



Uimhir Thagarta Uathúil: DCC-C43-MA-236

Údar: Western Way Developments Limited

Stádas: Submitted

Submission: Student Accommodation near Grangegorman

Comhairliúchán:

Material Alterations to Draft Dublin City Development Plan 2022-2028

Observations:

Chapter 4: Shape and structure of the city

Caibidil: Chapter 4: Shape and structure of the city

Please select the Proposed Material Alteration on which you are commenting::

Material Alternation No.
4.1

Centralising the former DITs into one campus in Grangegorman and upgrading to University is a positive development and having a policy statement that supports this development for existing and emerging communities equally is welcome.

However, It is inconsistent with this Policy that there are sites nearby, such as Hendrons on 36-40 Dominick street which is c.100m from the TUD Luas station, in need of regeneration, whose Zoning is not compatible with development which is complimentary development to a new University.

The Zoning on Hendrons (Z3) does not permit "Student Accommodation", or does not permit "Offices" that could be research facilities or could feed from Students in the college, all of which could be provided above ground floor neighbourhood facilities. Z5 would be more suitable.

The fact that Hendrons has stood idle for more than 4 years and is not developed is testament to the fact that the Zoning for the site is wrong and does not permit development that makes commercial sense for the location.

I suggest zoning on developable sites near the Grangegorman Campus, such as Hendrons, be reviewed with reference to the Policy to ensure consistency in the Development Plan.

Documents Attached: Níl

Teorainneacha Gafa ar an léarscáil: Níl