

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

Bartra ODG Limited intends to apply to An Bord Pleanála for permission for a Strategic Housing Development at this site (c.5.2ha) at Former O'Devaney Gardens site and lands previously part of St Bricin's Military Hospital, Dublin 7. The application site is bounded to the north-east by properties on Ross Street, Ashford Place, Ashford Cottages and Ashford Street; to the east by Thor Place/ Thor Park and St. Bricin's Military Hospital; to the south by Montpellier Gardens and Montpellier Park; to the west by Montpellier Gardens and Findlater Street, Kinahan Street, Aberdeen Street, Black Street, Sullivan Street; and to the north-west by properties fronting North Circular Road. 56 units Phase 1A) are under construction to the north east of the site, on lands within the Former O'Devaney Gardens site under and in accordance with previous approval granted by An Bord Pleanála (ABP Ref. PL29N.JA0024)

The development will consist of 1,047no. residential units and all associated ancillary accommodation, site and development works. The total gross floorspace (gfa) of the overall development is 102,940sqm, of which 100,646sqm is residential and 2294sqm are non-residential uses.

The development is described below on a block by block basis:

BLOCK 02 (5649sqm gfa): 5 to 6 storey apartment building with 74 no. apartments (comprising 44no. 1 bed, 23no. 2 bed and 7no. 3 bed units) with ancillary accommodation and associated private balconies and associated communal amenity space at ground floor level;

BLOCK 03 (489sqm gfa): 2 to 3 storey crèche building with associated outdoor play space;

BLOCK 04 (1202sqm gfa): 11no. 2 storey 3 bed houses in two terraces (Blocks 04a and 04b) with associated private gardens located on the north-eastern and eastern boundary. Blocks 04A consists of 4no. 2 storey 3 bed houses. Block 04B consists of 7no. 2 storey 3 bed houses;

BLOCK 05 (30430sqm gfa): 4 to 9 storey building arranged around 2no. landscaped communal podium courtyards consisting of 294no. apartments (comprising 71no. 1 bed, 143no. 2 bed and 80no. 3 bed units) with ancillary accommodation and residents amenities, associated private balconies, landscaped podium communal amenity spaces (2no.) and communal roof terraces (2no.). Block 5 also includes non-residential uses at ground floor level comprising 4no. retail units (1027sqm) and a community facility (157sqm). Undercroft car parking (96 spaces) is provided on a single level below podium level with access from the new internal street on the eastern side of Block 5;

BLOCK 06 (8482sqm gfa): Predominantly 6 to 12 storey building, with part 2 storey element with 93no. apartments (comprising 24no. 1 bed, 54no. 2 bed and 14no. 3 bed units and 1no. 2 bed duplex unit) with ancillary accommodation, associated private balconies, communal amenity space at ground level and communal roof terrace;

BLOCK 07 (26924sqm gfa): 6 to 14 storey building arranged around a central landscaped podium courtyard with 264no. apartments (comprising 87no. 1 bed, 161no. 2 bed and 16no. 3 bed units) with ancillary accommodation and residents amenities, associated private balconies, landscaped podium communal amenity space and communal roof terraces (2no.). Block 07 also includes non-residential uses at ground floor level comprising 2no. retail units (totaling 366sqm) and a café (155sqm). Undercroft car parking (95 spaces) is provided over 2 levels below podium level with access from the east-west Link Street and a basement plant room area (146sqm) is also provided;

BLOCK 08 (2995sqm gfa): 26no. units in 4 terraces of 2 / 3 storeys. Blocks 08A and 08B each consist of 6no. 3 bed houses with associated private gardens. Block 08C consists of a block comprising 1no. 3 bed duplex unit over 1no. 2 bed apartment and 2no. 3 bed triplex units with associated private amenity areas;

BLOCK 09 (18281sqm gfa): Predominantly 6 to 10 storey building, with part 3 storey element fronting Montpellier Gardens arranged around a central landscaped courtyard with 192no. units (comprising 68no. 1 bed, 120no. 2 bed and 4no. 3 bed units) with ancillary accommodation and residents amenities, associated private balconies, landscaped podium communal amenity space and communal roof terraces (2no.). Undercroft car parking (35 spaces) is provided on a single level below podium with access from Montpellier Gardens and a basement plant room area (154sqm) is also provided;

BLOCK 10 (8489sqm gfa): Predominantly 6 to 12 storey building, with part 2 storey element opposite Montpellier Park, with 93no. apartments (comprising 24no. 1 bed, 54no. 2 bed and 14no. 3 bed units and 1no. 2 bed duplex unit) with ancillary accommodation, private balconies and communal amenity space at ground level and communal roof terrace.

Vehicular access to serve the proposed development will be provided via the existing entrances to the site from North Circular Road, Montpellier Gardens and Thor Place/ Thor Park. The internal road networks will comprise a central boulevard between North Circular Road and Montpellier Gardens and a link street to Thor Place/ Thor Park. Additional pedestrian/ cycle connections are proposed at Ross Street and Ashford Cottages. Tie in works are required for the lands immediately adjoining the Phase 1A residential units under construction to the north east of the site under and in accordance with previous approval granted by An Bord Pleanála (ABP Ref: PL29N.JA0024) and include a revised on street parking layout and revised hard and soft landscaping. 276no. parking spaces are provided in total with 226no. spaces below podium, as already described above, in Blocks 05 (96no.), Block 07 (95no.) and Block 09 (35no.) and 50no. on street spaces. 11no. motorcycle parking spaces are provided. 1,484no. bicycle parking spaces are provided for residents in secure facilities with additional visitor bicycle parking spaces provided in the public realm (380no.) and within private thresholds (136 no.). Provision is made for vehicular access to the rear of 43 Montpellier Gardens between Blocks 08C and 08D. Permission is also sought for associated boundary treatments, hard and soft landscaping, public open space (including a central park with a multi-use games area (MUGA) and a northern park with a community garden), new ESB substations (6no.), mechanical and electrical roof plant and all associated site and development works. The development will include the demolition of an existing ESB Substation (16.5sqm)(relocated to the northern end of the site adjacent to Block 03) and demolition of existing security hut (21sqm) and the removal of the block wall and gate pier at the entrance to St. Bricin's Military Hospital.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan. 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 the 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.odg-shd.com. 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 website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie

Signed:  (Agent) Date of erection of site notice: 24th May 2021

Agent's Address: BMA Planning, Taney Hall, Eglinton Terrace, Dundrum, Dublin 14, D14C7F7.