



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 29th day of May 2020 by Belwall Limited care of Downey Planning, 1 Westland Square, Pearse Street, Dublin 2.

Proposed Development:

A planning permission for a strategic housing development at Saint Columban's and Number 25 Hole in the Wall Road, Donaghmede, Dublin 13.

The proposed development will consist of a residential development comprising 438 number apartments:

- 55 number studios;
- 150 number one-bedroom units and
- 233 number two-bedroom units,

across four number apartment blocks ranging from five storeys to eight storeys in height with balconies/terraces to all elevations.

The apartment blocks consist of the following:

- Block A – five-storey apartment block comprising 17 number studios; 51 number one-bedroom units and 73 number two-bedroom units.
- Block B – eight-storey apartment block comprising 16 number studios; 22 number one-bedroom units and 46 number two-bedroom units.
- Block C – seven-storey apartment block comprising 15 number studio units; 18 number one-bedroom units and 40 number two-bedroom units.

- Block D – six-storey (part five storey and part six storey) apartment block comprising seven number studio units; 59 number one-bedroom units; and 74 number two-bedroom units;
- residential amenity facilities and concierge/management suites in Blocks A and D;
- one number childcare facility with outdoor play area at ground level of Block A with adjacent creche drop-off area;
- 317 number car parking spaces (with 36 number spaces at surface level, 128 number spaces at lower ground level and 153 number spaces at upper ground level below podium level communal open space courtyards);
- 816 number bicycle parking spaces (including 10 number spaces within the childcare facility) and 10 number motorcycle spaces;
- landscaping, including communal open space, public open space, and children’s play spaces;
- public lighting;
- boundary treatment including new public footpath to R139 road to the south;
- three number Electricity Supply Board substations;
- plant and waste storage areas at ground floor level;
- solar panels/photovoltaic to roof levels;
- one number new vehicular and pedestrian entrance and one number new pedestrian/cyclist access to The Hole in the Wall Road to the east;
- two number new pedestrian/cyclist accesses and emergency vehicle access/egress onto the R139 to the south and
- all associated engineering, infrastructural and site development works necessary to facilitate the development, including the demolition of the existing two-storey dwelling at Number 25 Hole in the Wall Road and the two-storey Saint Columban’s building and all associated outbuildings and structures.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

