

84 NORTH  
KING  
STREET

North King Street &  
North Brunswick Street,  
Smithfield, Dublin 7

**Excellent Development Opportunity**

Dual-frontage urban infill site with expired planning permission for apartments.



# DEVELOPMENT SUMMARY



Approx. 0.14 hectares  
(0.35 acres)



Expired planning permission for 30 apartments and one ground floor commercial unit



Walking distance to the Four Courts and TU Dublin Grangegorman



Dual frontage with access from both North King Street and North Brunswick Street



Prominent site located directly opposite Smithfield Square.



Excellent public transport accessibility, with Smithfield within close proximity



Collins Barracks

Stoneybatter

TU Dublin Grangegorman

84

Lidl

Maldron Hotel

Smithfield Square

## LOCATION

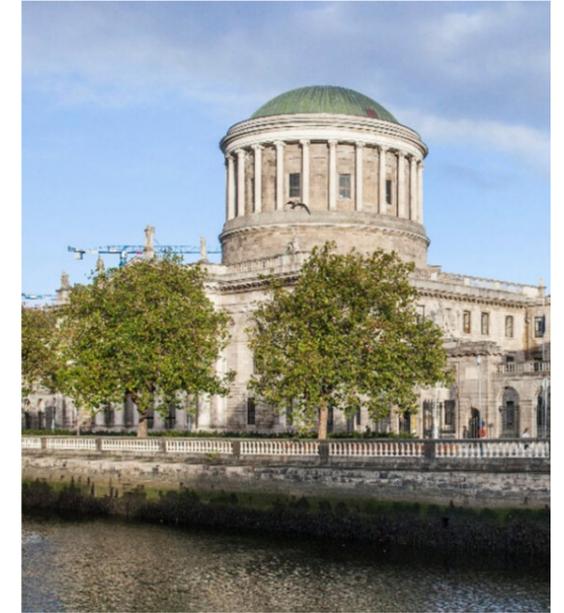
The site is located in Dublin 7, immediately adjacent to Smithfield Square and within walking distance of Stoneybatter and Dublin city centre. The surrounding area comprises established apartment developments, mixed use buildings, educational campuses and civic facilities.

Local amenities include cafés, retail, supermarkets, employment centres and cultural destinations. TU Dublin Grangegorman, the Four Courts and central city employment hubs are all within close proximity.

	8 min	TU Dublin Grangegorman
	12 min	The Four Courts
	15 min	O'Connell Street
	6 min	Heuston Station

The site is well served by public transport. The LUAS Red Line is within walking distance and provides direct access to Heuston Station, Connolly Station and the Docklands. The area is also served by multiple Dublin Bus routes and established cycle infrastructure.

84



## SITE DESCRIPTION

The site is located between George's Court and Red Mill Apartments and is directly opposite Lidl on North Brunswick Street. The site benefits from dual frontage onto North King Street and North Brunswick Street and adjoins 85 North King Street, a Protected Structure.

The surrounding area comprises established apartment schemes, mixed use buildings and residential streets, supporting an urban infill redevelopment approach consistent with compact growth objectives.



North Brunswick Street

North King Street

# DEVELOPMENT POTENTIAL

The site is suitable for apartment-led redevelopment, subject to planning. While the previous planning permission has expired, it establishes a recent and clear precedent for multi storey residential development with ground floor commercial accommodation in this location.

The Planning Authority and An Bord Pleanála accepted the principle, scale and form of apartment development on the site, including its relationship with adjoining apartment schemes and the adjacent Protected Structure.

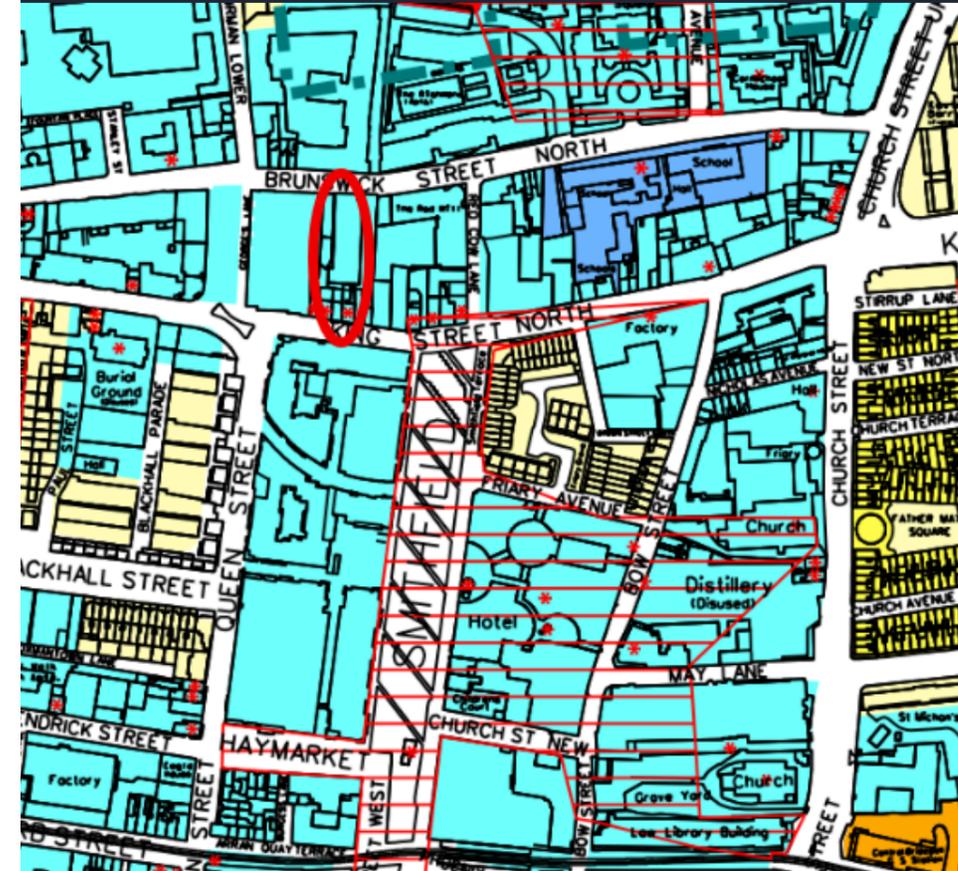
Since the expiry of the permission, national and local planning policy has continued to promote compact growth, increased residential density and the efficient use of well located inner city sites such as Smithfield.

# PLANNING POLICY

Current planning guidance supports:

- Greater flexibility within apartment design standards in relation to minimum unit sizes and layouts
- Increased residential density and building height in central and inner city locations with strong public transport accessibility
- Regeneration and intensification of established urban sites
- Reduced emphasis on private car parking provision in highly accessible locations

Taken together, the site's recent planning history, dual frontage configuration and central Smithfield location indicate potential to increase unit numbers relative to the expired 30 unit scheme, subject to design, policy compliance and a new planning application.



## ZONING

Under the Dublin City Development Plan 2022–2028 the lands are zoned Z5 City Centre, which supports residential and mixed use development, subject to proper planning and sustainable development.



## PLANNING HISTORY

The site benefits from a recent planning history for apartment-led redevelopment. Planning permission was granted, and subsequently extended, for a development comprising the removal of all existing buildings and the construction of 30 apartments and one ground floor commercial unit arranged in two blocks.

- **Block A**, fronting North Brunswick Street, comprised a six storey building including a recessed penthouse level
- **Block B**, fronting North King Street, comprised a five storey building including a recessed penthouse level and one ground floor commercial unit
- Private balconies to all apartments
- Internal landscaped courtyard

The Planning Officer recommended the extension of duration of the permission, which subsequently expired on 17 September 2025.

### The expired scheme comprised:

<b>30</b>	apartments in total
<b>11</b>	one bedroom apartments
<b>15</b>	two bedroom apartments
<b>4</b>	three bedroom apartments
<b>1</b>	commercial unit



## FURTHER INFORMATION

### Title

We understand that the property is held under freehold title.

### Viewings

Viewings are strictly by appointment through the sole agents Hooke & MacDonald.

### Services

We understand that the site benefits from existing service connections.

## CONTACT

**NAI** Hooke & MacDonald  
Commercial

**hmd.ie**

PSRA No. 001651

**Enda Moore**

MSCI MRICS

Director

[endam@naihmd.ie](mailto:endam@naihmd.ie)

**Conor Steen**

MSCI MRICS

Associate Director

[conors@naihmd.ie](mailto:conors@naihmd.ie)

Conditions to be noted: Subject to Contract / Contract Denied. NAI Hooke & MacDonald Commercial and the Vendor give note that the particulars and information contained in this brochure do not constitute any part of any offer or contract and are for guidance purposes only. All descriptions, dimensions, references to condition and necessary permission or licences for use or occupation, access and other details are given in good faith and are believed to be correct. However, whilst care has been taken in the preparation of this brochure any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. Maps and plans are not to scale and all measurements are approximate. All maps produced by permission of the Ordnance Survey (Licence No. AU0009519 SCS). Prices, rents or any other outgoings are for guidance purposes only and are subject to change. Prices/rents quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers / lessees shall be liable for any VAT arising on the transaction. NAI Hooke & MacDonald Commercial nor any of their employees have any authority to make or give any representation or warranty (expressed or implied) in relation to the property and NAI Hooke & MacDonald Commercial nor any of their employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessee or any third party arising from the particulars or information contained in this brochure or related marketing material. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009