

# DUBLIN CITY COUNCIL

## SITE NOTICE

### LARGE SCALE RESIDENTIAL DEVELOPMENT

Blackpitts Residence Unlimited Company intends to apply for planning permission for a Large-Scale Residential Development (LRD) of a Purpose-Built Student Accommodation (PBSA) development at this site of c.0.24ha located at 21-23 Blackpitts, Dublin 8, D08 P3K4. The site is located south of Donovan Lane, east of Blackpitts and west/north of Greenville Place.

The proposed development will comprise the following:

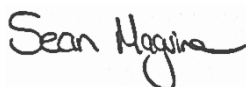
- Demolition of the existing commercial/industrial building on site (c. 2,140 sq.m in total).
- Construction of a Purpose-Built Student Accommodation scheme (c. 7,675 sq.m in total) within one block ranging in height from 4 to 6 storeys (over basement), comprising 217 no. student bedspaces (209 no. single rooms and 4 no. twin rooms) within 32 clusters.
- Provision of internal communal amenity space at basement and ground level, including parcel room, reception/common area, concierge desk, library/study room, multiuse rooms, laundry room, cinema room, and gym.
- Provision of external amenity spaces including outdoor courtyard area at ground floor level and external rooftop terrace.
- A café-restaurant (c. 144.5 sq.m) at ground floor level.
- Provision of cycle parking at basement and surface levels, a pedestrian and service entrance along Donovan Lane and a pedestrian and bike/service entrances along Blackpitts.
- Landscaping, boundary treatments, waste management areas, and services provision (including ESB substation), as well as all associated works required to facilitate the development, including connection to the Uisce Éireann network.
- Plant areas at basement and roof level.
- Associated public realm improvement works along Donovan Lane and Blackpitts, including alterations to the existing footpaths/public road, provision of 5 no. set-down spaces (including 1no. DAC-compliant space) and 1no. loading bay along Donovan Lane.

The 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:

<https://www.theblackpittsresidence.ie>

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: 

Sean Maguire (Agent).

Address: McGill Planning Ltd., 9 Pembroke Street Upper, Dublin 2, D02 KR83

Date of Erection of Site Notice: 22<sup>nd</sup> July 2025