

Notice of Strategic Housing Development
Application to An Bord Pleanála

Glenveagh Living Ltd., intend to apply to An Bord Pleanála (the Board) for permission for a strategic housing development at this site of 2.3 ha at 1-4 East Road, Dublin 3. The site is bounded by East Road to the West, railway tracks to the South, Merchant's Square to the East and Teeling Way and Island Key Apartments to the North. The development will consist of:

1. Demolition of all existing structures on site and the construction of a mixed use development with a gross floor area of c. 52,796 sq.m (excluding below podium parking areas) set out in 9 no. blocks, over two separate podium, ranging in height from 3 to 15 storeys to accommodate 554 no. apartments commercial/enterprise space, 3 no. retail units, foodhub/café/exhibition space, residential tenant amenity, crèche and men's shed. The site will accommodate 241 no. car parking spaces, 810 no. bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public plaza and residential podium courtyards.
2. The 9 no. residential buildings range in height from 3 storeys to 15 storeys, (including podium and ground floor uses) with a total Gross Floor Area of c. 47,077 sq.m (excluding ground floor uses and below podium parking but including residential cores below podium of 826.4sq.m) accommodating 554 no. apartments comprising 72 studios, 202 no. 1 bed units, 232 no. 2 bed units and 48 no. 3 bed units. The residential buildings are arranged around a central public plaza (at ground level) and raised residential courtyards at podium level over ground level car-parking and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:
 - Block A1 with GFA of c. 5,398.2 sq.m. is a 3 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 70 no. units comprising 15 no. studios, 37 no. 1 bed units, 8 no. 2 bed units, 10 no. 3 bed units.
 - Block A2 with GFA of c. 5,775.5 sq.m. is a 4 to 7 storey building including setbacks and balconies, accommodating 69 no. units comprising 15 no. studios, 15 no. 1 bed units, 37 no. 2 bed units, 2 no. 3 bed units.
 - Block A3 with GFA of c. 4,881.5 sq. m. is a 4 to 7 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 56 no. units comprising 21 no. 1 bed units, and 35 no. 2 bed units.
 - Block B1 with GFA of c. 1,676.8 sq. m. is a 3 to 4 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 16 no. units comprising 5 no. 1 bed units, 5 no. 2 bed units, 6 no. 3 bed units.
 - Block B2 with GFA of c. 3,266.2 sq. m. is a 5 to 6 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 34 no. units comprising 10 no. 1 bed units, 16 no. 2 bed units, 8 no. 3 bed units.
 - Block C1 with GFA of c. 5,010.3 sq. m. is a 6 to 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 58 no. units comprising 24 no. studios, 4 no. 1 bed units, 8 no. 2 bed units, 22 no. 3 bed units.
 - Block C2 with GFA of c. 7,230.5 sq. m. is a 5 to 10 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 85 no. units comprising 11 no. studios, 25 no. 1 bed units and 49 no. 2 bed units.
 - Block D1 with GFA of c. 6,232.6 sq. m. is an 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 78 no. units comprising 7 no. studios, 26 no. 1 bed units and 45 no. 2 bed units.
 - Block D2 with GFA of c. 6,779 sq. m. is a 8 to 15 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 88 no. units comprising 59 no. 1 bed units and 29 no. 2 bed units.
 - Residential tenant amenity space is provided at ground level of block C2 with a total floor area of 361.6 sq.m. External residential courtyards are provided between blocks A1-A2-A3-B1, D1:D2-C2 and C1-B2.
3. The residential buildings sit at podium level (Level 1) above ground level which contains residential car-parking, cycle parking, plant areas and ground floor uses. These ground floor uses include a crèche of c. 539.9 sq.m and 3 no. retail units with a total floor area of 344.6 sq.m, a foodhub/café/exhibition space of 680.8 sq.m, enterprise space of 2,444.6 sq.m, tenant amenity space of 361.6 sq.m and a men's shed of 91.8 sq.m. Total gross floor area of proposed other uses is 4463.3 sq.m.
4. The site is accessed from a relocated entrance off East Rd, and the below podium car parking, split into two areas, accommodates 810 bicycle parking spaces, 241 car parking spaces, plant, ESB sub-stations, storage areas, waste storage areas and other associated facilities. The application includes for alterations to the existing road layout and junction on East Road.
5. The development also includes for a new centrally landscaped public plaza, which also incorporates surface car-parking and cycle parking. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, and associated and ancillary works, including site development works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application, together with an Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.eastroadshd1.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie

Signed:  (Agent: Brady Shipman Martin, Canal House, Canal Road, Dublin 6)

Date of erection of Site Notice: 20th June 2019