

Lisney

COMMERCIAL REAL ESTATE



Lisney
Commercial Real Estate

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RB (0923 Pipers Corner Info Memo) agency word

INFORMATION MEMORANDUM

PIPER'S CORNER LICENSED PREMISES & RESIDENTIAL DEVELOPMENT OPPORTUNITY

105/106 MARLBOROUGH STREET
5 SACKVILLE PLACE
DUBLIN 1
D01 FD28 / D01 FH94

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01 INTRODUCTION

Property: Piper's Corner
105/106 Marlborough Street
5 Sackville Place
Dublin 1
D01 FD28 / D01 FH94

Title: Freehold

Licence: Publicans Licence (7-Day Ordinary)

**List of Current Valid Liquor Licences renewed for 2022/2023
(in accordance with relevant legislation) @ 30th September 2023**

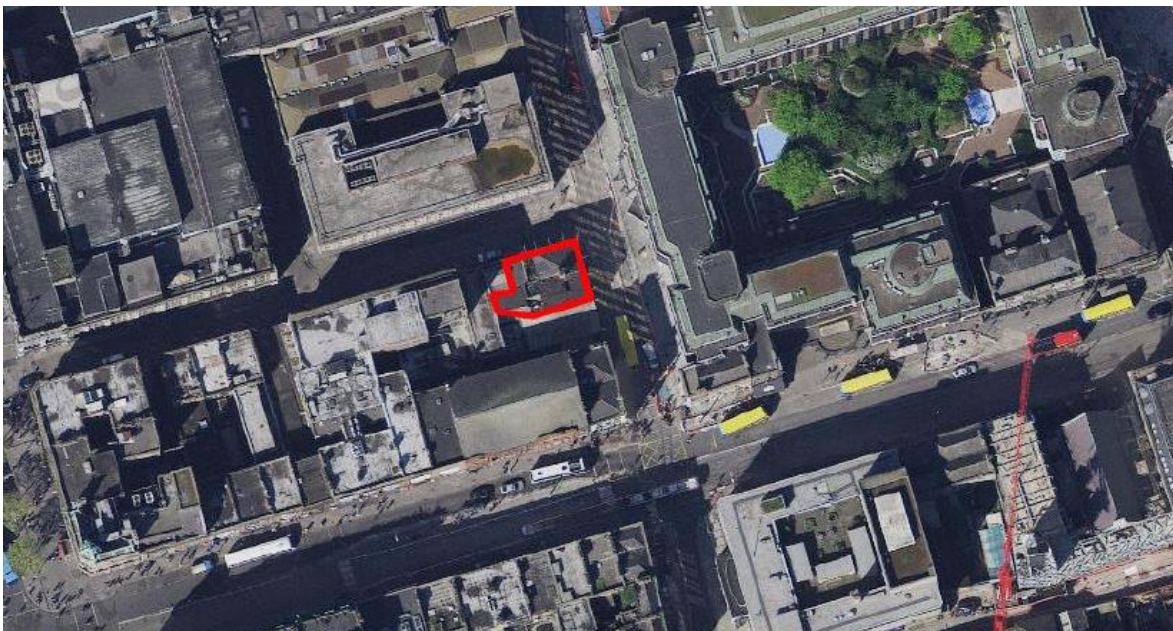
Please Note: other premises may have renewed their licences since this date but will not be reflected here.

Licence Ref	Description	Licensee Name	Trading Name	Nominee Name	Address 1	Address 2	County
N1084	Publican's Licence (7-Day Ordinary)	ROSIE HACKETT HOLDINGS LIMITED	PIPERS CORNER	NA	105/106 MARLBOROUGH STREET	NA	DUBLIN CITY

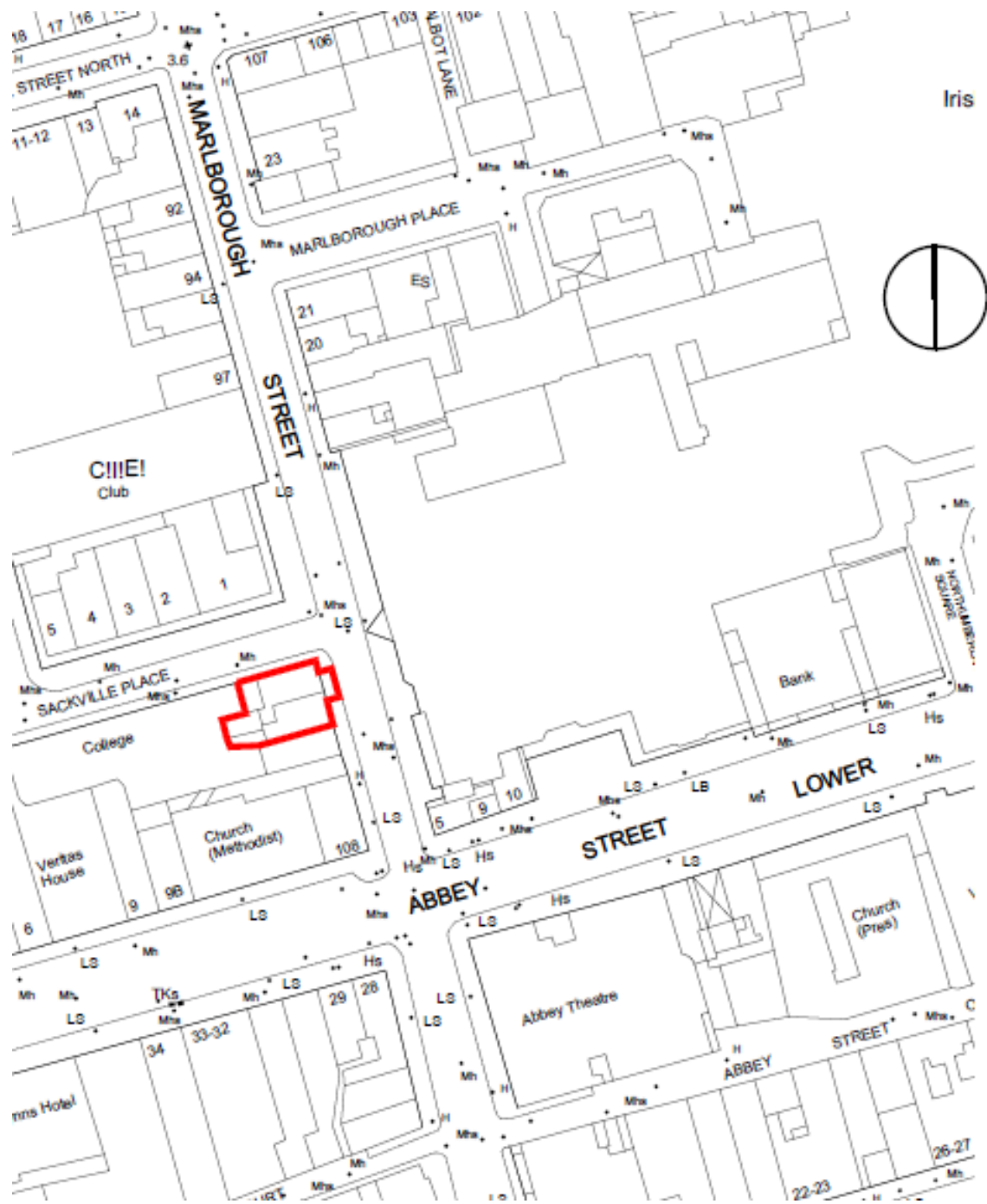
Opportunity Summary

Piper's Corner represents an excellent opportunity to acquire a high-profile lock-up 7-Day Licensed Premises within the core of the North City Centre benefiting from valuable planning permission (Ref No DCC – 3546/22) for the demolition of the existing three storey structure and construction of a nine-storey over basement mixed use commercial building consisting of one public house and 15 apartments.

02 EXTERIOR IMAGES



03 SITE MAP

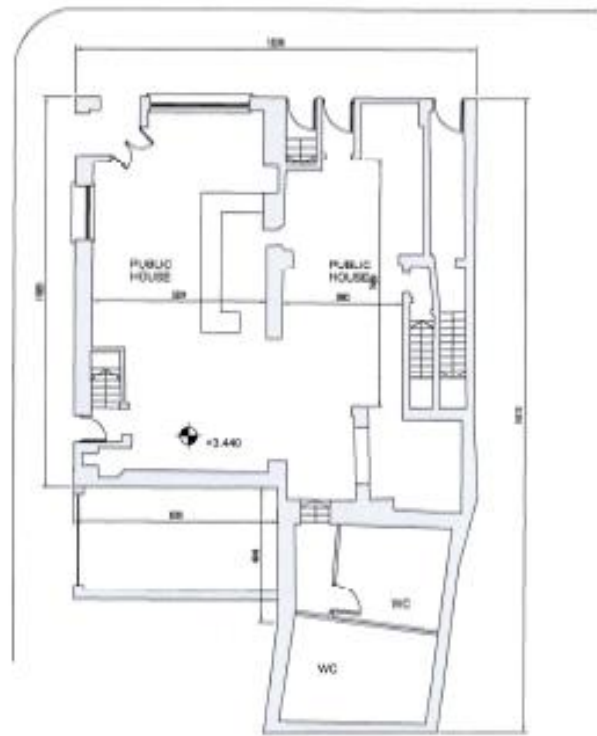
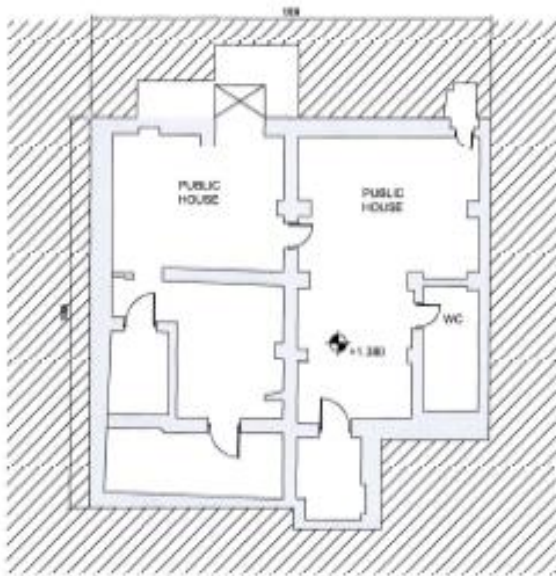


04 EXISTING ACCOMMODATION

Existing Accommodation Schedule

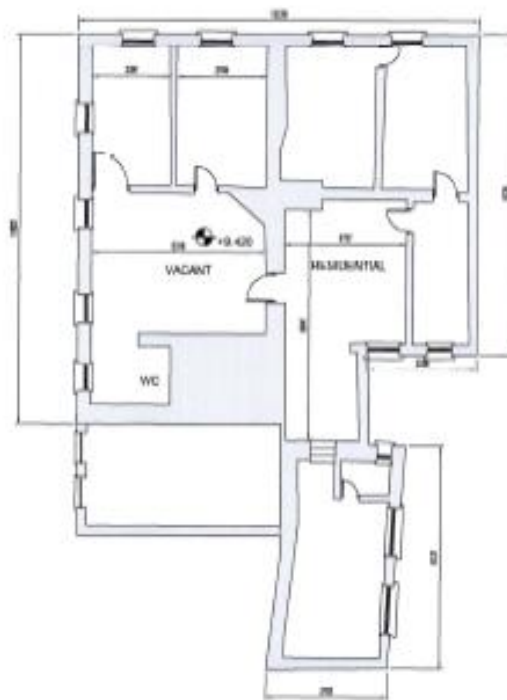
PIPER'S CORNER	Approximate SQ.M. GIA
Ground Floor	108.00
Public Bar & Patron Toilet Facilities	
First Floor	85.60
Former Lounge	
First Floor Return	20.81
Former Patron Toilets & Kitchen	
Second Floor	85.60
Disused Offices	
Second Floor Return	20.81
Disused Offices	
Basement	123.00
Cellar Storage	
Total	442.25
Outside	11.70
Enclosed rear smoking area (<i>rear 106 Marlborough St</i>)	

Existing Floor Plans



01 BASEMENT PLAN
Scale - 1:500

02 GROUND FLOOR PLAN
Scale - 1:200



03 FIRST FLOOR PLAN
Scale - 1:200

04 SECOND FLOOR PLAN
Scale - 1:200

G-ISBEM Standard v16.0 (SBEM v3.5.b.0)

Building Energy Rating (BER)

BER for the building detailed below is:

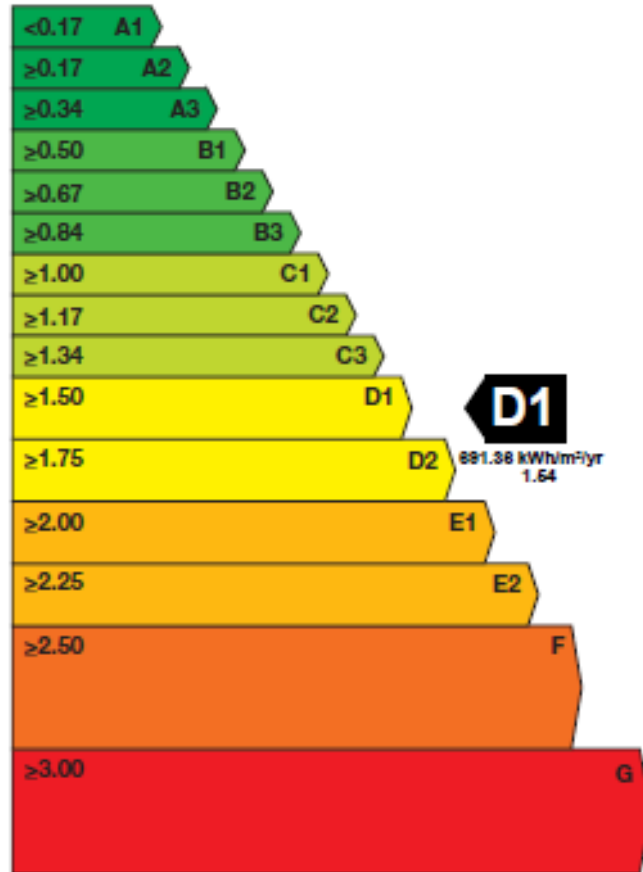
D1

Sean O Caseys
Marlborough Street
Dublin 1

The Building Energy Rating (BER) is an indicator of the energy performance of this building. It covers energy use for space heating and cooling, water heating, ventilation and lighting, calculated on the basis of standard operating patterns. It is accompanied by a CO₂ emissions indicator. These indicators are expressed as respective ratios of primary energy use and CO₂ emissions, relative to what would apply for a similar building generally satisfying the Building Regulations 2006. 'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

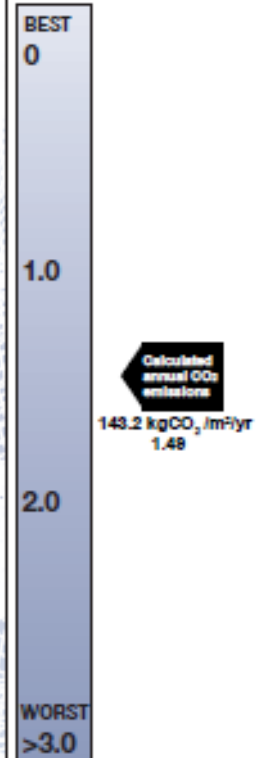
BER Number:	800484982	Date of Issue:	26 May 2016
Building Type:	Restaurant/public house	Valid Until:	25 May 2026
Useful Floor Area (m ²):	559	BER Assessor No.:	105748
Main Heating Fuel:	Natural Gas	Assessor Company No.:	105734
Building Environment:	Heating and Natural Ventilation	Assessor Scheme:	SEI Interim A5

Building Energy Rating
(Indicator)
MOST EFFICIENT



LEAST EFFICIENT

Carbon Dioxide (CO₂)
Emissions Indicator



The less CO₂ produced, the less the building contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted above. A future BER assigned to this building may be different as a result of changes to the building, its use or the assessment software.

06 PLANNING PERMISSION

The Directors of Rosie Hackett Ltd submitted their planning application for the redevelopment of this property to Dublin City Council on the 18th October 2022.

The application was for the demolition of the existing structure and development of a nine-storey over basement structure comprising a licensed premises with fifteen apartments.

Dublin City Council published their Decision to Grant for this proposed development on the 14th November 2022.

Subsequently, on the 3rd January 2023, Dublin City Council published their Final Grant Notice.

A copy of this Final Grant Notice is attached hereto.



Donal Duffy,
Downey Planning & Architecture
29, Merrion Square North
Dublin 2

THIS IS AN IMPORTANT LEGAL DOCUMENT AND SHOULD BE PLACED WITH YOUR TITLE DEEDS

Application No.	3546/22
Registration Date	18-Oct-2022
Date of Final Grant	03-Jan-2023
Location	Piper's Corner, 105-106 Marlborough Street & 5 Sackville Place, Dublin 1
Proposal	The proposed development will consist of the demolition of the existing three-storey commercial building and the construction of a nine-storey over basement level mixed-use building consisting of 1 no. commercial unit (public house) at ground floor level and a total of 15 no. apartments over eight floors (3 no. studios, 8 no. one-bed units, 3 no. two-bed units and 1 no. 3-bed units) with balconies or terraces to the north, east and south elevations, and a communal roof level terrace area, all over a basement comprising 24 no. bicycle parking spaces, bin stores, plant room, and stores and ancillary service areas for the commercial unit/public house, signage to the east and south elevations and all associated site and engineering works necessary to facilitate the development. The site is bound by Sackville Place to the north and Marlborough Street to the east.
Applicant	Rosie Hackett Ltd
Application Type	Permission

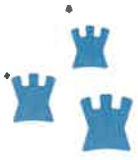
IMPORTANT NOTE:

Please be advised that a compliance submission can only be submitted in pdf format and by e- mail to compliances@dublincity.ie

- If you have any queries regarding this Final Grant, please contact the number shown above.

NOTIFICATION OF GRANT OF PERMISSION

PERMISSION for the development described above has been granted under the Planning & Development Acts 2000 (as amended) subject to the following conditions.



Condition(s) and Reasons for Condition(s)

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, including the Further Information submitted on 9 August 2022 and Clarification of Further Information submitted on 18 October 2022, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. A development contribution in the sum of €111,700.99 shall be paid to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority in accordance with Dublin City Council's Section 48 Development Contribution Scheme. The contribution is payable on commencement of development. If prior to commencement of development an indexation increase is applied to the current Development Contribution Scheme or if a new Section 48 Development Contribution Scheme is made by the City Council the amount of the contribution payable will be adjusted accordingly.

Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority.

3. A development contribution in the sum of €24,000.00 shall be paid to the Planning Authority in respect of the LUAS Cross City Scheme. This contribution shall be paid prior to the commencement of development or in such a manner as may otherwise be agreed in writing with the Planning Authority.

The amount due is payable on commencement of development. Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution in respect of the public infrastructure and facilities benefitting development in the Luas Cross City area as provided for on the Supplementary Development Contribution Scheme made for the area of the



proposed under Section 49 of the Planning & Development Act 2000 (as amended).

4. The development hereby approved shall incorporate the following amendments:

a) One three-bedroomed apartment shall be provided at sixth floor level, similar in plan to the apartment previously proposed at seventh floor level.

Reason: To provide for an improved standard of residential amenity and unit mix.

5. The developer shall comply with the following requirements:

a) A conservation architect with proven and appropriate expertise shall be employed to oversee the demolition works and ensure that all historic fabric removed from the site is recorded and, where possible, reused within the new development in accordance with the mitigation measures set out in the Architectural Heritage Impact Assessment submitted as Clarification of Further Information. Items to be removed for reuse or reinstatement shall be recorded prior to removal, catalogued and numbered to allow for authentic reinstatement. Items not proposed for reuse shall be disposed of in a sustainable manner in accordance with best conservation practice.

b) The mitigation measures set out in the Clarification of Further Information response shall be implemented in full prior to occupation of the development. For clarity, these are as follows:

i. Existing wrought-iron gates at the corner entrance at ground floor level to be retained, refurbished and reused at the corner entrance to the proposed new ground floor bar,

ii. Existing cut-stone granite capping stones at parapet level to be retained and reused as a section of floor finish in the proposed ground floor bar.

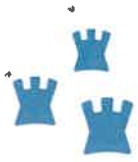
iii. Basement access grating and surrounding granite pavements to the pavement on Marlborough Street shall be retained and reused.

iv. Original timber floorboards from the accommodation at first floor level of No. 5 to be retained where possible and reused within the development.

c) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.

d) The architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the building in an architectural conservation area.

Reason: To protect original fabric and ensure that mitigation measures are carried out in accordance with best conservation practice with no unnecessary damage to, or loss of, historic building fabric.



6. Prior to commencement of development full details of the materials, colours and textures of all external finishes to the proposed buildings, including samples, shall be submitted to the planning authority and written agreement obtained. All materials shall be of a high quality and durable, shall be in keeping with the area and shall adhere to the principles of sustainability and energy efficiency.

Reason: In the interests of visual amenity.

7. Prior to operation of the ground floor unit, full details of all external signage shall be submitted to the planning authority and written agreement obtained. All shopfront signage shall consist of individual lettering mounted or hand painted on the fascia or directly onto the building façade, with the lettering to be of a high quality material such as stainless steel, with a height not exceeding 0.4m and any illumination to consist of backlighting. Signage shall consist of the name of the premises and the street number only. Full details of the uileann piper outline on the southern façade of the building shall also be submitted.

Reason: In the interests of visual amenity.

8. Notwithstanding the provisions of the Planning & Development Regulations 2001 (as amended), no advertisement signs (including any signs installed to be visible through the windows); advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the building or within the curtilage, or attached to the glazing without the prior grant of planning permission.

Reason: In the interests of visual amenity.

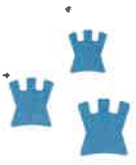
9. Any security shutters and casings shall be recessed behind the glazing and shall be factory finished in a single colour to match the colour scheme of the building prior to erection. Shutters shall be of the open lattice type, and shall not be painted on site or left unpainted or used for any form of advertising.

Reason: In the interests of visual amenity.

10. The sound levels from any loudspeaker announcements, music or other material projected in or from the premises shall be controlled so as to ensure the sound is not audible in adjoining premises or at two metres from the frontage.

Reason: In the interests of environmental amenity.

11. No additional development shall take place above roof level, including lift motors, air handling



equipment, storage tanks, ducts or other external plant, unless authorised by a prior grant of planning permission.

Reason: In the interests of visual amenity.

12. Prior to operation of the ground floor unit the developer shall submit full details of a scheme for the effective control of fumes and odours from the premises, and shall obtain the written agreement of the planning authority in this regard.

Reason: In the interests of visual amenity.

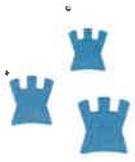
13. All new street and development names shall reflect local history, heritage or cultural associations. The planning authority will approve the naming in order to avoid confusion with similar names in other locations. Developers shall agree a scheme's name, which shall be in both the Irish and the English language, with the planning authority prior to commencement of development, and the name selected shall be installed on site. The developer shall submit a minimum of 2 names and include details of the criteria (including consultation with An Post) used to select the names as well as confirmation that due diligence was undertaken to ensure there is no duplication with existing names in the city or bordering county areas (to ensure no confusion for emergency services). It is also advised that naming proposals are supported with a brief report by a suitably qualified heritage specialist (eg Archaeologist, Historian, Conservation Architect, Archivist.)

Reason: In the interests of orderly street naming and numbering; to enhance urban legibility, and to retain local place name associations.

14. A development contribution in the sum of €48,000.00 (€4,000 per 12 units) shall be paid to the Planning Authority as a contribution in lieu of the public open space requirement in respect of public open space benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended.

The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine.

Reason: It is a requirement of the Planning and Development Act 2000 (as amended) that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



15. The developer shall comply with the following requirements of Transport Infrastructure Ireland:

- a) All works associated with removal, temporary and final reinstatement of Luas infrastructure are to be undertaken outside of Luas operational hours, under system shutdown and Overhead Conductor System isolation.
- b) All deliveries made to the development site, including during the construction phase, shall be made to limit interference with Luas operations.
- c) The developer shall be responsible for any loss of Luas revenue or any other costs associated with a suspension of passenger services, or alterations to the Luas infrastructure which may arise out of, or as a consequence of, the design, construction or the operation of the development by the development contractors, sub-contractors, their employees or agents or any other related party. Appropriate agreements between TII, Luas Operator and the developer shall be undertaken and completed prior to the commencement of development.
- d) The proposed development is located in close proximity to a Luas Line; the applicant should ensure there is no adverse impact on Luas operation and safety. The development shall comply with TII's 'Code of engineering practice for works on, near, or adjacent the Luas light rail system' available at <https://www.luas.ie/work-safety-permits.html>.
- e) Works are proposed to be carried out in close proximity to Luas infrastructure. The applicant, developer or contractor will be required to apply for a works permit from the Luas Operator by virtue of the Light Railway (Regulation of Works) Bye-laws 2004 (S.I. number 101 of 2004) which regulates works occurring close to the Luas infrastructure in accordance with TII's 'Code of engineering practice for works on, near, or adjacent the Luas light rail system'. The developer shall be liable for all of TII's costs associated with the removal and reinstatement of Luas related building fixings and infrastructure. The permit application will require prior consultation, facilitated by the Luas operator, Transdev.
- f) Prior to commencement of development, a Construction Traffic Management Plan including access to services, shall be submitted for the written agreement of the planning authority subject to the written agreement of TII. The Construction Traffic Management Plan shall identify mitigation measures to protect operational Luas infrastructure.
- g) Prior to commencement of development, a Demolition and/or Construction Method Statement shall be submitted for the written agreement of the planning authority subject to the written agreement of TII. The method statement shall resolve all Luas interface issues and shall:
 - (i) identify all Luas alignment interfaces;
 - (ii) contain a risk assessment for works associated with the interfaces, and (iii) contain mitigation measures for unacceptably high risks, including vibration and settlement monitoring regime if necessary. The method statement shall be in accordance with TII's 'Code of engineering practice for works on, near, or adjacent the Luas light rail system' available at <https://www.luas.ie/work-safety-permits.html>.



h) Overhead Conductor System (OCS) poles and/or fixings are located on/ or adjacent to the proposed development. Prior to commencement of development, the following plans and details shall be submitted for the written agreement of the planning authority subject to the written agreement of TII:

(a) OCS pole protection and safety distances, and/or

(b) Existing, temporary and subsequent permanent fixings. The developer shall be liable for all costs associated with the removal and reinstatement of the Luas related infrastructure.

i) The development shall ensure no risk of intrusion of people into the OCS danger zone via opening windows, maintenance, cleaning, balconies or terraces. The danger zone is described in TII's 'Code of engineering practice for works on, near, or adjacent the Luas light rail system' defined by a 2.75m offset in all directions from the nearest item of OCS infrastructure.

j) The proposed development is located adjacent to landscape works completed as part of Luas public realm improvements works. Prior to commencement of development, revised plans to complement and reinforce the public realm works including hard and soft landscaping shall be submitted for the written agreement of the planning authority subject to the written agreement of TII. TII's 'Code of engineering practice for works on, near, or adjacent the Luas light rail system' is available at <https://www.luas.ie/work-safety-permits.html>.

Reason: To protect existing transportation infrastructure.

16. The developer shall comply with the following Environmental Health requirements:

Construction and Demolition

a) A plan must be in place to control the outbreak of noise, air and vibration nuisances to the nearest sensitive locations. This can be achieved through a commitment to comply with the "Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition" which can be found at the link below - <https://www.dublincity.ie/sites/default/files/2022-03/construction-and-demolition-good-practice-guide-15-03-2022.pdf>

Operational Phase

b) The public house shall be constructed and operated in a way that ensures no nuisance to the apartments above or any other sensitive locations nearby.

Reason: To protect existing residential amenities.

17. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Transportation Planning Division and the Noise & Air Pollution Section.



Reason: To ensure a satisfactory standard of development.

18. The developer shall comply with the following requirements of the Transportation Planning Division:

a) A Residential Mobility Management Plan shall be prepared and submitted to the Planning Authority for the proposed development prior to the occupation of the development and on appointment of a management company. The plan shall address the mobility requirements of future residents and shall promote the use of public transport, cycling and walking and other shared mobility options available. The residential travel plan shall identify car club spaces outside of the development and in the vicinity of the site.

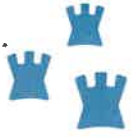
b) Cycle parking shall be fully enclosed and weather protected, secure, conveniently located, and well lit. Key/fob access should be required to the bicycle compound. Cycle parking design shall allow both wheel and frame to be locked.

c) Any works in the materials in public areas shall be in accordance with the document Construction Standards for Roads and Street Works in Dublin City Council and to the requirements of the Area Engineer, Roads Maintenance Division.

Note: No part of the proposed development shall encroach (either above or below ground level) onto the public areas.

d) Prior to commencement of development, and on appointment of a demolition contractor, a Demolition Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended demolition practice for the development, including detailed traffic management, hours of working, noise and dust management measures and off-site disposal of demolition waste and access arrangements for labour, plant and materials, including location of plant and machine compound. The Demolition Traffic Management Plan shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists and public transport. The Demolition Management Plan shall specifically address the points raised within the submission by TII. The applicant/developer shall liaise with TII during the demolition period. The appointed contractor shall liaise with DCC Road Works Control Division during the demolition period.

e) Prior to commencement of development, and on appointment of a main contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including traffic management, hours of working, noise and dust management measures and off-site disposal of construction waste and access arrangements for labour, plant and materials, including location of plant and machine compound. The Construction Traffic Management Plan shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists and public transport. The Construction Management Plan shall specifically address the points raised within the submission by TII. The applicant/developer shall liaise with TII during the demolition/construction period. The appointed contractor shall liaise with DCC Road



Works Control Division during construction period.

f) The proposed development is located in close proximity to a Luas Line; the applicant/developer shall ensure there is no adverse impact, during construction or operation, on Luas operation and safety. The development shall comply with TII's 'Code of engineering practice for works on, near, or adjacent the Luas light rail system'.

g) Prior to operation of the proposed use and on appointment of a management company, a Service Delivery Plan shall be prepared and submitted to the planning authority for written agreement. The plan shall outline the management and process for deliveries to the site for the commercial and residential units ensuring there is no adverse impact on the operation and safety of the Luas track.

h) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

i) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interests of orderly development and sustainable transportation.

19. The following requirements of the Engineering Department (Drainage Division) shall be complied with:

a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b) Records of public surface water sewers are indicative and must be verified on site.

c) The drainage for the proposed development shall be designed on a completely separate foul and surface water system with a combined final connection discharging into Irish Water's combined sewer system.

d) The development shall incorporate Sustainable Drainage Systems in the management of surface water. The proposed Green Roof as set out in the document 'Further Information Request response' by PAMES Developments Ltd shall form part of the construction of the completed Development.

e) All surface water discharge from this development must be attenuated to two litres per second in accordance Greater Dublin Regional Code of Practice for Drainage Works Version 6.0. The Developer shall submit his surface water storage calculations to the Drainage Division prior to commencement of construction which will also account for 20% Climate Change as per the 'Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment'.

f) The developer shall ensure that an appropriate Flood Risk Assessment, in accordance with the OPW Guidelines and the Dublin City Development Plan 2016-2022 Strategic Flood Risk



Assessment, is carried out for the proposed development

g) The outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

h) All private drainage such as downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reason: In the interest of orderly development.

20. The development shall comply with the following waste management requirements:

a) Prior to the commencement of any works, a Construction and Demolition Waste Management Plan must be furnished to and approved by Dublin City Council having regard to Circular WPR 07/06 - Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects - published by the DECLG, July 2006.

b) In the event that hazardous soil, or historically deposited waste is encountered during the construction phase, the contractor must notify Dublin City Council and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant mitigation, destination for disposal/treatment, in addition to information on the authorised waste collector(s).

c) Prior to the commencement of any storage of waste on-site, the applicant must consult with the Waste Regulation Unit of Dublin City Council.

d) Monthly reports regarding the management of the waste during works, must be forwarded electronically to the Waste Regulation Unit of Dublin City Council waste.regulation@dublincity.ie

e) The works must comply with the following:

- i. Waste Management Act 1996, as amended.
- ii. Dublin City Council Waste Bye-Laws 2013 (Bye-Laws for the storage, presentation and collection of Household and Commercial waste) or any revision thereof.
- iii. Eastern & Midlands Regional Waste Management Plan 2015-2021.
- iv. Best Practice Guidelines on the Preparation of Waste Management Plans for the Construction and Demolition Projects – DECLG 2006.
- v. Waste Management (Hazardous Waste) (Amendment) Regulations S.I. No 73/2000
- vi. National Hazardous Waste Management Plan 2014-2020
- vii. Article 27 of the European (Waste Directive) Regulations S.I. No 126 of 2011
- ix. Any other relevant Waste Management related regulations
- x. Dublin City Development Plan (Current Version)
Waste management (Standards for apartment blocks)



f) The requirements set out in the Dublin City Council Bye-Laws for the Storage, Presentation and Collection of Household and Commercial Waste, 2013 or any revision thereof, must be adhered to and, in particular, the requirement in the Bye-Laws to segregate waste into separate fractions to facilitate the collection of dry recyclables, organic kitchen/garden waste and residual waste in line with Waste Management (Food Waste) Amendment Regulations 2015 (S.I. 190 of 2015) and the European Union (Household Food Waste and Bio-waste) Regulations 2015 (S.I. 430 of 2015) and the Eastern - Midlands Region Waste Management Plan 2015-2021.

g) The following are also requirements:

i. Receptacles that are designed for reuse, with the exception of specific areas designated by a local authority as being only suitable for the collection of non-reusable receptacles such as bags, ideally of 1,100-litre capacity, must be used.

ii. To provide a three bin collection system for residents in communal collection schemes, for each type of waste; general waste, dry recyclables and organic food/garden waste. A proposal on the three bin system including bin quantity, type and frequency of collection must be submitted in writing to the Waste Regulation Unit in Dublin City Council for agreement.

iii. Sufficient space must be provided to accommodate the separate collection of dry recyclables and organic kitchen waste/garden waste.

iv. Suitable wastewater drainage points should be installed in the receptacle storage area for cleaning and disinfecting purposes.

Reason: To ensure a satisfactory standard of development.

21. a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

b) Deviation from these times will only be allowed where a written request with compelling reasons for the proposed deviation has been submitted and approval has been issued by Dublin City Council. Any such approval may be subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

22. The site development works and construction works shall be carried out in such a manner as



to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

23. (a) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.'

(b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142. Method for rating industrial noise affecting mixed residential and industrial areas.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

24. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit or a bond of an insurance company/bank .

(a) to secure the satisfactory maintenance, completion and any reinstatement of services/infrastructure currently in the charge of Dublin City Council, including roads, open spaces, car parking spaces, public lighting, sewers and drains.

or

(b) to secure the satisfactory completion of services until taking in charge by a Management Company or by the Local Authority of roads, footpaths, open spaces, street lighting, sewers and drains to the standard required by Dublin City Council.

The form and amount of the security shall be as agreed between the planning authority and the developer, coupled with an agreement empowering the planning authority to apply such security or part thereof.

In the event that land to be used as open space is taken in charge, the title of any such land must be transferred to Dublin City Council at the time of taking in charge.

Reason: To achieve a satisfactory completion of the development.



1. Your attention is drawn to the requirements of the attached "Codes of Practice".

Schedule A: Drainage Division
Schedule B: Transportation Planning Division
Schedule C: Air Quality Monitoring and Noise Control Unit

N.B. It should be clearly understood that the granting of Planning Permission does not relieve the developer of the responsibility of complying with any requirements under other Codes or legislation affecting the proposal, including the requirements of the Building Regulations, and Waste Management Acts.

2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.

3. A grant of Planning Permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

4. Please find attached an information note from Irish Water regarding the public water & waste water network.

NOTES TO APPLICANT:

- The decision of Dublin City Council in respect of this development does not imply or infer any approval or right to connect to or discharge wastewater to the public sewer network or the right to connect to the public water supply. The Applicant shall, prior to the commencement of Development, make all necessary arrangements with and get all necessary approvals from Irish Water in relation to wastewater discharges and water connections.
- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council


For Administrative Officer



Date

4/1/23

Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Planning & Property Development Department
Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

An Roinn Pleanála & Forbairt Maoin
Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

T: (01) 222 2288

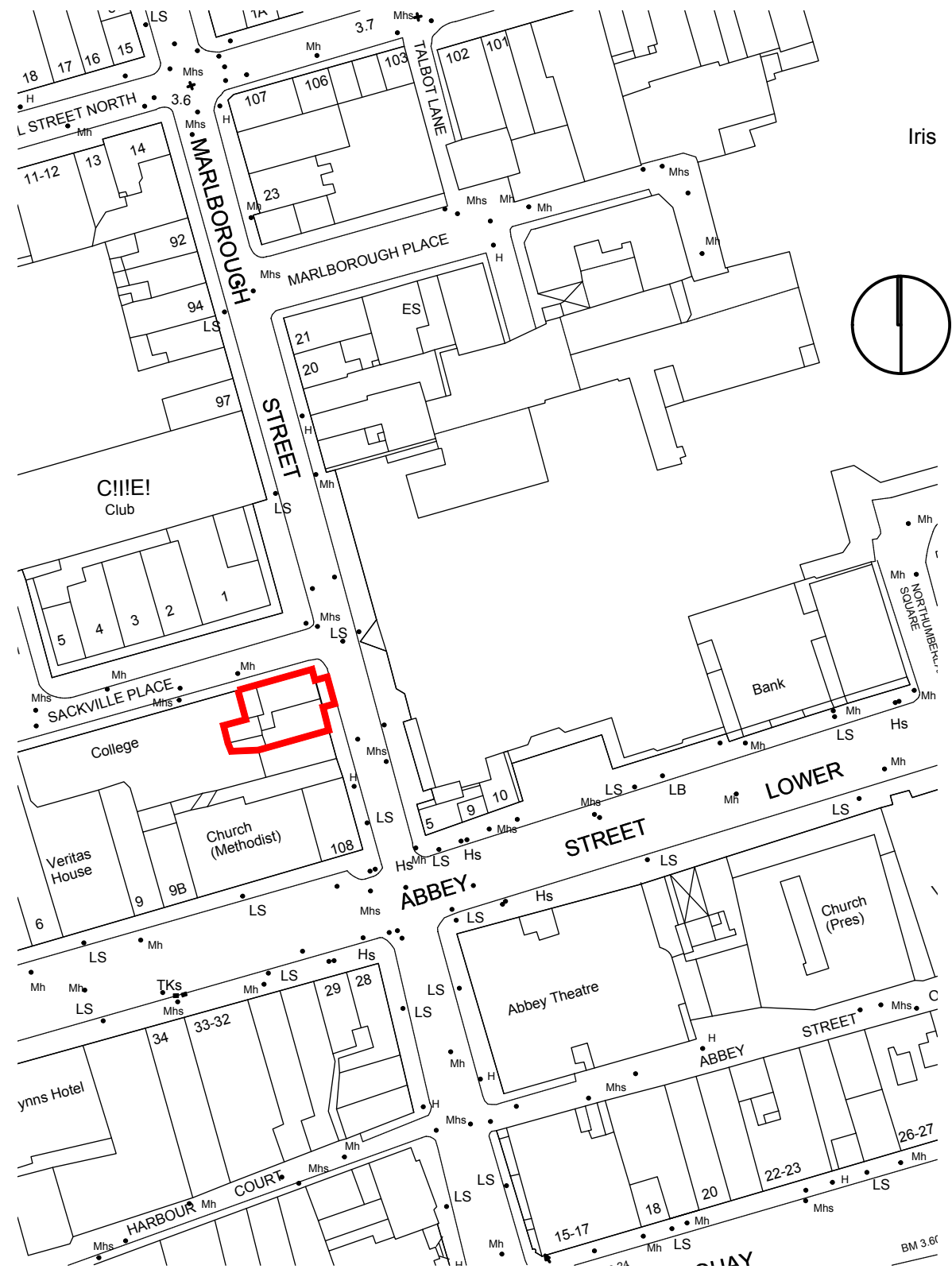
03-Jan-2023

07 DEVELOPMENT DRAWINGS

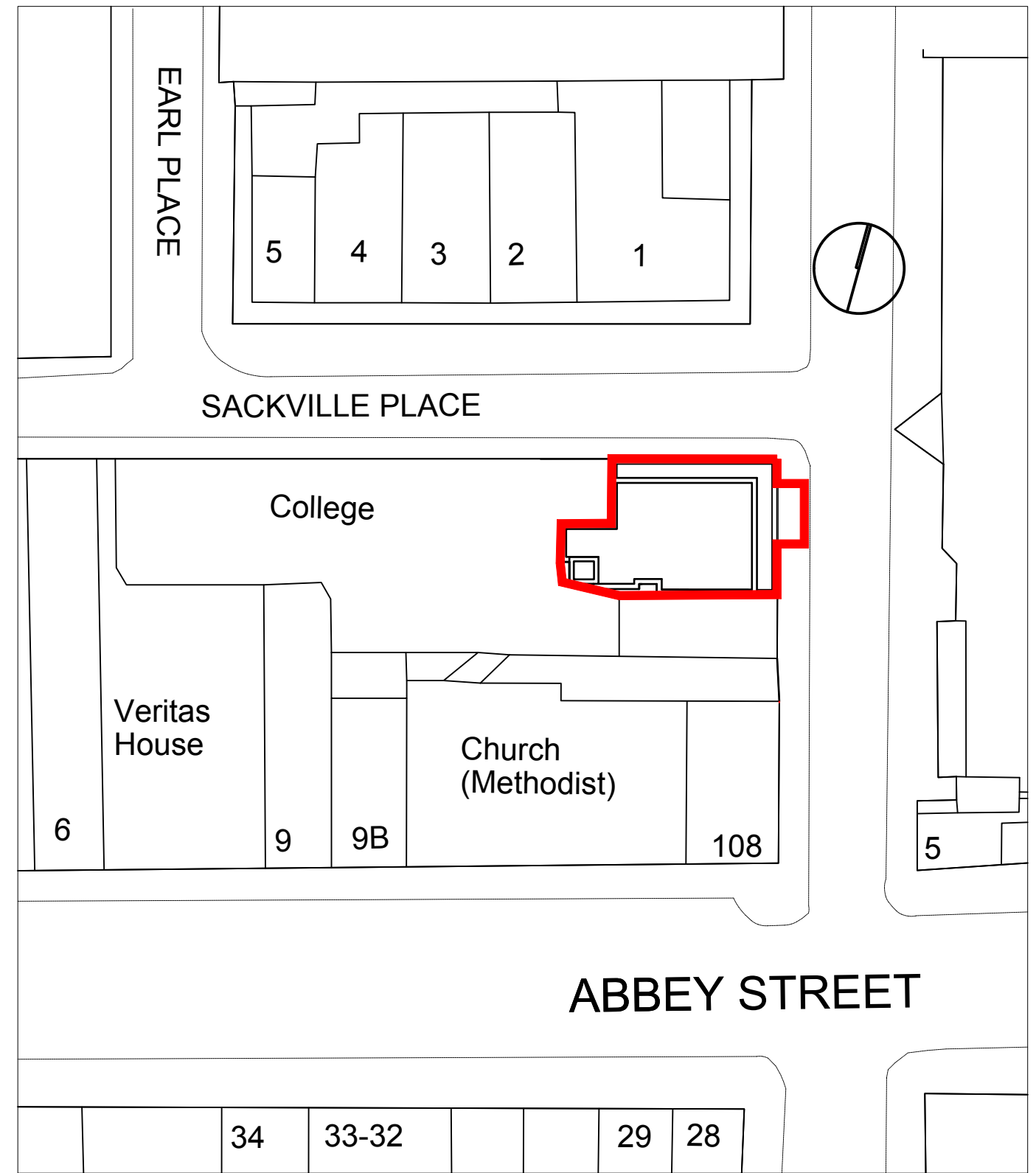
The Planning Design Pack as prepared by Pames Developments Ltd is attached hereto.

The pack includes;


- Site Maps
- Floor Plans
- Sections & Elevations
- 3D imagery

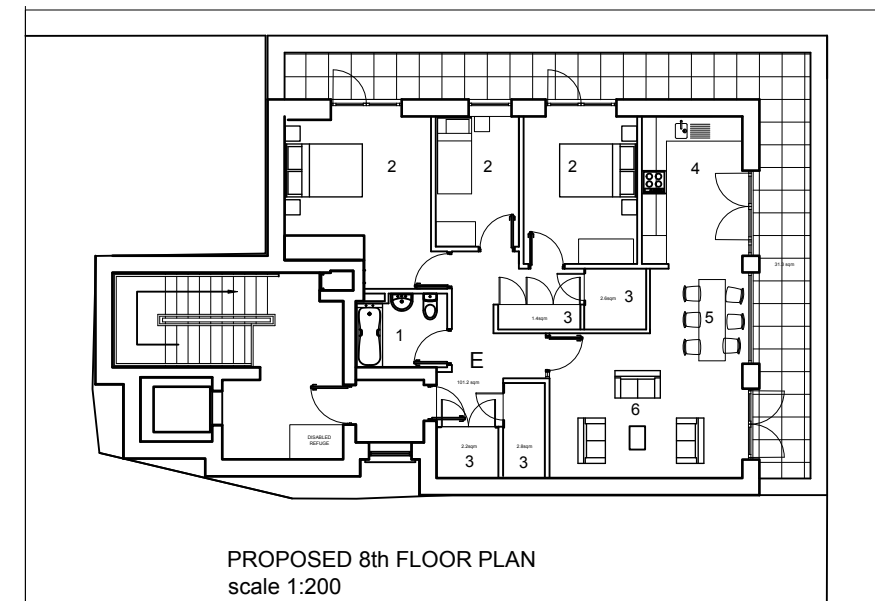
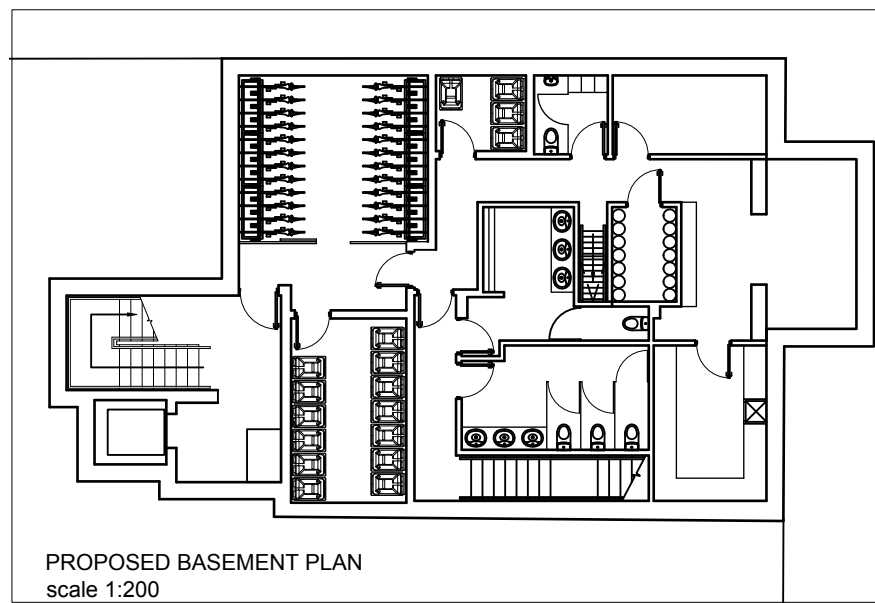
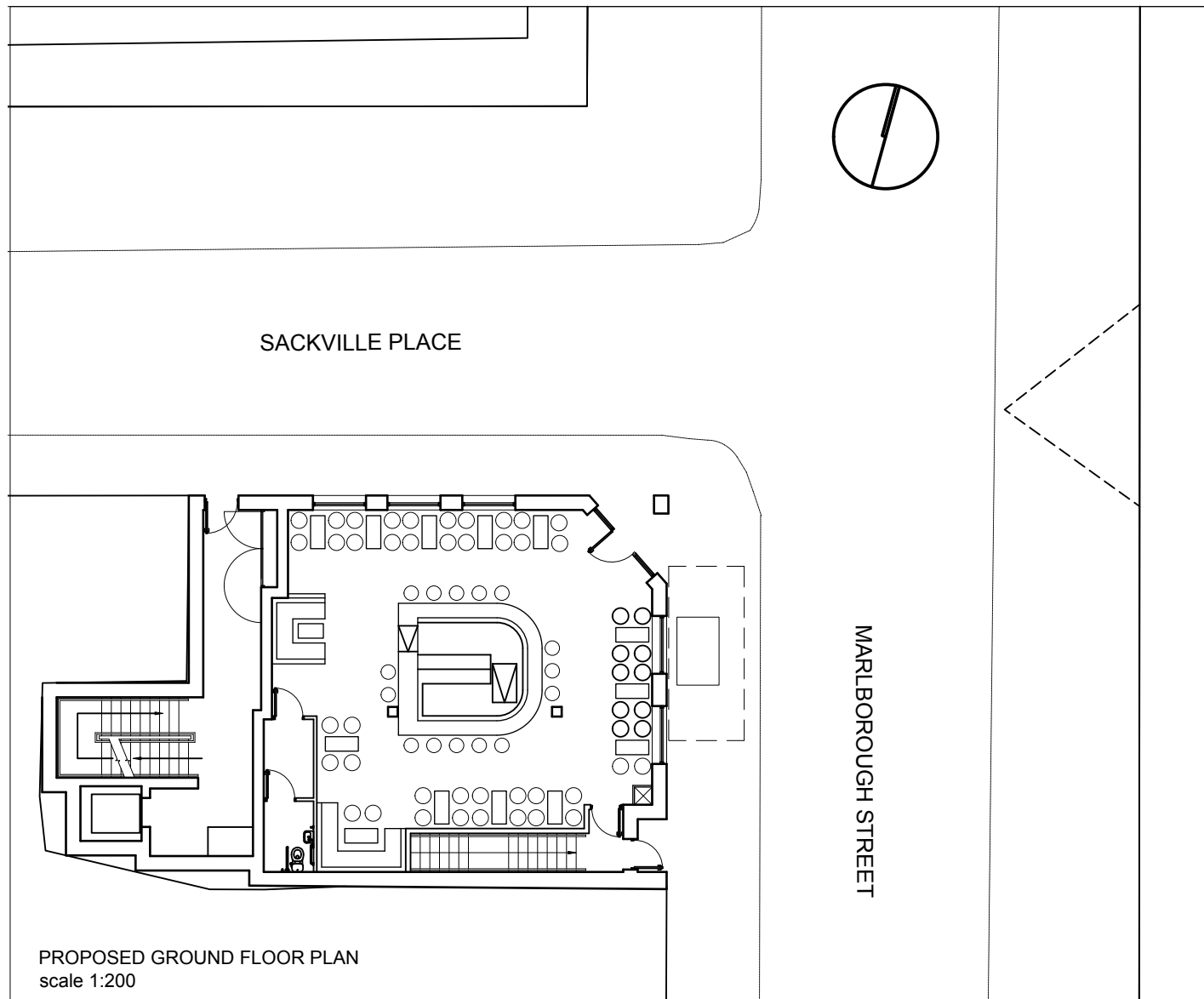


SITE LOCATION PLAN
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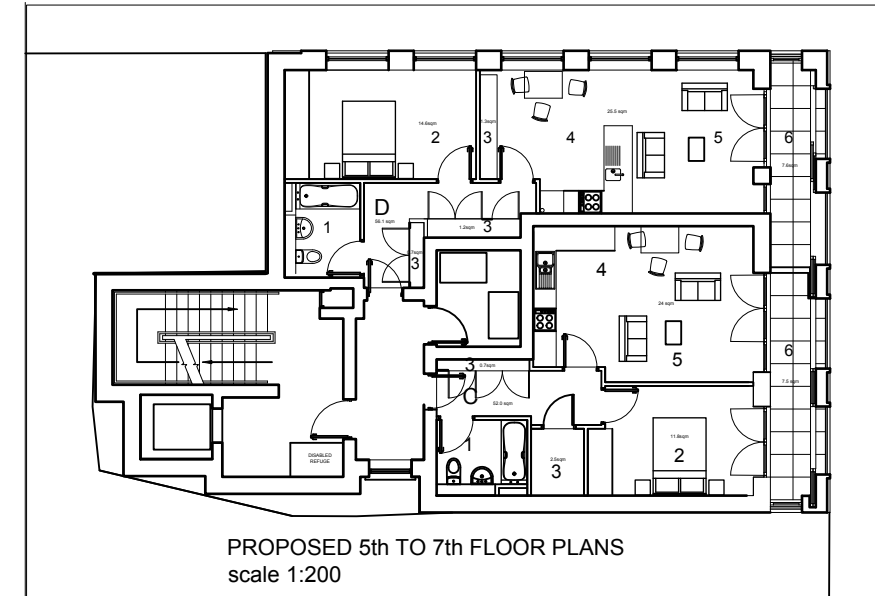
PROPOSED SITE BLOCK PLANS
scale 1:500

Drawing Title SITE LOCATION/ BLOCK PLAN		PAMES DEVELOPMENTS LTD. First Floor, 60 Amiens Street, Dublin 1.		Tel: 01-60950204 e-mail: info@pames.ie
Project PIPER'S CORNER				
Client		Job No. JOB		Drawing No. 
Date	Drawn	Checked	Revision	
Scale	CAD Ref.			



APARTMENT E - 3 BED
 AREA 100.3 SQM 11.4% OVER MIN AREA
 FL AREA FOR LIVING/DINING/KITCHEN = 38.8 SQM
 BEDROOM AREAS/WIDTHS
 16.5 SQM/3.8M + 7.6 SQM/2.2M + 11.4 SQM/3M
 STORAGE 2.2 + 2.8 + 1.4 + 2.6 = 9.0 SQM
 PRIVATE AMENITY 31.3 SQM

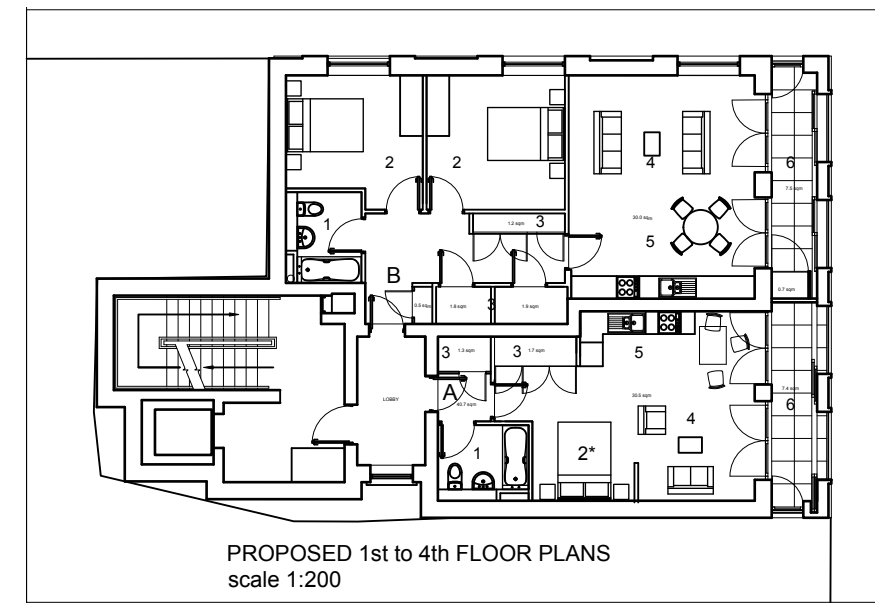
- 1 BATHROOM
- 2 BEDROOM
- 3 STORE
- 4 KITCHEN
- 5 DINING
- 6 LIVING



APARTMENT D - 1 BED
 AREA 56.1 SQM 24.7% OVER MIN AREA
 FL AREA FOR LIVING/DINING/KITCHEN = 24.7 SQM
 BEDROOM AREAS/WIDTHS 14.6 SQM/2.88M
 STORAGE 0.7 + 1.2 + 1.3 = 3.2 SQM
 PRIVATE AMENITY 7.6 SQM

APARTMENT C - 1 BED
 AREA 52.0 SQM 15.5% OVER MIN AREA
 FL AREA FOR LIVING/DINING/KITCHEN = 24.0 SQM
 BEDROOM AREAS/WIDTHS 11.8 SQM/2.9M
 STORAGE 0.7 + 2.5 = 3.2 SQM
 PRIVATE AMENITY 7.6 SQM

- 1 BATHROOM
- 2 BEDROOM
- 3 STORE
- 4 KITCHEN/DINING
- 5 LIVING
- 6 WINTER GARDEN

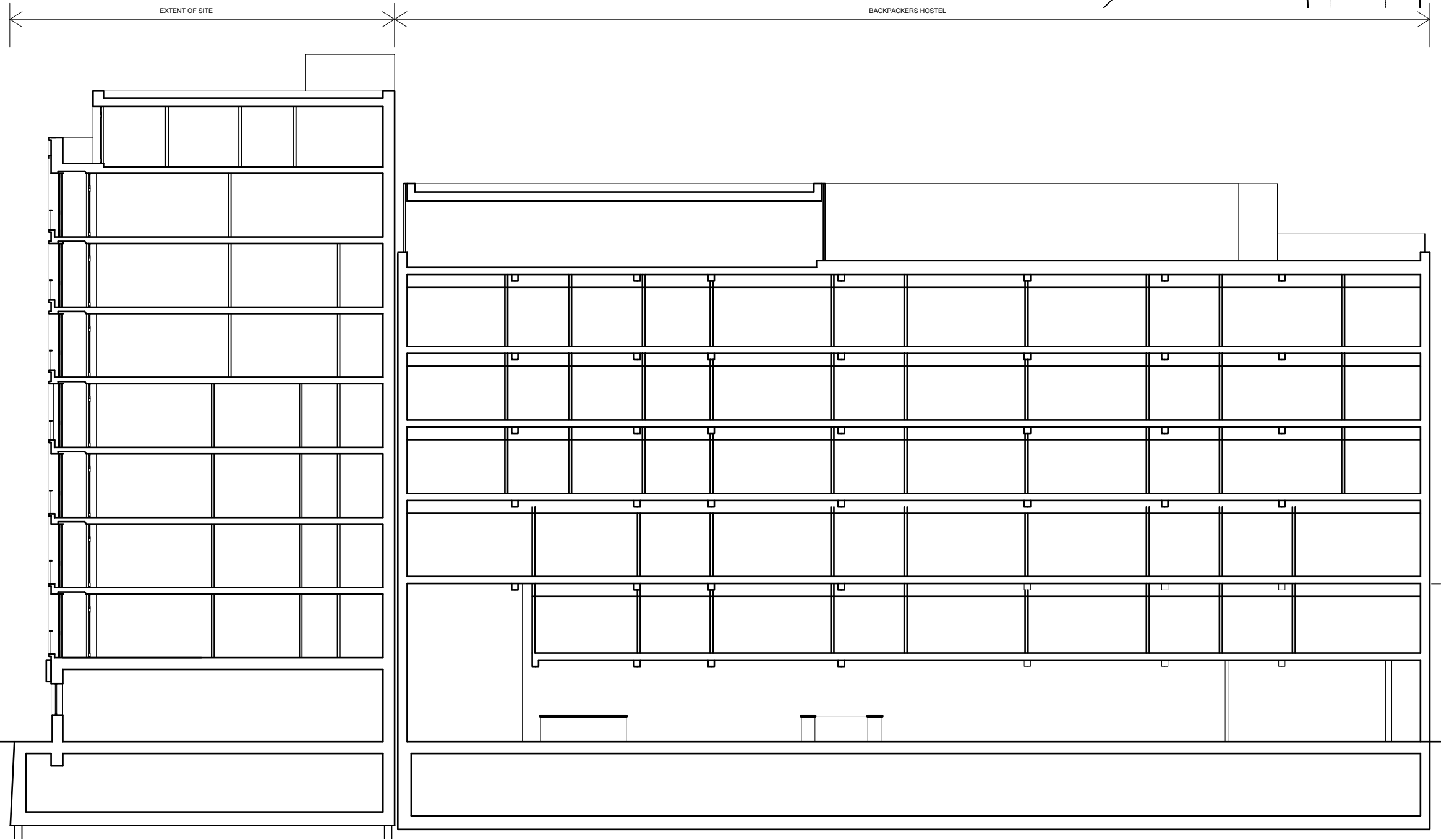
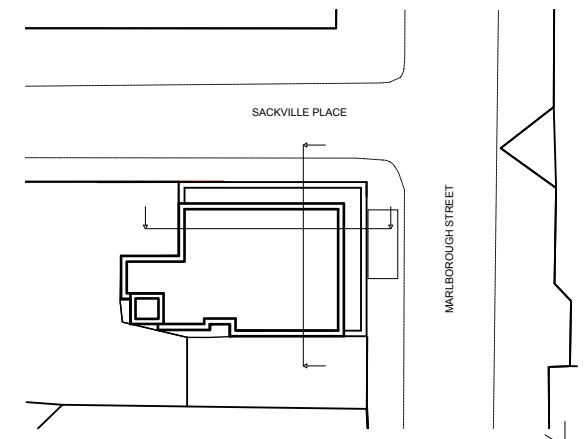


APARTMENT B - 2 BED
 AREA 77.0 SQM 5.5% OVER MIN AREA
 FL AREA FOR LIVING/DINING/KITCHEN = 30.0 SQM
 BEDROOM AREAS/WIDTHS 13.0 SQM/3.5M + 11.4/ SQM/2.98M
 STORAGE 0.5 + 1.8 + 1.9 + 1.2 + 0.8 = 6.2 SQM
 PRIVATE AMENITY 7.5 SQM

APARTMENT A - STUDIO
 AREA 40.7 SQM 10.0% OVER MIN AREA
 FL AREA FOR LIVING/DINING/BEDSPACE = 30.5 SQM
 STORAGE 1.3 SQM + 1.7 SQM = 3.0 SQM
 PRIVATE AMENITY 7.6 SQM

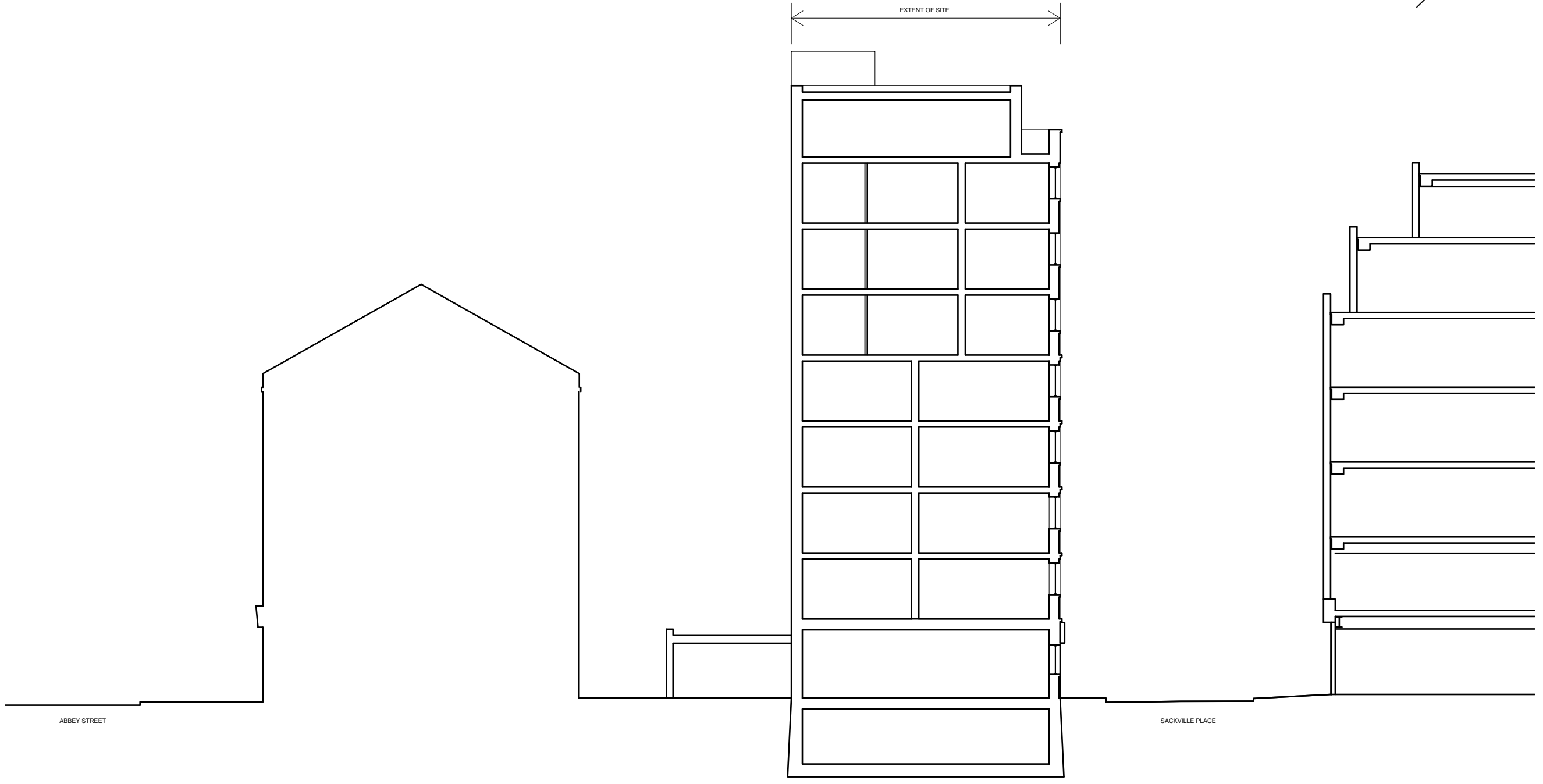
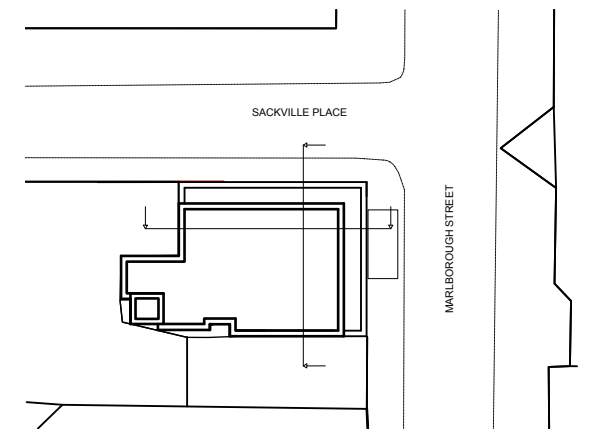
- 1 BATHROOM
- 2 BEDROOM
- 3 STORE
- 4 LIVING
- 5 KITCHEN/DINING
- 6 WINTER GARDEN
- 2* BEDSPACE

Drawing Title FLOOR PLANS		PAMES DEVELOPMENTS LTD.	
		First Floor, 60 Amiens Street, Dublin 1. Tel: 01-60950204 e-mail: info@pames.ie	
Project PIPER'S CORNER			
Client		Job No. JOB	
Date	Drawn	Checked	Drawing No. SK05
Scale	CAD Ref.		Revision




SECTION ACROSS MARLBOROUGH ST
scale 1:200

<i>Drawing Title</i> PROPOSED SECTION ACROSS MARLBOROUGH STREET			PAMES DEVELOPMENTS LTD.	
			First Floor, 60 Amiens Street, Dublin 1.	
			Tel: 01-60950204 e-mail: info@pames.ie	
<i>Project</i> PIPER'S CORNER				
<i>Client</i>				
<i>Job No.</i> JOB				
<i>Date</i> 09/2021	<i>Drawn</i> MB	<i>Checked</i>	<i>Drawing No.</i> P03	
<i>Scale</i> 1:200	<i>CAD Ref.</i>			
				 <i>Revision</i>




SECTION ACROSS SACKVILLE PLACE
scale 1:200

<i>Drawing Title</i> PROPOSED ELEVATION STUDY MARLBOROUGH STREET			PAMES DEVELOPMENTS LTD.	
			First Floor, 60 Amiens Street, Dublin 1.	
			Tel: 01-60950204 e-mail: info@pames.ie	
<i>Project</i> PIPER'S CORNER				
<i>Client</i>			<i>Job No.</i> JOB	
<i>Date</i> 09/2021	<i>Drawn</i> MB	<i>Checked</i>	<i>Drawing No.</i> P04	
<i>Scale</i> 1:200	<i>CAD Ref.</i>			
			 Revision	




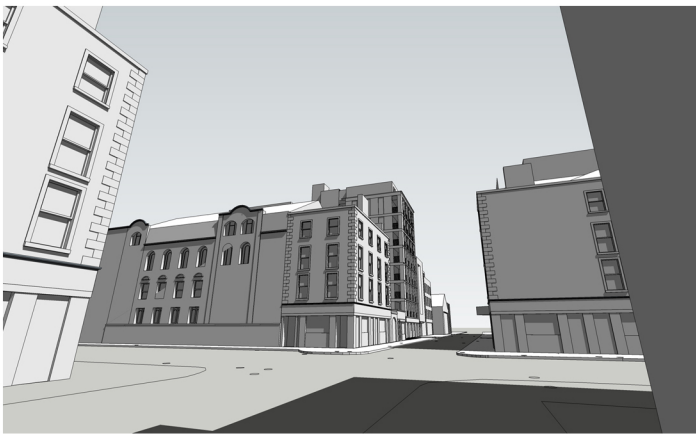
MARLBOROUGH STREET ELEVATION
scale 1:200

<i>Drawing Title</i> PROPOSED MARLBOROUGH STREET ELEVATION			PAMES DEVELOPMENTS LTD.	
			First Floor, 60 Amiens Street, Dublin 1.	
			Tel: 01-60950204 e-mail: info@pames.ie	
<i>Project</i> PIPER'S CORNER				
<i>Client</i>				
<i>Date</i> 09/2021		<i>Drawn</i> MB	<i>Checked</i>	
<i>Scale</i> 1:200		<i>CAD Ref.</i>		<i>Job No.</i> JOB
				<i>Drawing No.</i> P05
				 <i>Revision</i>



SACKVILLE PLACE ELEVATION
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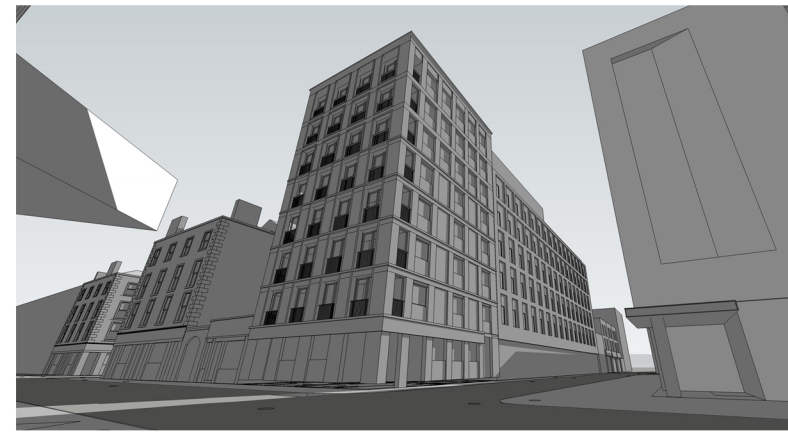
<i>Drawing Title</i> PROPOSED SACKVILLE PLACE ELEVATION		PAMES DEVELOPMENTS LTD.	
		First Floor, 60 Amiens Street, Dublin 1.	Tel: 01-60950204 e-mail: info@pames.ie
<i>Project</i> PIPER'S CORNER			
<i>Client</i>		<i>Job No.</i> JOB	
<i>Date</i> 09/2021	<i>Drawn</i>	<i>Checked</i>	<i>Drawing No.</i> P06
<i>Scale</i> 1:200	<i>CAD Ref.</i>		 <i>Revision</i>



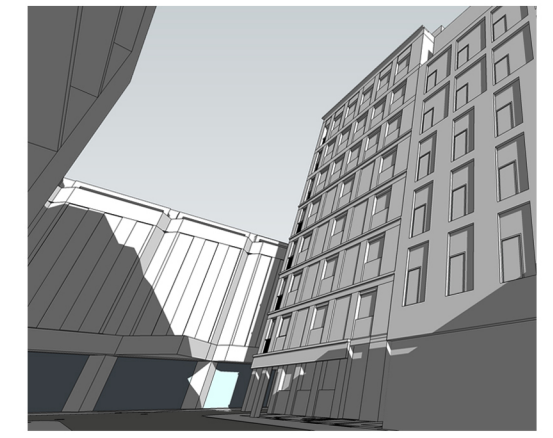
View from across Abbey Street, with Abbey Street Methodist Church to the LHS and The Flowing Tide Pub in the foreground.



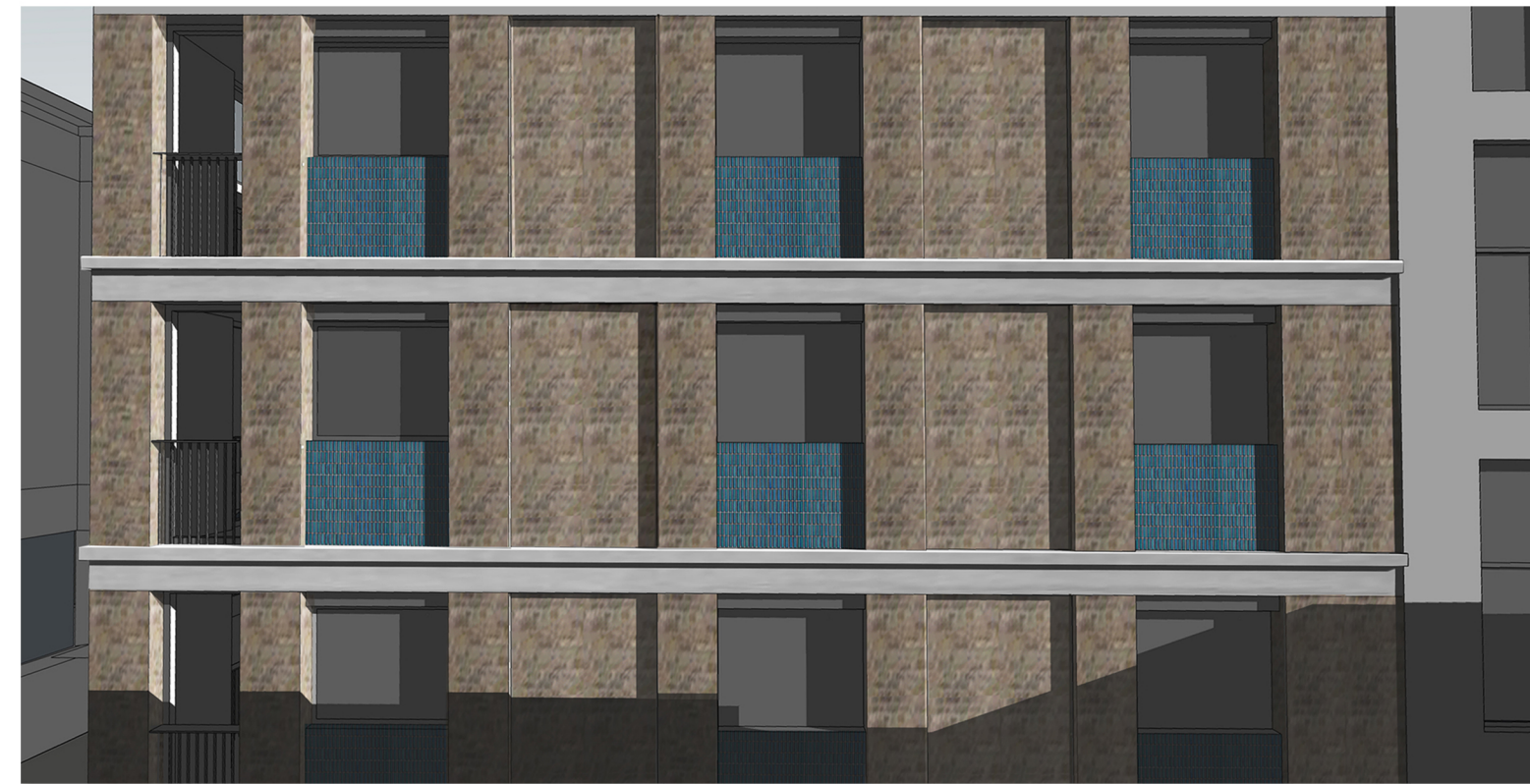
View from Irish Life Building, looking across Marlborough Street, with 'Moxy' hotel in the background to the RHS. Also in view is the rear of the proposed 'Backpackers' Hostel.



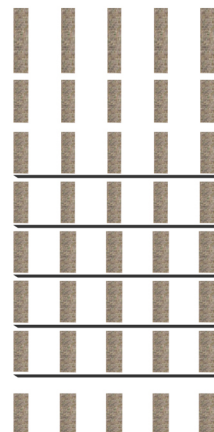
View from Irish Life Building, looking across Marlborough Street, with the 'Moxy' Hotel to the RHS and the proposed 'Backpackers' Hostel in the background.



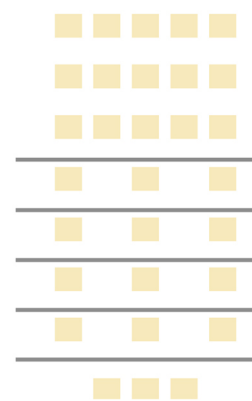
View along Sackville Place, with the proposed 'Backpackers' Hostel on the RHS and the Irish Life in the background.




On the Marlborough Street 'front' elevation, tapering brick piers and omission of the re-constituted stone stringer course above the 5th floor, lightens the elevation to emphasise Dublin's traditional 4/5 storey height.



The emphasis of this lighter touch above the 5th storey, is further enhanced on the Sackville Place elevation where an increase in the rhythm of windows above the 5th storey is combined with the omission of the stringer course. The 'working' nature of Sackville Place's early twentieth century heritage is nodded to with a more horizontal approach to the fenestration.



The choice of materials is intended to reflect the fabric immediately surrounding the site. With the main material choice a tumbled brown brick to tie with the Abbey Street Methodist Church building while also referencing the predominance of 1950's housing blocks within short distance of the site. A reconstituted stone string course, nods to the light industrial/shopping units built during the early twentieth century in the area often utilising glazed tiled panels.

<i>Drawing Title</i> 3D MASS STUDIES & MATERIAL STUDIES		PAMES DEVELOPMENTS LTD.	
		First Floor, 60 Amiens Street, Dublin 1.	
		Tel: 01-60950204 e-mail: info@pames.ie	
<i>Project</i> PIPER'S CORNER			
<i>Client</i>		<i>Job No.</i> JOB	
<i>Date</i> 09/2021	<i>Drawn</i>	<i>Checked</i>	<i>Drawing No.</i> P07
<i>Scale</i> 1:200	<i>CAD Ref.</i>	 <i>Revision</i>	

08 SALES PROCESS

Private Treaty

The subject opportunity is available for sale by Private Treaty.

Procedure for Submission of Offers

Interested parties are requested to submit their offer in writing in accordance with the following format clearly setting out the following;

1.	The Identity and full contact details of the Proposed Purchaser.
2.	Confirmation of Purchase Price – “Full & Final Offer”.
3.	Written confirmation from; (a) proposing Purchasers Bank that adequate unencumbered funds are in place, or (b) satisfactory alternative Proof of Funds that adequate unencumbered funds are in place to complete the proposed purchase.
4.	Proposed timescale for signing and completion of purchase.
5.	Full contact details of Proposing Purchasers Solicitor.
6.	Full contact details of Proposing Purchasers Accountant.
7.	Any Conditions relevant to the offer.

With regard to any offers received it is important to note that the Vendors are not bound to accept the highest or indeed any of the offers received.

In the event that the highest unconditional offers received have little between them, the Vendor reserves their right to request these parties to resubmit their expression of interest by way of a “second round”.

As standard, all offers submitted will be subject to the following three elements;

- Contract
- Title
- Licence

8.1 VIEWINGS

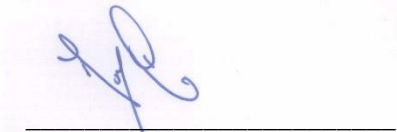
We confirm that the property will be on view by prior appointment only and that each inspection will be facilitated by the contact below.

09 CONTACT

Should you have any queries or wish to discuss any of the detail contained herein please do not hesitate to contact Rory Browne.

Further details and viewing access will be facilitated through Rory Browne.

Yours sincerely,



RORY BROWNE
Divisional Director
Licensed & Leisure Dept
Lisney CRE
E-mail: rbrowne@lisney.com
Mobile: 086-806 8933

Lisney

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