

Senior Administrative Officer,
Planning Department,
Dublin City Council,
Civic Offices,
Wood Quay,
Dublin 8

24 April 2026

Further Information Response

Reg. Ref. WEBLRD6094/26-S3

**For lands at the former “Matt’s of Cabra” public house,
2A Fassagh Avenue, Dublin 7, Co. Dublin (D07TH77)**

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin are acting on behalf of **R&D Developments Limited (in Receivership), Grant Thornton, 13-18 City Quay, Dublin 2, D02 ED70**, to lodge this Further Information Response to Dublin Council in relation to a Large-Scale Residential Development consisting of 249 no. student accommodation bedspaces in 32 no. clusters including 13 no. accessible units and 10 no. studio units arranged in 2 no. blocks ranging in height from 1-6 storeys with associated internal and external amenity spaces, a public plaza, 308 no. bicycle parking spaces and 1 no. accessible car parking space on a site area of approx. 0.54 ha at the former “Matt’s of Cabra” public house, 2A Fassagh Avenue, Dublin 7, D07 TH77.

On 06 March 2026, Dublin City Council issued a Further Information Request regarding 2 no. items relating to the planning application registered under Reg. Ref. WEBLRD6094/26-S3. This response is lodged within the statutory timeframe of 2 months from the date of the further information request, on or before, 05 May 2026.

This further information response and accompanying documentation was prepared by the following design team members in conjunction with the applicant:

- Reddy Architecture + Urbanism (RAU)
- Brock McClure Planning & Development Consultants (BMC)
- Lohan & Donnelly Consulting Engineers (L&D)
- Áit Urbanism + Landscape Limited (Áit)
- AGL Consulting Geotechnical Engineers (AGL)

We enclose the following documentation herewith for assessment as part of this Response.

No	Items	Consultant
1.	Planning Cover Letter and Response	BMC



No	Items	Consultant
2.	Preliminary Soil Nail Slope Design for Future Widening of Railway Cutting Report and associated drawings in Response to FI Item 1 (a)	AGL
3.	Engineering Response Cover Note in response to FI Item 1	L&D
4.	Drawing No. 25D06-DR-5010 Proposed Solid Boundary Wall to Rail-Line drawings in response to FI Item 1 (b)	Áit
5.	Drawing No. FAC-02-XX-L00-DR-RAU-001 Right of Way overlay drawing in response to FI Item 2	RAU
6.	Solicitor Letter in response to FI Item 2.	McCF

We note to the Planning Authority that this scheme, revised by way of a response to this Further Information request, remains fully compliant with the requirements and policy objectives of the Dublin City Development Plan 2022-2028 and associated Section 28 Ministerial Guidance.

It is our considered view that this response is not considered significant for the purposes of re-advertisement of statutory notices.

We trust that the Planning Authority will examine all material submitted herewith in reviewing the amended proposal for this site.

A response to the Further Information Request is now set out below for the convenience of the Planning Authority.

Further Information Response

The Further Information Response now submitted demonstrates that careful consideration has been given to the items raised by the Planning Authority and all matters have been comprehensively addressed.

Item 1

“The Railway Safety Act 2005 places an obligation on all persons carrying out any works on or near the railway to ensure that there is no increase in risk to the railway as a consequence of these works. Because of the proximity of the site to the railway and given the details of the concern raised by the NTA and Iarnród Éireann in relation to the DART + South West Project, the Developer must take into account this obligation in Design, Construction and Operation of the scheme.

The Applicant is requested to address the following items of concern:

- (a) The applicant is requested to demonstrate that the proposed development will not impact the railway line and / or safe operations of the railway, confirming no piling or deep foundations will enter the soil anchor zone of influence within the DART+ South West substratum acquisition. The substratum acquisition is required to facilitate the installation and long-term protection of soil anchors along the railway corridor; and hence protect this mass transit route. Any works in proximity to the substratum acquisition shall maintain the required safe clearances to the soil anchors and shall be subject to prior agreement with the DART+ South West team and Iarnród Éireann, including compliance with Iarnród Éireann third-party approval procedures.***
- (b) Due to proximity of the GSWR railway line, a 2.4m high suitable designed, solid block boundary treatment, should be erected by the applicant on the applicants’ side of the property boundary. The maintenance of this boundary treatment rests with the Applicant and the Successor-in-Title. The exact location and details of this boundary treatment must be identified on revised plans and in cooperation with Iarnród Éireann.***

Applicant Response:

In response to FI Item 1 (a), we refer the Planning Authority to the Preliminary Soil Nail Slope Design for Future Widening of Railway Cutting Report and associated drawings prepared by AGL Consulting Geotechnical Engineers. In addition, we refer to the Engineering Response Cover Note prepared by Lohan & Donnelly Consulting Engineers.

From the outset, we remind the Planning Authority that throughout the LRD process from preliminary design stages, the applicant and design team have engaged extensively with Irish Rail and a total of 5 no. meetings





were held from 19 February 2025 – 02 October 2025, in addition to further correspondence and technical engagement outside of those meetings.

During this engagement process, the design team requested details of the proposed soil anchor design associated with the future DART+ South West Project. However, notwithstanding the requests, no such design information has been made available to date. In order to respond comprehensively to the matters raised, and to meaningfully assess the interaction between the proposed development and any future rail infrastructure proposals, the Applicant has, in good faith, commissioned AGL Consulting Geotechnical Engineers to prepare an independent technical appraisal and indicative design assessment based on both the existing site conditions and the post-development scenario.

The key conclusion from the AGL report is the following:

“It is found that that using the same soil nail arrangement the margin of safety increases for the “Future Ground Profile” compared to the “Current Ground Profile”. Therefore the Future Ground Profile is less onerous which potentially would allow shorter nail lengths, with greater efficiency. However, for simplicity the same nail arrangement for both current and future conditions have been considered.”

This conclusion clearly demonstrates that the proposed development will not adversely affect the railway line, the safe operation of the railway, or the potential future widening of the railway corridor. On the contrary, the analysis indicates that the future site profile associated with the development presents a more favourable engineering scenario than the existing condition.

In relation to confirming that no piling or deep foundations will adversely impact the soil anchor zone of influence within the DART+ South West substratum acquisition, the proposed piled raft foundation solution has been specifically selected to transfer building loads to a depth below the relevant influence zone of any future soil anchors. As demonstrated in the enclosed AGL Report, this approach avoids additional loading on any future rail stabilisation measures, maintains adequate spatial capacity for future anchor installation, and ensures no conflict with the safe delivery of the DART+ South West Project.

We refer the Planning Authority to the accompanying AGL Report and Lohan & Donnelly Cover Letter for a detailed technical response.

In response to FI Item 1 (b), we refer the Planning Authority to the accompanying drawing no. 25D06-DR-5010 – Proposed Solid Boundary Wall to Rail-line prepared by Áit Urbanism + Landscape. A solid boundary wall is proposed within the subject site along the property boundary with the railway line.

Given the limited time constraints to respond to a further information request under the LRD process, it is considered reasonable and appropriate that the precise specification, alignment and construction details of the boundary treatment may be agreed with Iarnród Éireann by way of condition prior to the commencement of development.

The Applicant trusts that the foregoing, together with the enclosed technical documentation, satisfactorily addresses Further Information Item 1 in full.

Item 2

“The applicant is requested to address the concern raised in relation to the existing right of way for the adjacent building – Lanigan’s Funeral Directors. A revised site layout plan with the red line boundary amended to reflect this right of way shall be submitted.

Applicant Response:

In response to FI Item 2, we refer the Planning Authority to the accompanying letter prepared by McCann Fitzgerald LLP.

The accompanying correspondence outlines that, pursuant to a letter dated 29 July 2014, a purported claim was made by Lanigan’s Funeral Directors in respect of a right of way over part of the subject site. Aside from this historical correspondence, no additional supporting documentation has been furnished to the Applicant, nor is there any evidence of formal registration or legal confirmation of such right of way currently available to the Applicant.





Notwithstanding the above, and without prejudice to the Applicant's position in respect of any such claim, the Applicant has sought to positively address the Planning Authority's request. Accordingly, the accompanying site layout drawing no. FAC-02-XX-L00-DR-RAU-001 identifies the area of the purported right of way and demonstrates that this portion of the site remains free from built development or obstruction as part of the scheme.

The Applicant respectfully submits that the revised documentation fully addresses the concerns raised under this item and trusts that the Planning Authority will find the response satisfactory.





Conclusion

The Applicant has made every attempt to positively address all items raised as part of the Further Information Request and we trust that the Planning Authority will duly consider this submission in full in the assessment of the documentation submitted, having particular regard to the following:

- The proposed development consists of 249 no. student accommodation bedspaces in 32 no. clusters including 13 no. accessible units and 10 no. studio units arranged in 2 no. blocks ranging in height from 1-6 storeys with associated internal and external amenity spaces, a public plaza, 308 no. bicycle parking spaces and 1 no. accessible car parking space.
- The scheme delivers a comprehensive range of internal and external amenity spaces to provide students with a high standard of living and recreational facilities.
- The proposed development provides approx. 405.5 sqm of high-quality public open space, delivered in the form of a generously proportioned public plaza fronting Fassaugh Avenue. This plaza has been designed as a welcoming civic environment that not only improves the existing streetscape but also strengthens the site's contribution to the wider neighbourhood by offering a new, publicly accessible gathering space.

This site offers a significant opportunity for the delivery of purpose-built student accommodation and offers an alternative typology within the area.

The proposed development introduces a high-quality and sustainable form of development that is appropriate to the characteristics, context and historical evolution of the site. It has been carefully designed to respond to the surrounding area and is well founded in planning terms.

The applicant is committed to working with the Planning Authority to deliver on a suitable proposal at this site and we trust that any matters that may require further consideration will be addressed during the development management process.

We confirm that we are the acting agent for **R&D Developments Limited (in Receivership), Grant Thornton** and request that all future correspondence in relation to this matter be directed to our offices. If you have any queries, please do not hesitate to contact me directly.

Yours sincerely,

Laura Brock
MRUP MIPI MRTPI
laura@brockmcclure.ie
01 559 3859

