

42 & 43 GARDINER LANE,  
DUBLIN 1



CITY CENTRE DEVELOPMENT OPPORTUNITY



# 42 & 43 Gardiner Lane, Dublin 1

0.1 acres (approx.)

## Description

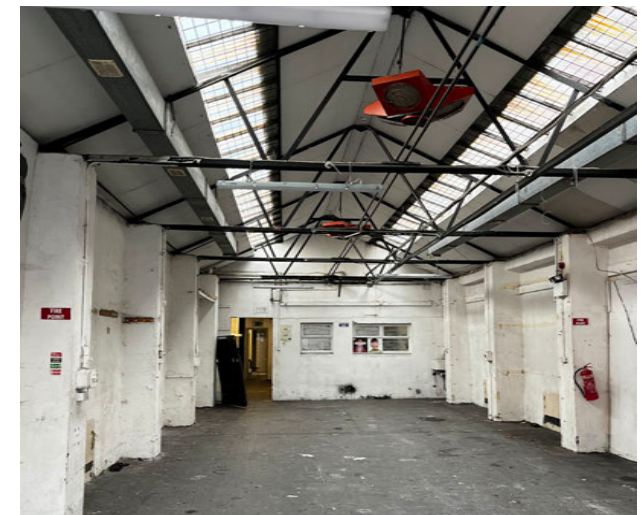
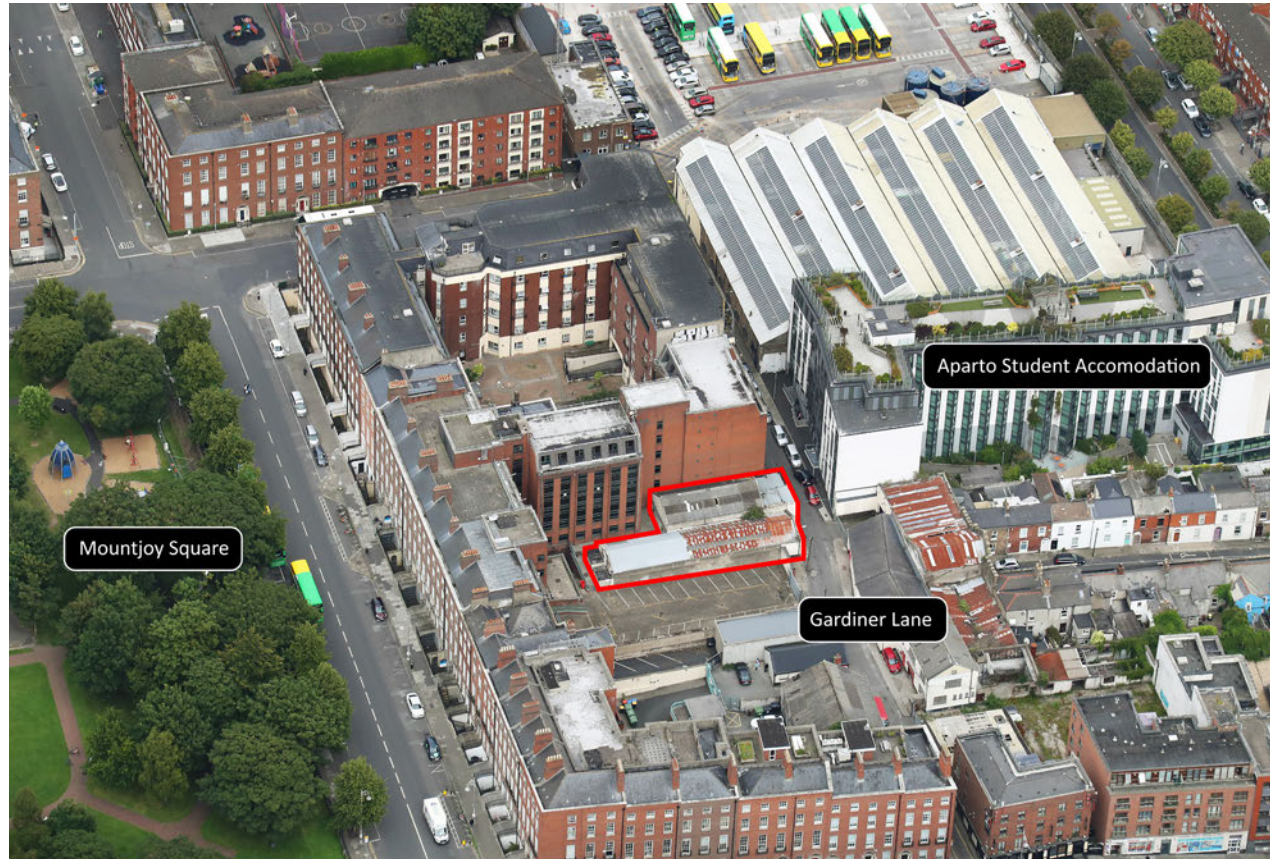
The property comprises a city centre site previously used as a car garage on Gardiner Lane in Dublin 1. Extending to approximately 0.1 acres, given the superb location, established neighbouring building heights and zoning the site offers excellent redevelopment potential.

Situated in a rapidly evolving part of the city, the site presents an opportunity to deliver a high-density residential scheme, subject to planning permission (S.P.P). It benefits from direct access onto Gardiner Lane and is bounded by a mix of residential and commercial developments, supporting a vibrant and well-connected urban environment. The surrounding area has seen significant regeneration in recent years, further enhancing the appeal and development prospects of the site.

## Location

Gardiner Lane is located off Gardiner Street just south of Mountjoy Square in Dublin 1 and is within walking distance of key city centre locations including O'Connell Street, Parnell Square, Grafton Street and the IFSC. The area is well served by public transport, with excellent access to Dublin Bus routes, the Luas Green and Red Line, and Connolly Station providing access to DART services.

The wider area has seen ongoing regeneration and development, with several residential and mixed-use schemes recently completed or underway. Local amenities include shops, schools, healthcare facilities, and higher education institutions such as TUD Grangegorman, DCU and Trinity College Dublin.





## Zoning

The site is zoned Z8 – Georgian Conservation Areas under the Dublin City Development Plan 2022–2028, which seeks “to protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective.”

Under the zoning objective the following uses are permitted in principle: Assisted living/retirement home, bed and breakfast, café/tearoom, childcare facility, cultural/recreational building and uses, education, embassy residential, embassy office, home-based economic activity, hostel (tourist), hotel, live-work units, medical and related consultants, office, open space, **residential**, restaurant.

## Development Potential

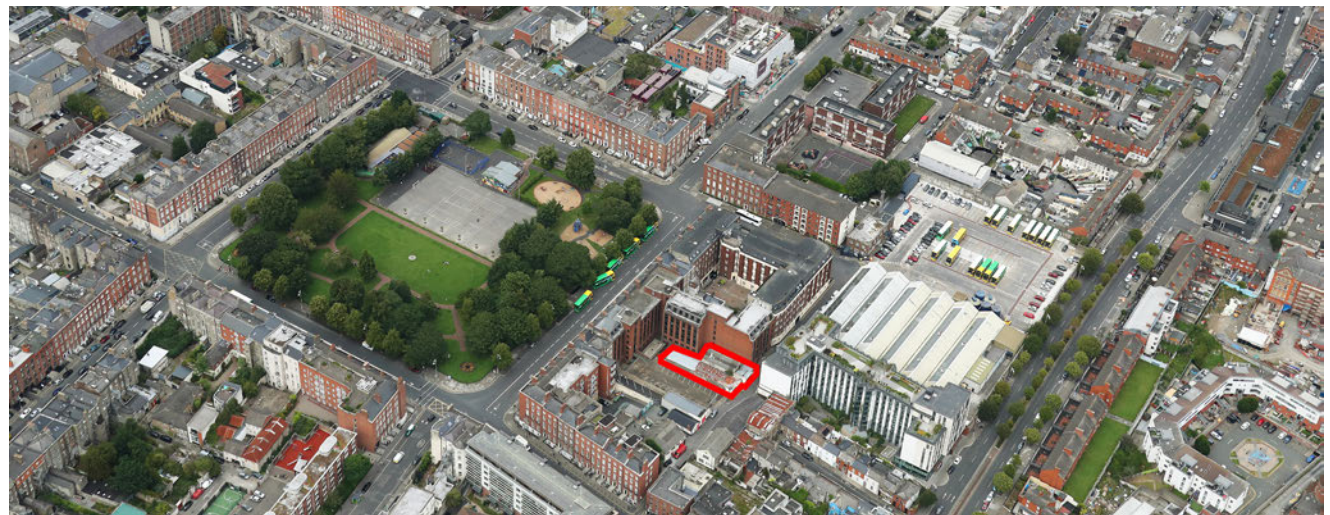
Given its prime city centre location, favourable zoning, and the established scale of surrounding buildings, the site offers strong potential for a high-density residential development (S.P.P).

The surrounding area features a mix of apartments, townhouses, and commercial uses, creating a suitable location for a potential development (S.P.P). The area continues to experience significant regeneration, with numerous residential and mixed-use projects recently completed or underway nearby.

With direct frontage onto Gardiner Lane and a regular-shaped footprint, the site is ideally positioned for a scheme that makes efficient use of space while complementing the surrounding urban character.



Dublin City Development Plan 2022-2028







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Price on Application

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