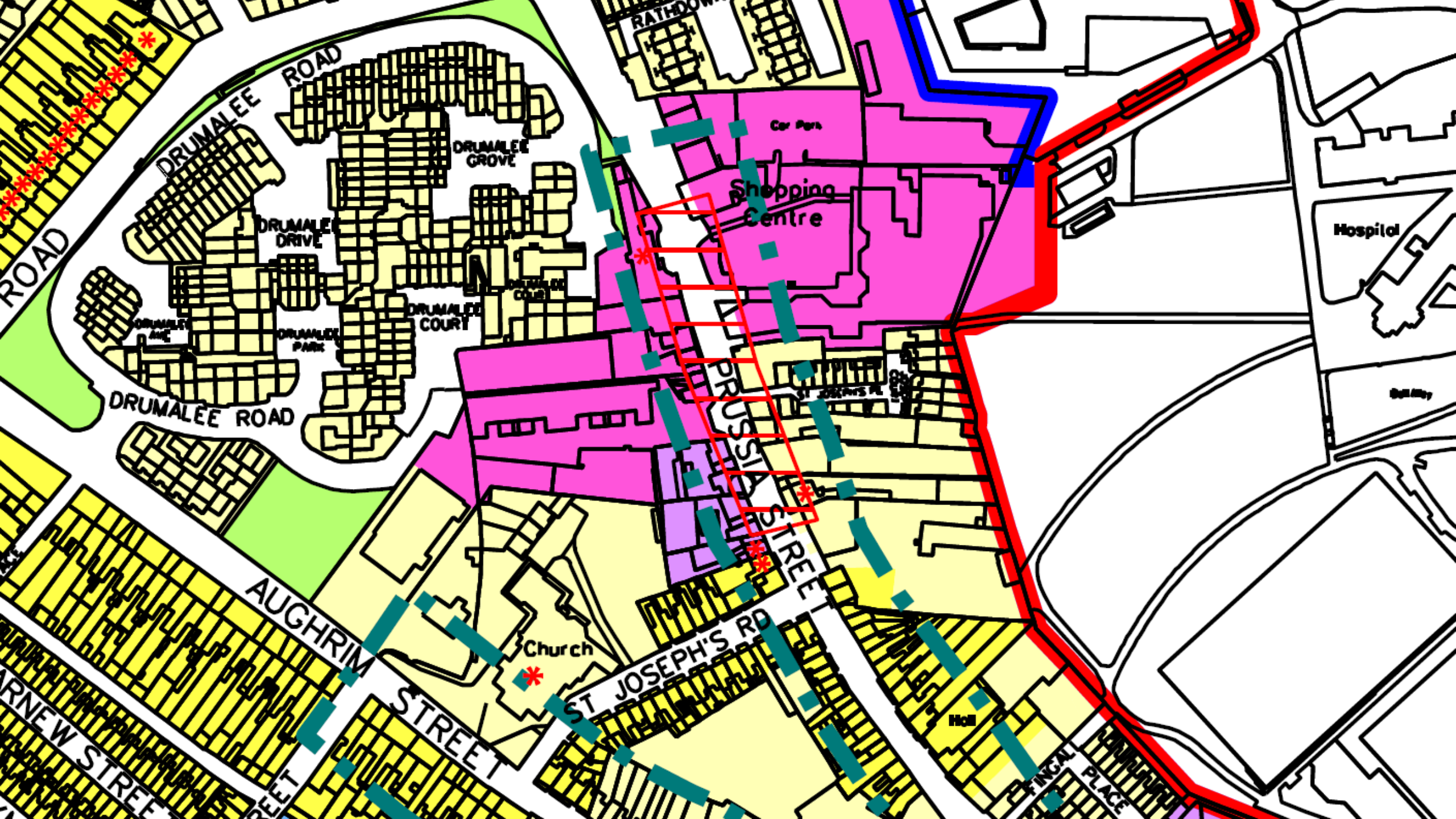
Z4 – Open for Consideration Uses

Advertisement and advertising structures, betting office, Build to Rent residential, civic and amenity/recycling centre, conference centre, embassy residential, funeral home, garage

534

Land-use Zoning | Chapter 14

(motor repair/service), household fuel depot, internet café/call centre, laundromat, nightclub, outdoor poster advertising, postal hotel/motel, shop (factory shop), shop (major comparison), student accommodation, warehousing (retail/non-food)/retail park.



RATHDOWN

DRUMALEE ROAD

DRUMALEE ROAD

DRUMALEE DRIVE

DRUMALEE GROVE

DRUMALEE COURT

DRUMALEE ROAD

AUGHRIM STREET

Church

ST JOSEPH'S RD

PRUSSIA STREET

Shopping Centre

Car Park

Hospital

Galley

Hall

FINICAL PLACE

ARNEW STREET

STREET

STREET

FINICAL PLACE

Pre-consultation issues raised by DCC

See “[Response to LRD Opinion.pdf](#)” – key issues include

- rationale for Student Accommodation
- development in its current form is overly bulky
- acceptable level of day light existing neighbouring properties
- Impact on Built Heritage structures

Concentration of Student Accommodation

- Several developments planned or commenced in the area e.g. 87 Prussia St, 31 Prussia St, Park Shopping Centre, Manor St, Highfield Park/House on NCR/Grangegorman, etc.
- There is a [Student Demand & Concentration Report](#) as part of the application
- Balance between student demand and housing demand



87 Prussia Street



Park Shopping Centre

Light and Shadow reports

- [Sunlight and Daylight Analysis Report](#) included in the application
- Looks at impact (major, minor, negligible) on neighbouring properties and light in the development itself
- A number of major impacts.

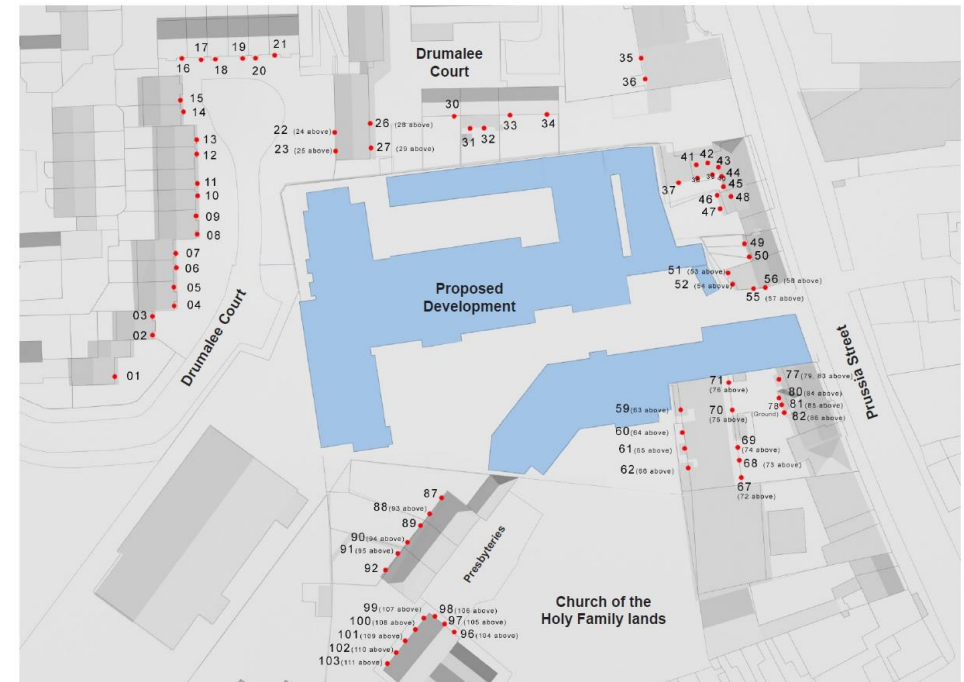


Figure 3.1: Indicative diagram showing location of sample windows (red dots) assessed as part of this analysis.

Application details

- Application web site: prussiastreetlrd.ie
- The application reference on the Dublin City Council site is [LRD6050/24-S3](https://prussiastreetlrd.ie/entry/6050/24-S3) This reference is needed to make an observation online.

Application details

LRD6050/24-S3

[Print](#) [Print conditions](#) [Print further info](#)

Summary ▼

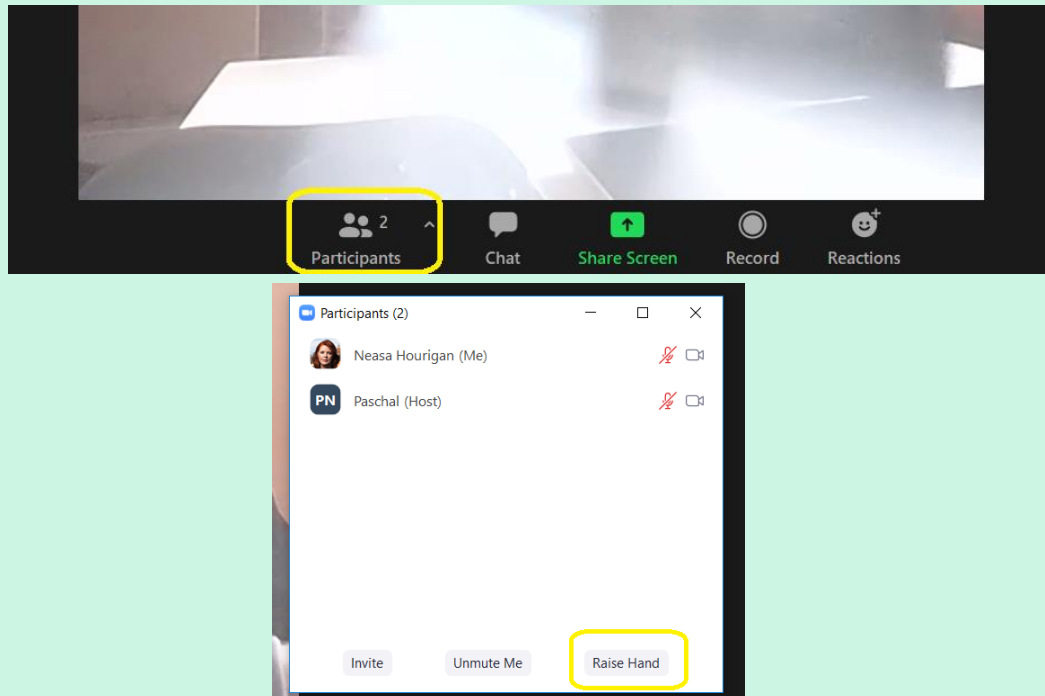
Please Log In to submit a comment Due date to submit observations: 18 Apr 2024

Application reference	LRD6050/24-S3
Application type	Permission
Proposed development	PERMISSION The proposed development will consist of: The demolition of the existing 4 no. warehouse structures to provide for the construction of a 373 bed Purpose-built Student Accommodation development, a ground floor café, and all ancillary site development works. The proposed development will be provided in 2 no. apartment

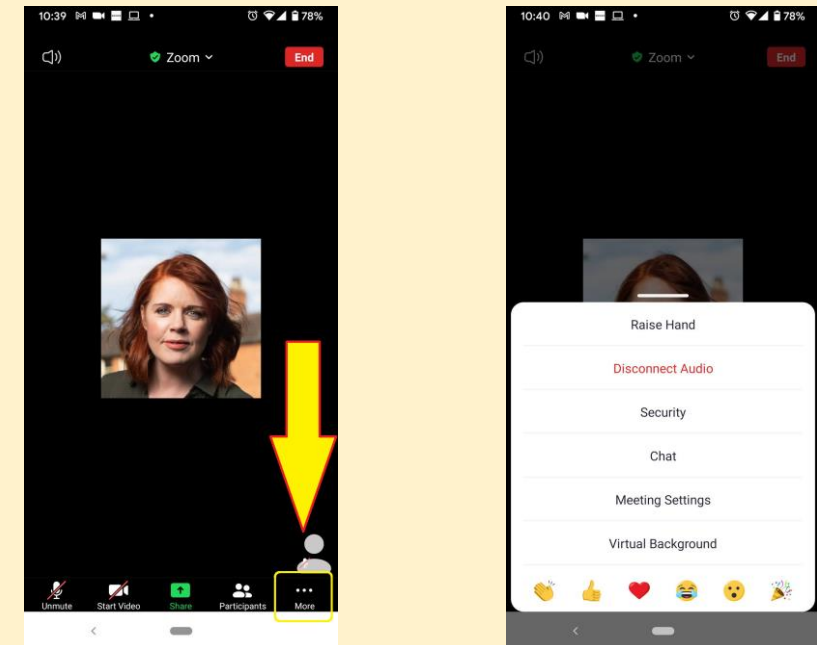
Open for questions from the floor

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

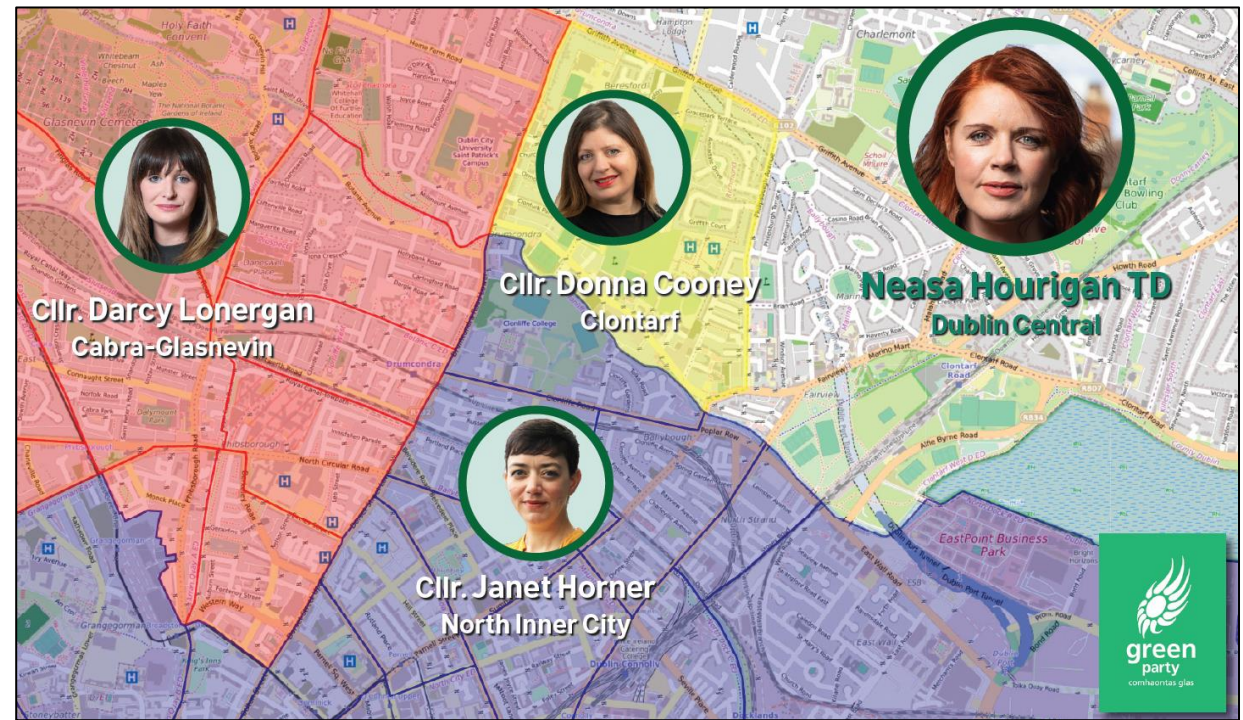
Please don't hesitate to contact me or my constituency colleagues on Dublin City Council if we can be of help on any matter.

Neasa Hourigan TD for Dublin Central,
Neasa.Hourigan@oireachtas.ie, (01) 618
3172

Cllr. Janet Horner, North Inner City
janet.horner@greenparty.ie

Cllr. Darcy Lonergan, Cabra-Glasnevin
cllr.darcylonergan@gmail.com

Cllr. Donna Cooney, Clontarf
donna.cooney@dublincity.ie



Full constituency map here: neasahourigan.com/map