

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

Puddenhill Property Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site (c.3.9ha) at Charlestown Place and St. Margaret's Road, Charlestown, Dublin 11 (lands generally bounded by McKelvey Avenue and McKelvey Celtic AFC playing pitch to the south, St. Margaret's Road to the east, Charlestown Place to the north and an undeveloped greenfield site to the west).

The development will consist of a total of 55,523sq.m (gross floor area – GFA) in 4 blocks (Blocks 1 – 4) including: 590no. residential units comprising 234no. 1 bed units, 316no. 2 bed units and 40no. 3 bed units (totalling 53,881sq.m), non-residential floorspace including 2no. retail/commercial units (350sq.m), 4no. offices suites (224sq.m), a health/ medical centre (526sq.m) and a creche (542sq.m) all totalling 1,642sq.m and all associated roads, streets, public spaces and services infrastructure. Blocks 1 and 2 are located above a shared single level basement with Block 4 also above a single level basement. The development is described as follows on a block by block basis:-

Block 1 (19,821sq.m GFA): 211no. apartment units (comprising 91no. 1 bed units, 106no. 2 bed units and 14no. 3 bed units) with ancillary accommodation, terraces, balconies and a roof garden in a 2 to 10 storey block. Block 1 ground floor level includes 1no. retail/commercial unit (170sq.m), 3no. offices suites (160sq.m) and a creche (542sq.m) with external play area at ground and first floor levels all fronting onto a proposed pedestrian boulevard.

Block 2 (18,209sq.m GFA): 184no. apartment units (comprising 57no. 1 bed units, 123no. 2 bed units and 4no. 3 bed units) with ancillary accommodation, terraces, balconies and a roof garden in a 2 to 7 storey block. Block 2 ground floor level includes 1no. retail/commercial unit (180sq.m), 1no. office suite (64sq.m) and a health/ medical centre (526sq.m) all at ground floor level fronting onto the proposed pedestrian boulevard.

Block 3 (8,021sq.m GFA): 95no. apartment units (comprising 54no. 1 bed units, 34no. 2 bed units and 7no. 3 bed units) with ancillary accommodation, terraces and balconies in an 8 storey block.

Block 4 (9,472sq.m GFA): 100no. apartment units (comprising 32no. 1 bed units, 53no. 2 bed units and 15no. 3 bed units) with ancillary accommodation, terraces, balconies and a roof garden in a 2 to 6 storey block.

Vehicular access to serve the proposed development will be provided from Charlestown Place via the southern arm of the existing signalised junction which is proposed to be upgraded. The existing pedestrian access from the Charlestown Shopping Centre across Charlestown Place is proposed to be relocated to the west to align with the proposed internal pedestrian boulevard within the current application site and the existing internal street within the Charlestown Centre. Permission is also sought for associated reconfiguration of the central median on Charlestown Place and the existing footpaths, cycle tracks, bus stops, taxi rank and hard and soft landscaping on the northern and southern edges of Charlestown Place and south of the Charlestown Shopping Centre. Pedestrian and cycle access is also proposed via a new entrance on St. Margaret's Road. Provision is also made for vehicular access from Charlestown Place through the site to McKelvey Celtic AFC playing pitch at the south eastern corner of the site including relocation of the existing gated entrance to McKelvey Celtic AFC playing pitch and a future access to the undeveloped greenfield site to the west.

Permission is also sought for 515no. car parking spaces and 1068no. cycle parking spaces at basement and surface levels, bin storage areas, ESB substations, plant and public lighting, boundary treatments, surface water drainage infrastructure including connection to the attenuation tank permitted by Reg. Ref. F19A/0146 and located beneath a proposed central landscaped public open space of c.4,737sq.m, a linear public open space of c.1,848sq.m and all associated site development and infrastructure works including demolition of the existing temporary surface car park.

The application 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 Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.charlestownplaceshd.ie

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.

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).

Signed:  (Agent)

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

Date of erection of site notice: 25th May 2021



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

Party Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site bounded by St. Margaret's Road, Charlestown, Dublin 11 (lands generally bounded by McKelvey Avenue and McKelvey Avenue to the south, St. Margaret's Road to the east, Charlestown Place to the north and an undeveloped greenfield site to the west).

The development will consist of a total of 55,523sq.m (gross floor area – GFA) in 4 blocks (Blocks 1 – 4) including: 590no. residential units (comprising 110no. 1 bed units, 316no. 2 bed units and 40no. 3 bed units (totalling 53,881sq.m), non-residential floorspace including offices (350sq.m), 4no. offices suites (224sq.m), a health/ medical centre (526sq.m) and a creche (542sq.m) all totalling 55,523sq.m. The development is described as follows on a block by block basis:-

Block 1 (10,150sq.m GFA): 211no. apartment units (comprising 91no. 1 bed units, 106no. 2 bed units and 14no. 3 bed units) including terraces, balconies and a roof garden in a 2 to 10 storey block. Block 1 ground floor level includes 1no. retail/ coffee shop, offices suites (160sq.m) and a creche (542sq.m) with external play area at ground and first floor levels all fronting onto the pedestrian boulevard.

Block 2 (10,099sq.m GFA): 184no. apartment units (comprising 57no. 1 bed units, 123no. 2 bed units and 4no. 3 bed units) including terraces, balconies and a roof garden in a 2 to 7 storey block. Block 2 ground floor level includes 1no. retail/ coffee shop, office suite (64sq.m) and a health/ medical centre (526sq.m) all at ground floor level fronting onto the proposed pedestrian boulevard.

Block 3 (10,211sq.m GFA): 95no. apartment units (comprising 54no. 1 bed units, 34no. 2 bed units and 7no. 3 bed units) including terraces and balconies in an 8 storey block.

Block 4 (10,172sq.m GFA): 100no. apartment units (comprising 32no. 1 bed units, 53no. 2 bed units and 15no. 3 bed units) including terraces, balconies and a roof garden in a 2 to 6 storey block.

Access to serve the proposed development will be provided from Charlestown Place via the southern arm of the existing pedestrian boulevard which is proposed to be upgraded. The existing pedestrian access from the Charlestown Shopping Centre across Charlestown Place is to be relocated to the west to align with the proposed internal pedestrian boulevard within the current application area. Permission is also sought for associated reconfiguration of the central area within the Charlestown Centre. Pedestrian and cycle access is also proposed via a pedestrian boulevard along Charlestown Place and south of the Charlestown Shopping Centre. Pedestrian and cycle access is also proposed via a pedestrian boulevard along St. Margaret's Road. Provision is also made for vehicular access from Charlestown Place through the site to McKelvey Celtic FC ground. Provision is also made for the relocation of the existing gated entrance to McKelvey Celtic AFC playing pitch from the undeveloped greenfield site to the west.

Provision is also sought for 515no. car parking spaces and 1068no. cycle parking spaces at basement and surface levels, bin stations, plant and public lighting, boundary treatments, surface water drainage infrastructure including connection to the sewerage system, and landscaping. The application is submitted by Reg. Ref. F19A/0146 and located beneath a proposed central landscaped public open space of c.4,737sq.m, a total area of c.1,848sq.m and all associated site development and infrastructure works including demolition of the existing temporary structures.

The application 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 Fingal County Council. The application may also be inspected online at the following website: www.charlestownplaceshd.ie

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan. The application contains a statement indicating why permission should be granted for the proposed development, if the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. A fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64, Upper Mount Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development. Such submissions or observations must also include the following information: a) the name of the person, authority or body, 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. Any correspondence relating to the application should be sent to the person, authority or body, and the name of the person, authority or body, and the subject matter of the submission or observations, as specified in the application. An Bord Pleanála may grant permission for the proposed development as proposed, or may grant permission subject to any conditions, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may refuse to grant permission for the proposed development, or may grant permission subject to any conditions, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may attach to a grant of permission such conditions as it specifies in its decision, or may grant permission for the proposed development, or may grant permission subject to any conditions, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may attach to a grant of permission such conditions as it specifies in its decision, or may grant permission for the proposed development, or may grant permission subject to any conditions, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may attach to a grant of permission such conditions as it specifies in its decision, or may grant permission for the proposed development, or may grant permission subject to any conditions, considerations and arguments on which the submission or observations is or are based.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Officer, BMA Planning, Takey Hall, Eglinton Terrace, Dundrum, Dublin 14. (Agent)
Date of erection of site notice: 25th May 2021





Planning and Development (Housing) and Residential Tenancies Act
Planning and Development (Strategic Housing Development) Regulation
Notice of Strategic Housing Development Application to An Bord Pleanála

hill Property Limited intend to apply to An Bord Pleanála for permission for a strategic housing development on lands generally bounded by McKelvey Avenue to the north and an undeveloped greenfield site to the south, St. Margaret's Road to the east, Charlestown Place to the north and an undeveloped greenfield site to the south, St. Margaret's Road to the east, Charlestown Place to the north and an undeveloped greenfield site to the south.

The development will consist of a total of 55,523sq.m (gross floor area - GFA) in 4 blocks (Blocks 1 - 4) including 234no. 1 bed units, 316no. 2 bed units and 40no. 3 bed units (totalling 53,881sq.m), non-residential floors including 350sq.m), 4no. offices suites (224sq.m), a health/ medical centre (526sq.m) and a creche (542sq.m). The development also includes associated roads, streets, public spaces and services infrastructure. Blocks 1 and 2 are located above a shared parking area and Block 4 also above a single level basement. The development is described as follows on a block by block basis:

- Block 1 (19,821sq.m GFA): 211no. apartment units (comprising 91no. 1 bed units, 106no. 2 bed units and 14no. 3 bed units), 3no. offices suites (160sq.m) and a creche (542sq.m) with external play area at ground and first floor level and an internal pedestrian boulevard.
- Block 2 (18,209sq.m GFA): 184no. apartment units (comprising 57no. 1 bed units, 123no. 2 bed units and 4no. 3 bed units), 1no. office suite (64sq.m) and a health/ medical centre (526sq.m) all at ground floor level fronting onto Charlestown Place.
- Block 3 (8,021sq.m GFA): 95no. apartment units (comprising 54no. 1 bed units, 34no. 2 bed units and 7no. 3 bed units), 1no. office suite (64sq.m) and a health/ medical centre (526sq.m) all at ground floor level fronting onto Charlestown Place.
- Block 4 (9,472sq.m GFA): 100no. apartment units (comprising 32no. 1 bed units, 53no. 2 bed units and 15no. 3 bed units), 1no. office suite (64sq.m) and a health/ medical centre (526sq.m) all at ground floor level fronting onto Charlestown Place.

Vehicle access to serve the proposed development will be provided from Charlestown Place via the southern arm of the road on which is proposed to be upgraded. The existing pedestrian access from the Charlestown Shopping Centre as proposed to be relocated to the west to align with the proposed internal pedestrian boulevard within the current Charlestown Centre. Permission is also sought for associated reconfiguration of Charlestown Place and the existing footpaths, cycle tracks, bus stops, taxi rank and hard and soft landscaping on the site of Charlestown Place and south of the Charlestown Shopping Centre. Pedestrian and cycle access is also proposed from St. Margaret's Road. Provision is also made for vehicular access from Charlestown Place through the site to McKelvey Celtic AFC ground at the south eastern corner of the site including relocation of the existing gated entrance to McKelvey Celtic AFC ground to the undeveloped greenfield site to the west.

Permission is also sought for 515no. car parking spaces and 1068no. cycle parking spaces at basement and surface level, substations, plant and public lighting, boundary treatments, surface water drainage infrastructure including concrete drainage, permitted by Reg. Ref. F19A/0146 and located beneath a proposed central landscaped public open space of c.4,188sq.m and all associated site development and infrastructure works including demolition of the existing car park.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during office hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website: www.charlestownplaceshd.ie

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant local area plan. The application contains a statement indicating why permission should be granted for the proposed development in relation to the zoning of the site. The application also contains a statement indicating why permission should be granted for the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the site. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application, make a submission or observations in writing to An Bord Pleanála, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development, and the likely effects on the environment or the likely effects on a European site, as the case may be. 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 of that person, authority or body; b) the subject matter of the submission or observations; c) the reasons, considerations and arguments on which the submission or observations are based. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Unit, BMA Planning, Tahey Hall, Eglinton Terrace, Dundrum, Dublin 14. (Tel. 01-8588100).

Prepared by: John Walsby (Agent)
Agent's Address: BMA Planning, Tahey Hall, Eglinton Terrace, Dundrum, Dublin 14.
Date of publication of site notice: 25th May 2021