

DUBLIN CITY COUNCIL

SITE NOTICE

Notice of Large-Scale Residential Development Application

R & D Developments Limited (in Receivership), Grant Thornton

intends to apply for planning permission for development of a Large-Scale Residential Development on a site of approx. 0.54 ha at

the former “Matt’s of Cabra” Public House, 2A Fassauga Avenue, Dublin 7, D07 TH77

The proposed development will consist of a Large-Scale Residential Development comprising a purpose-built student accommodation scheme in 2 no. blocks ranging in height from 1-6 storeys with associated bicycle parking, accessible car parking space, public plaza, communal open spaces, internal amenity spaces and all ancillary works.

The development shall comprise:

- a) Demolition of the former ‘Matt’s of Cabra’ public house and associated structures (approx. 376.55 sqm).
- b) Construction of a purpose-built student accommodation scheme consisting of 249 no. student bedspaces arranged in 32 no. clusters of 4, 7, 8, 9 and 10-bedroom units (including 13 no. accessible units and 10 no. studio units) each with associated shared kitchen/living/dining areas in 2 no. blocks ranging in height from 1-6 storeys;
- c) Internal amenity spaces (approx. 347.1 sqm) including a student lounge area, laundry room, postal room and a reception / office / kitchen / tearoom across the ground floor and first floor levels;
- d) External amenity areas (approx. 2,971.4 sqm) including 1 no. outdoor terrace at fourth floor level of Block A (approx. 193.1 sqm);
- e) Approx. 405.5 sqm of public open space in the form of a public plaza fronting Fassauga Avenue;
- f) Switch room, ESB substation, sprinkler room and bin storage all in a single storey services building along the eastern site boundary;
- g) A total of 308 no. bicycle parking spaces at surface level (258 no. long term, covered bicycle parking spaces including 12 no. cargo bicycle parking spaces and 50 no. visitor bicycle parking spaces);
- h) Vehicular access to be provided from Fassauga Avenue;
- i) 1 no. accessible car parking space proposed within the site;
- j) It is proposed that the development will be used for short term tourist or visitor accommodation outside of academic term times, in accordance with the definition of student accommodation.

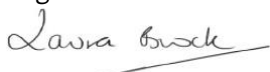
The development will also provide for all associated service connections, public lighting, cold water storage and thermal store room, hard and soft landscaping, planting, formal activity equipment, removable bollards, tactile paving, boundary treatments, nature-based SuDS features, green and blue roofs, and all associated site clearance, excavation and development works above and below ground.

All application documentation and information is available for public viewing at the following website set up by the applicant: www.cabralrd2025.ie.

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.).

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:



Agent: Laura Brock

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Date of erection of site notice: 12 January 2026