

**Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development
Application to An Bord Pleanála**

We, Gerard Gannon Properties, intend to apply to An Bord Pleanála for permission for a strategic housing development at lands at Clongriffin, Dublin 13, on plots known as 6, 8, 11, 17, 25, 26, 27, 28 and 29, located to the north, south and east of Marstonfield Avenue and to the north, south, east and west of Marstonfield Crescent (plots 25, 26 and 27), to the south of Beltree Avenue, east of Park Street, west of Lake Street and north of Dargan Street (plot 6), to the east of Lake Street, north east of Dargan Street, north of Station Hill and bounded to the east by the Dublin Belfast Hall line (plots 8, 11 and 28), to the south of Bridge Street, east of Station Square, north of Dargan Lane and bounded to the east by the Dublin Belfast Hall line (plot 17), and to the west of Grange Lodge Avenue (plot 29), all of which are located to the north and south of Main Street, Clongriffin, Dublin 13. This SHD application is known as Clongriffin SHD 1.

The development will consist of the construction of a mixed-use development (within 9 no. blocks i.e. Blocks 6, 8, 11, 17, 25, 26, 27, 28 and 29) comprising of 1,030 no. apartment units (421 no. one beds, 541 no. two beds, and 68 no. three beds) of which 352 no. units are residential and 678 no. units are 'built to rent' residential units with ancillary residential amenity facilities; 2 no. crèches; 10 no. retail units and 1 no. gym, all of which will be provided as follows:

- Block 6 containing a total of 270 no. built to rent apartments comprising of 123 no. one beds and 147 no. two beds in 5 no. buildings ranging from 4-7 storeys in height surrounding 1 no. landscaped podium garden with all apartments provided with private balconies/terraces, and a total of 5 no. communal roof gardens at fourth, fifth and sixth floor level. Ancillary residential amenity facilities are also proposed including concierge, office, resident's amenity/meeting rooms; resident's gym, cinema room, function room, maintenance suite and stores. Block 6 also provides for 1 no. crèche with associated outdoor play area at ground floor level with 1 no. pocket park to the south east of Block 6 (Grant Park), 119 no. car parking spaces at ground floor level accessed via a new vehicular access onto Lake Street, 65 no. on-street car parking spaces (8 no. spaces on Lake Street, 29 no. spaces on Beltree Avenue, 10 no. spaces on Park Street, 18 no. spaces on Dargan Street) and 572 no. bicycle spaces at ground floor level;
- Block 8 containing a total of 114 no. apartments comprising of 39 no. one beds, 72 no. two beds, and 3 no. three beds, in 3 no. buildings ranging from 3-8 storeys in height, with 1 no. landscaped podium garden, and all apartments provided with private balconies/terraces. Ancillary residential facilities are also proposed including office suite, laundry room, resident's amenity rooms and bulk store with 1 no. pocket park proposed to the south (Railway Park); 72 no. car parking spaces at ground floor level accessed via a new vehicular access onto proposed Marstonfield Lane, 31 no. on-street car parking spaces (16 no. spaces on proposed Marstonfield Lane, 8 no. spaces on proposed Station Street, and 7 no. spaces on proposed Railway Lane North) and 179 no. bicycle spaces at ground floor level;
- Block 11 containing a total of 96 no. apartments comprising of 44 no. one beds, 12 no. two beds, and 40 no. three beds, in a building 4-6 storeys in height, and all apartments provided with private balconies/terraces; 36 no. car parking spaces at ground floor level accessed via a new vehicular access onto proposed Railway Lane North, 25 no. on-street car parking spaces (6 no. spaces on proposed Railway Lane North, 14 no. spaces on proposed Station Street, and 5 no. spaces on proposed Railway Lane South) and 144 no. bicycle spaces in external covered stores/streets;
- Block 17 containing a total of 210 no. built to rent apartments comprising of 90 no. one beds, 111 no. two beds, and 9 no. three beds, in a building 6-17 storeys over basement in height, and all apartments provided with private balconies/winter gardens/terraces. Ancillary residential facilities are also proposed including concierge office, resident's amenity rooms, conference room, resident's gym, laundry room and bulk store. Block 17 comprises 5 no. retail units (on ground, first and second floor levels); 2 no. communal roof gardens at sixth floor level and seventh floor level; 71 no. car parking spaces at basement level accessed via a new vehicular access onto Dargan Lane, 4 no. on-street car parking spaces (3 no. spaces on Station Street, 1 no. space at entrance to proposed basement access), and a total of 225 no. bicycle spaces at basement and ground floor level;
- Block 25 containing a total of 63 no. built to rent apartments comprising of 25 no. one beds and 38 no. two beds in a building 6-7 storeys in height, and all apartments provided with private balconies/terraces and 1 no. communal roof terrace at sixth floor level. Ancillary residential amenity facilities are also proposed including function room, lounge and workspace room, concierge, plant room and stores all at ground floor level; 136 no. bicycle spaces at ground floor level; 6 no. on-street car parking spaces on Marstonfield Avenue, 33 no. off-street car parking spaces accessed via a new vehicular access onto Marstonfield Lane;
- Block 26 containing a total of 78 no. built to rent apartments comprising of 50 no. one beds and 28 no. two beds in a building ranging in height from 8-15 storeys and all apartments provided with private balconies/terraces and 2 no. communal roof terraces at eighth and thirteenth floor level. Ancillary residential facilities are also proposed including resident's function room, meeting room, concierge office and resident's gym, steam room, resident's changing and shower rooms, residents lounge and cinema/media room; 190 no. bicycle spaces at ground floor level; 14 no. on-street car parking spaces (6 no. spaces on proposed Marstonfield Crescent East and 8 no. spaces on proposed Marstonfield Lane), 38 no. off-street car parking spaces accessed via a new vehicular access onto proposed Marstonfield Lane;
- Block 27 containing a total of 57 no. built to rent apartments comprising of 5 no. one beds, 47 no. two beds, and 5 no. three beds, in a building ranging from 5-6 storeys in height, and all apartments provided with private balconies/terraces and 1 no. communal roof terrace at fifth floor level. Ancillary residential facilities including concierge/office, resident's lounge and workspace room, and function room. Block 27 also provides for a crèche at ground floor level with associated outdoor play area and a set down area on Marstonfield Avenue; 146 no. bicycle spaces at ground floor level; 9 no. on-street car parking spaces on Marstonfield Crescent West; 18 no. off-street car parking spaces accessed via a new vehicular access onto Lake Street;
- Block 28 containing a total of 122 no. apartments comprising of 42 no. one beds, 71 no. two beds, and 9 no. three beds, in 4 no. buildings ranging from 6-7 storeys in height, with 1 no. landscaped podium garden, and all apartments provided with private balconies/terraces. Block 28 also provides 1 no. gym and 5 no. retail units at ground floor level; 242 no. bicycle spaces at ground and first floor level; 6 no. on-street car parking spaces (4 no. on-street car parking spaces on proposed Railway Lane South, and 2 no. on-street car parking spaces on Station Street), 106 no. off-street car parking spaces accessed via a new vehicular access onto proposed Railway Lane South);
- Block 29 containing a total of 20 no. apartments comprising of 3 no. one beds, 15 no. two beds, and 2 no. three beds, in a building 3-4 storeys in height, all apartments provided with private balconies/terraces; 49 no. bicycle spaces in external covered stores; 11 no. on-street car parking spaces on Grange Lodge Avenue; and 9 no. off-street car parking spaces accessed via a new vehicular access onto Grange Lodge Avenue.

The development provides for a total of 673 no. car parking spaces across surface, undercroft and basement levels, 1,883 no. bicycle spaces across surface, undercroft and basement levels, motorcycle parking, esb sub-stations, plant room and bin stores at basement level within Block 17 and at ground/surface level within Blocks 6, 8, 11, 25, 26, 27, 28 and 29; associated elevational signage to retail/commercial units; landscaping including play equipment, 2 no. public parks (Railway Park and Grant Park); a Station Square Sculpture and 28 no. additional public bicycle stands (66 no. bicycle spaces) with associated new canopy at Station Square, roads, footpaths and all associated engineering and site works necessary to facilitate the development. An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022 and the Clongriffin- Balmayne Local Area Plan 2012 - 2018 (extended until 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, as amended, 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.clongriffinshd1.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: Anne McElligott (Downey Planning, Agents)
Date of publication: 29th August 2019

PLANNING APPLICATIONS

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We, Gerard Gannon Properties, intend to apply to An Bord Pleanála for permission for a strategic housing development at lands at Clongriffin, Dublin 13, on plots known as 4, 5 and 14, located to the east of Park Street, south of Market Street, and west of Lake Street (plot 4), to the north of Market Street, to the south of Dargan Street, to the east of Park Street and Beltree Park (under construction), and west of Lake Street (plot 5), to the north of Main Street, south of Market Street, west of Market Lane, and east of Lake Street (plot 14), all of which are located to the north of Main Street, Clongriffin, Dublin 13. This SHD application is known as Clongriffin SHD 2.

The development will consist of the construction of a mixed-use development (within 3 no. blocks i.e. Blocks 4, 5 and 14) comprising of 500 no. apartment units (49 no. studios, 167 no. one beds, 259 no. two beds, and 25 no. three beds) of which 235 no. units are residential and 265 no. units are 'built to rent' residential units with ancillary residential amenity facilities; 1 no. crèche, 1 no. community centre, 1 no. men's shed, 3 no. cafés/restaurants; 6 no. retail/commercial units; all of which will be provided as follows:

- Block 4 containing a total of 74 no. built to rent apartments and own door duplex units comprising of 9 no. one bed apartments, 46 no. two bed apartments, 9 no. two bed own door duplex units and 10 no. three bed apartments, in 2 no. buildings ranging from 2-6 storeys in height surrounding 1 no. landscaped podium garden with all apartments provided with private balconies/terraces, and a total of 5 no. communal roof gardens at fourth, fifth and sixth floor level. Ancillary residential amenity facilities are also proposed including concierge, office, guest suite, resident's amenity rooms, games room, store, etc. Block 4 also provides for 1 no. crèche at ground and first floor level with associated outdoor play area, 1 no. community centre, 1 no. men's shed with associated outdoor area, and 1 no. café/restaurant, all at ground floor level; 45 no. car parking spaces at ground floor level accessed via a new vehicular access onto Lake Street, 5 no. on-street car parking spaces (3 no. spaces on Lake Street, and 2 no. spaces on Park Street) and 132 no. bicycle spaces (34 no. on street and 98 no. at ground floor level);
 - Block 5 containing a total of 138 no. apartments comprising of 52 no. one beds, 83 no. two beds and 3 no. three beds in 1 no. building ranging from 3-7 storeys in height surrounding 1 no. landscaped podium garden with all apartments provided with private balconies/terraces, and a total of 1 no. communal roof garden at fourth floor level. Ancillary residential amenity facilities are also proposed including concierge, laundry, and resident's amenity and meeting rooms. Block 5 also provides for 4 no. retail units at ground floor level; 54 no. car parking spaces at ground floor level accessed via a new vehicular access onto Park Street, 42 no. on-street car parking spaces (17 no. spaces on Dargan Street and 25 no. spaces on Lake Street) and 224 no. bicycle spaces (30 no. on street and 194 no. at ground floor level);
 - Block 14 containing a total of 288 no. apartments in 2 no. buildings ranging from 6-8 storeys over basement in height as follows: Block A comprising 97 no. residential units (4 no. studios, 43 no. one beds, 44 no. two beds and 6 no. three beds) and Block B comprising 191 no. built to rent units (45 no. studios, 63 no. one beds, 77 no. two beds, and 6 no. three beds) surrounding 1 no. landscaped garden, and all apartments provided with private balconies/terraces. Ancillary residential amenity facilities including concierge, laundry, bulk stores, resident's gym and resident's amenity room. Block 14 also provides for 2 no. retail/commercial units and 2 no. cafés/restaurants at ground floor level; 162 no. car parking spaces at basement level accessed via a new vehicular access onto Lake Street, 49 no. on-street car parking spaces (14 no. spaces on Lake Street, 24 no. spaces on Market Lane, and 11 no. spaces on Main Street) and 651 no. bicycle spaces (10 no. on street, 553 no. at basement level and 88 no. at ground floor level).
- The development provides for a total of 357 no. car parking spaces across surface, undercroft and basement levels, 1007 no. bicycle spaces across surface, undercroft and basement levels, motorcycle parking, esb sub-stations, plant room and bin stores at basement level within Block 14 and at ground/surface level within Blocks 4 and 5; associated elevational signage to retail/commercial units; landscaping including play equipment, roads, footpaths and all associated engineering and site works necessary to facilitate the development. An Environmental Impact Assessment Report has been prepared in respect of the proposed development.
- The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022 and the Clongriffin- Balmayne Local Area Plan 2012 - 2018 (extended until 2022).
- 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.clongriffinshd2.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: Eva Bridgeman (Downey Planning, Agents)
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