

Notice of Strategic Housing Development Application to An Bord Pleanála

Greenseed Limited intend to apply to An Bord Pleanála for a 10-year permission for a strategic housing development at this site (c.9.4ha) at Park West Avenue and Park West Road, Park West, Dublin 12 (site bounded by Park West Avenue to the west, Park West Road to the south, Park West Industrial Estate to the east and the Dublin to Cork Mainline Railway to the north. The site is also part of the site known as Site 6 within the *Park West and Cherry Orchard Local Area Plan 2019*).

The development will consist of a total of 70,694sq.m gross floor area (GFA) in 7no. blocks (Blocks A to G) including: 750no. residential apartment units comprising 321no. 1 bed units, 384no. 2 bed units and 45no. 3 bed units (totalling 69,989sq.m), non residential floorspace including 1 no. retail unit (156sq.m), a creche (410sq.m), a community space (48sq.m) and a café/ bar (91sq.m) all totalling 705sq.m and all associated roads, streets, public spaces and services infrastructure. The development is described on a block-by-block basis as follows: -

- Block A (11,563sq.m): 109no. apartments comprising 45no. 1 bed units, 38no. 2 bed units and 26no. 3 bed units with associated ancillary accommodation, terraces and balconies in a 2 to 15 storey block. Block A first floor level includes 1no. retail unit (156sq.m) fronting onto Park West Avenue and a proposed public plaza linking to Park West Avenue.
- Block B (4,180sq.m): 44no. apartments comprising 19no. 1 bed units, 24no. 3 bed units and 1no. 3 bed unit with resident services and amenities (84sq.m) at first floor level and associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.
- Block C (8,865sq.m): 100no. apartments comprising 45no. 1 bed units, 53no. 2 bed units and 2no. 3 bed units with associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.
- Blocks A, B and C are located above a shared under-croft car park (130no. spaces) and include a shared podium level communal open space (2,580sq.m).
- Block D (16,403sq.m): 179no. apartments comprising 77no. 1 bed units, 100no. 2 bed units and 2no. 3 bed units with resident services and amenities (403sq.m) at ground, first and second floor levels with associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.
- Block E (15,995sq.m): 179no. apartments comprising 77no. 1 bed units, 100no. 2 bed units and 2no. 3 bed units with associated ancillary accommodation, terraces and balconies in a 2 to 8 storey block.
- Blocks D and E are located above a shared under-croft car park (156no. spaces) and include a shared podium level communal open space (2,597sq.m).
- Block F (9,629sq.m): 99no. apartments comprising 31no. 1 bed units, 62no. 2 bed units and 6no. 3 bed units with associated ancillary accommodation, terraces, balconies and podium level communal open space (750sq.m) in a 2 to 8 storey block all over an under-croft car park (28no. spaces).
- Block G (4,059sq.m): 40no. apartments comprising 27no. 1 beds, 7no. 2 beds and 6no. 3 beds with associated ancillary accommodation, terraces, balconies and communal roof terrace (248sq.m) in a 1 to 8 storey block. Block G ground floor level includes 1no. café/ bar unit (91sq.m), a community space (48sq.m) and a creche (410sq.m) with associated external play area.

Vehicular, cycle and pedestrian access to the proposed development will be provided from Park West Road and Park West Avenue with associated tie-in works. A total of 552no. car parking spaces are proposed including 314no. under-croft car parking spaces beneath Blocks A, B, C, D, E and F and 238no. on-street car parking spaces. The proposed development includes 70no. car parking spaces related to the existing Aspect Hotel (36no. spaces beneath Blocks A, B, C and 34no. spaces and at street level) which are being to be relocated from the existing surface car park to facilitate the development of Block G. The existing Aspect Hotel car park is also the site of a permitted extension to the hotel (Reg. Ref. 3436/18). The existing car park is proposed to be demolished and the site of the permitted hotel extension landscaped pending the development of the hotel extension.

Permission is also sought for 1,676no. cycle parking spaces at under-croft (1,276no. spaces) and on-street (400no. spaces), bin storage areas and a glass bottle recycling bank, ESB substations, undergrounding of the existing 38kV powerlines and central and western pylons along the northern boundary of the site, plant and public lighting, boundary treatments, surface water drainage infrastructure, public open spaces (c.1.3ha) including hard and soft landscaping and a multi-use games area/ play space and all associated site development and infrastructure works. The remainder of the overall site bounded by Park West Avenue and Park West Road will be the subject of a separate planning application(s) to Dublin City Council.

An Environmental Impact Assessment Report (EiAR) has been prepared in respect of the proposed development. The application and 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.parkwestshd.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 or online at www.pleanala.ie, 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: 

(Agents)

Agent's Address: **BMA PLANNING, Taney Hall, Eglington Terrace, Dundrum, Dublin 14.**

Date of erection of site notice: 17th December 2021

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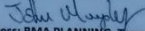
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Vehicular, cycle and pedestrian access to the proposed development will be provided from Park West Road and Park West Avenue with associated tie-in works. A total of 552no. car parking spaces are proposed including 314no. under-croft car parking spaces beneath Blocks A, B, C, D, E and F and 238no. on-street car parking spaces. The proposed development includes 70no. car parking spaces related to the existing Aspect Hotel (36no. spaces beneath Blocks A, B, C and 34no. spaces and at street level) which are being to be relocated from the existing surface car park to facilitate the development of Block G. The existing Aspect Hotel car park is also the site of a permitted extension to the hotel (Reg. Ref. 3436/18). The existing car park is proposed to be demolished and the site of the permitted hotel extension landscaped pending the development of the hotel extension.

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An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. The application and 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.parkwestshd.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.

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Signed:  (Agents)
Agent's Address: BMA PLANNING, Taney Hall, Eglinton Terrace, Dundrum, Dublin 14.

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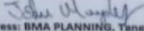
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Signed:  (Agents)
Agent's Address: BMA PLANNING, Tiney Hall, Eglington Terrace, Dundrum, Dublin 14.

Date of erection of site notice: 17th December 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

Greenacres Limited intend to apply to An Bord Pleanála for a 10-year permission for a strategic housing development at this site (0.4ha) at Park West Avenue and Park West Road, Park West, Dublin 12 (site bounded by Park West Avenue to the west, Park West Road to the south, Park West Industrial Estate to the east and the Dublin to Cork Mainline Railway to the north. The site is also part of the site known as Site 6 within the Park West and Cherry Orchard Local Area Plan 2020).

The development will consist of a total of 70,684sq.m gross floor area (GFA) in 7no. blocks (Blocks A to G) including 750no. residential apartment units comprising 321no. 2 bed units, 284no. 2 bed units and 45no. 3 bed units (totaling 60,869sq.m), non residential floorspace including 1 no. retail unit (1,565sq.m), a creche (100sq.m), a community space (486sq.m) and a café/bar (91sq.m) all totaling 705sq.m and all associated roads, streets, public spaces and services infrastructure. The development is described on a block-by-block basis as follows:

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- Permission is also sought for 1,676no. cycle parking spaces at undercroft (1,276no. spaces) and on-street (400no. spaces) on storage areas and a plan bottle recycling bank, ESU substitution, landscaping of the existing SWS perimeter, and central and western pylons along the northern boundary of the site, plant and public lighting, boundary treatments, surface water drainage infrastructure, public open spaces (c.3.3ha) including hard and soft landscaping and a multi-use games area/ play space and all associated site development and infrastructure works. The remainder of the overall site bounded by Park West Avenue and Park West Road will be the subject of a separate planning application(s) to Dublin City Council.

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Signed: *[Signature]* (Agent)
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