

**Proposed Strategic Housing Development (Park West SHD) at Park West Avenue and Park West Road, Park West, Dublin 12**

**Phasing Management and Delivery Report**

(Response to Item 2 of An Bord Pleanála Opinion dated March 2021)



**Greenseed Ltd.**

December 2021

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## 1. Introduction:

This report has been prepared by Greenseed Limited in response to Item 2 of the An Bord Pleanála Opinion dated March 2021.

The subject opinion stated:

*'A detailed phasing and delivery plan, including timing and delivery of the works on the site, the surrounding area and the overall Site 6 in the LAP. The phasing and masterplan documentation may include permanent solutions for the hotel carpark, justification and/or compliance with any required commercial/ residential mix for the site, phasing and delivery of the infrastructure'.*

Therefore, the objective of this report is to set out the following:

- Phasing and delivery plan for the whole development, including statements and supporting drawings.
- Summary of residential unit numbers and other non-residential uses delivered in each phase, with reference to the Architects schedule of accommodation.
- Timeframes for delivery of each phase showing construction start and completion dates and occupancy and usage dates, with a supporting table.
- Timeframes for delivery of non-residential uses relative to the occupation of the residential blocks.
- Timeframes for delivery of public open space and communal open space relative to the occupation of residential blocks.
- Access arrangements for both construction traffic and future residents throughout the construction stage(s) including access for private cars, pedestrians, cyclists and access to public transport.
- Details of services and facilities are located and how they can be accessed for each phase.
- Details of development plans for LAP Site 6 including the delivery of a school.
- Details of correspondence with the Department of Education (DoE) regarding the proposed school.

This report should be read in conjunction with the Outline Construction Management Plan.

## 2. Development Phasing:

### Overview:

The proposed development will be delivered in four phases, as illustrated in *Figure 1* below.

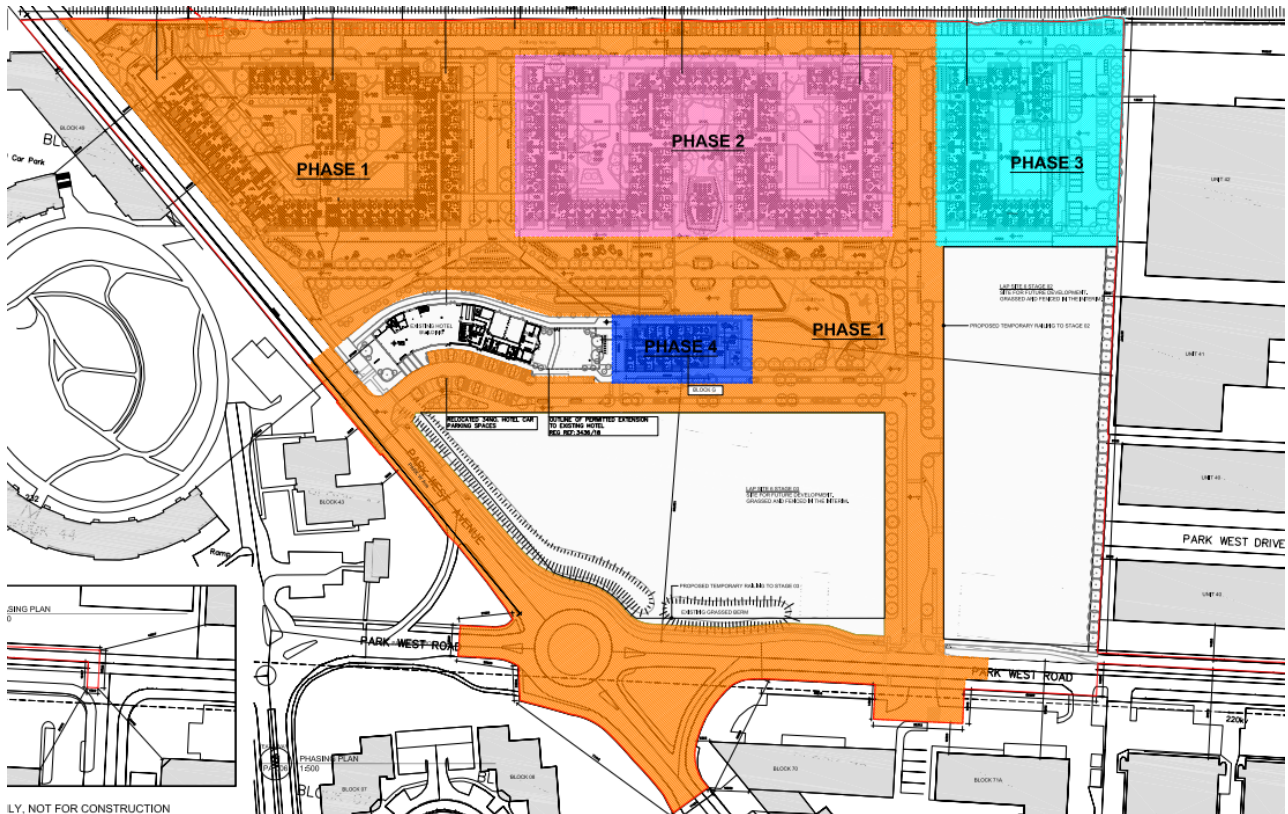


Figure 1 – Site Plan showing all four phases.

See *Appendix A1* of this report for a more detailed site plan.

The total new building areas is 70.744m<sup>2</sup> for the whole of the proposed development.

- Phase 1 includes for 24,619m<sup>2</sup> of the building areas (35%),
- Phase 2 includes 32,417m<sup>2</sup> (46%),
- Phase 3 includes 9,648m<sup>2</sup> (14%); and
- Phase 4 includes 4,060m<sup>2</sup> (6%).

Phase 1 includes the main site infrastructure including two road connections, and most of the external areas including the Linear Park.

The proposed development is in compliance with the use mix identified in the Development Plan and Local Area Plan by providing a predominately residential development with local scale commercial and community uses. The Stage 2 and 3 sites within the wider LAP Site 6 will include additional uses as required by the LAP including a primary school on the Stage 2 site and a mix

of residential and local employment and enterprise uses on the Stage 3 site. Proposals for these developments will comprise separate future applications to Dublin City Council.

The following section of this report provides more details for each Phase.

## 2.1 Phase 1 – Blocks A, B and C, Priority Infrastructure and Linear Park

Phase 1 comprises Blocks A, B and C (253 residential units, 156m<sup>2</sup> of retail space and 84m<sup>2</sup> of amenity space), its below podium carpark and ancillary accommodation, all site infrastructure (excluding the road to the rear of Block F) and external areas including the linear park. This provides for a serviced, safe and accessible development before the occupancy of the first residential unit. This phase also includes for upgrading roads and footpaths at Parkwest Avenue and Park West road to a Taking In Charge standard.

The parking areas for Blocks A, B and C are located below podium level of these buildings and therefore the first phase caters for its parking demands. The roads and footpaths to access these three blocks will be completed before occupancy, to cater for road, cyclist and pedestrian users.

The whole of the linear park will be delivered in this phase thereby providing large outdoor amenities for the first phase of occupants with unobstructed access to and from all modes of public transport.

Block A includes for 156m<sup>2</sup> for retail use, positioned across from the existing Park West and Cherry Orchard Railway Station which allows for good road frontage and convenience for pedestrians travelling to and from the proposed development. A further retail unit is located offsite beside the train station on the west side of Park West Avenue. Furthermore, there are retail units already in operation at Park West Plaza which will be easily accessible following the completion of Phase 1.

Building B includes 84m<sup>2</sup> of indoor amenity space. This can also be used for community uses.

The creche at Park West Plaza will also be accessible for childcare demands and needs. Also, leisure facilities are also in place at Park West Plaza.

See [Appendix A2](#) for an area plan showing off site facilities. There are no restrictions for the Phase 1 occupants to access these facilities and the pedestrian crossings at Park West Avenue and Park West Road will be completed in this first phase.

See [Figure 2](#) for an illustration of the areas which will be completed under Phase 1.

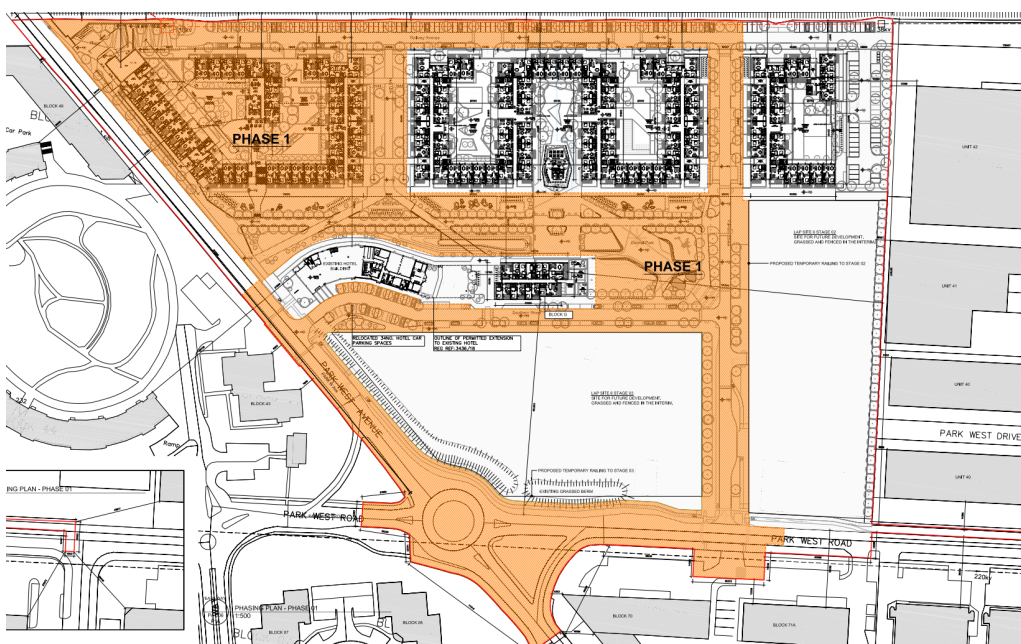


Figure 2 – Site Plan showing Phase 1 Areas

See [Appendix A3](#) of this report for a more detailed site plan.

Refer to [Appendix B](#) for a summary of the unit numbers and areas included for under Phase 1. This is based on the Architects schedule of accommodation.

Phase 1 will commence in Month 1 and will be delivered in Month 30 of the development programme.

The working areas for Phase 2, 3 and 4 will be hoarded off until the relevant phases are completed and handed over. Refer to [Appendix A4](#) for a site plan and refer to the Outline Construction Management Plan for details.



## 2.2 Phase 2 – Blocks D and E

Phase 2 comprises Blocks D and E (located at the centre of the site providing for 358 residential units and 395m<sup>2</sup> of amenity space) including its below podium carpark and ancillary accommodation, and immediate external works. The external areas including the linear park will have already been completed during Phase 1.

395m<sup>2</sup> of amenity space will be provided within Block D. This can also be used for community uses. The retail and childcare facilities will be the same as Phase 1 with existing offsite facilities being easily accessible.

The parking areas for Blocks D and E are located below podium level of these buildings and therefore the phase caters for all of its parking demands. The roads and footpaths to access these three blocks will be completed before occupancy, to cater for road, cyclist, and pedestrian users.

See [Figure 3](#) for an illustration of the areas which will be completed under Phase 2. This area is in addition to the areas completed under Phase 1.

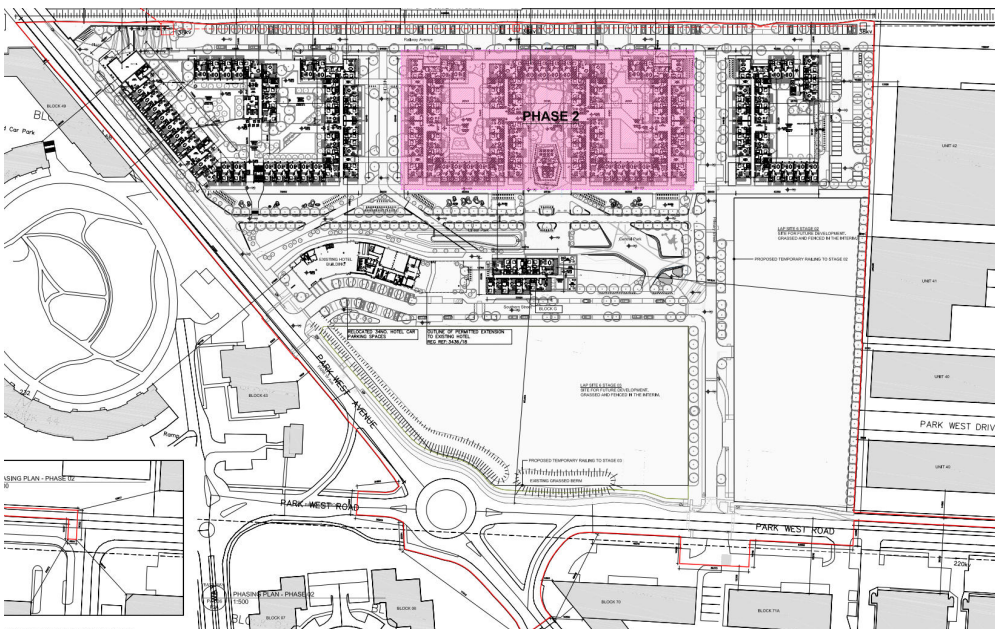


Figure 3 – Site Plan showing Phase 2 Areas

See [Appendix A5](#) of this report for a more detailed site plan.

Refer to [Appendix B](#) for a summary of the unit numbers and areas included for under Phase 2.

Phase 2 will commence in Month 6 and will be delivered in Month 48 of the development programme.

As Phase 2 works will be carried out during the occupancy of Phase 1 buildings and external areas, the work area will be safely cordoned off to the occupants and public. Construction traffic will be restricted to one road crossing as shown in [Appendix A6](#). Refer to the Outline Construction Management Plan for details.

## 2.3 Phase 3 – Block F

Phase 3 comprises Block F (located at the northeast of the site (99 residential units, 75 of which are intended to form the Part V agreement with DCC) including its below podium carpark and ancillary accommodation, extension of Railway Avenue and immediate external works. The external areas including the linear park will have already of been completed during Phase 1.

The retail and childcare facilities will be the same as Phase 1 and 2 with existing offsite facilities being easily accessible, in addition to the retail unit provided in Block A (Phase 1).

The parking area for Block F is located below podium level of its building and therefore the phase caters for all of its parking demands. The roads and footpaths to access this block will be completed before occupancy, to cater for road, cyclist and pedestrian users.

See [Figure 4](#) for an illustration of the area which will be completed under Phase 3. This area is in addition to Phases 1 and 2 areas.

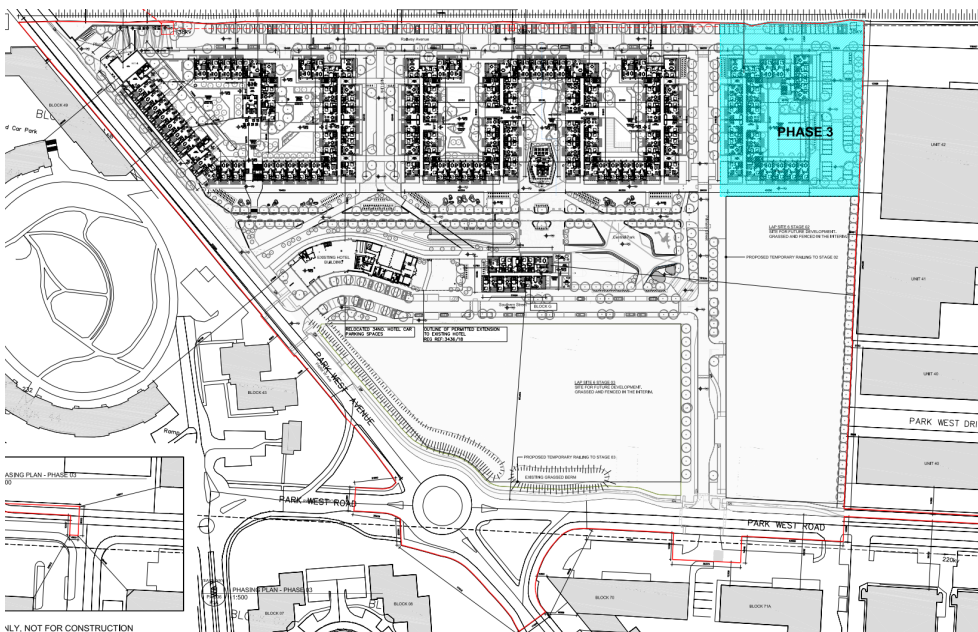


Figure 4 – Site Plan showing Phase 3 Area

See [Appendix A7](#) of this report for a more detailed site plan.

Refer to [Appendix B](#) for a summary of the unit numbers and areas included for under Phase 3.

Phase 3 will commence in Month 31 and be delivered in Month 60 of the development programme.

As Phase 3 works will be carried out during the occupancy of Phase 1 and 2 building and external areas, the work area will be safely cordoned off to the occupants and public. Construction traffic will be restricted to the area behind the hoarded fence as shown in [Appendix A8](#). Refer to the Outline Construction Management Plan for further details.

## 2.4 Phase 4 – Block G

Phase 4 is the final phase and includes for 48 residential units, 91m<sup>2</sup> of retail space, 48m<sup>2</sup> of community space and a 410m<sup>2</sup> creche. The scope includes for external works in the immediate vicinity of the block and interface works with the existing hotel area.

The existing offsite retail and childcare facilities (see Appendix B) will be added to with the provision of a further 91m<sup>2</sup> of café/bar and 410m<sup>2</sup> of childcare space. The onsite community space will also be provided in this phase. The parking for this block is located in the immediate surrounding surface parking areas and certain spaces are allocated below podium level of Blocks A and B. The roads and footpaths to access this will be completed before occupancy, to cater for road, cyclist and pedestrian users.

See **Figure 5** for an illustration of the area which will be completed during this final phase. This area is in addition to Phases 1, 2 and 3 areas.

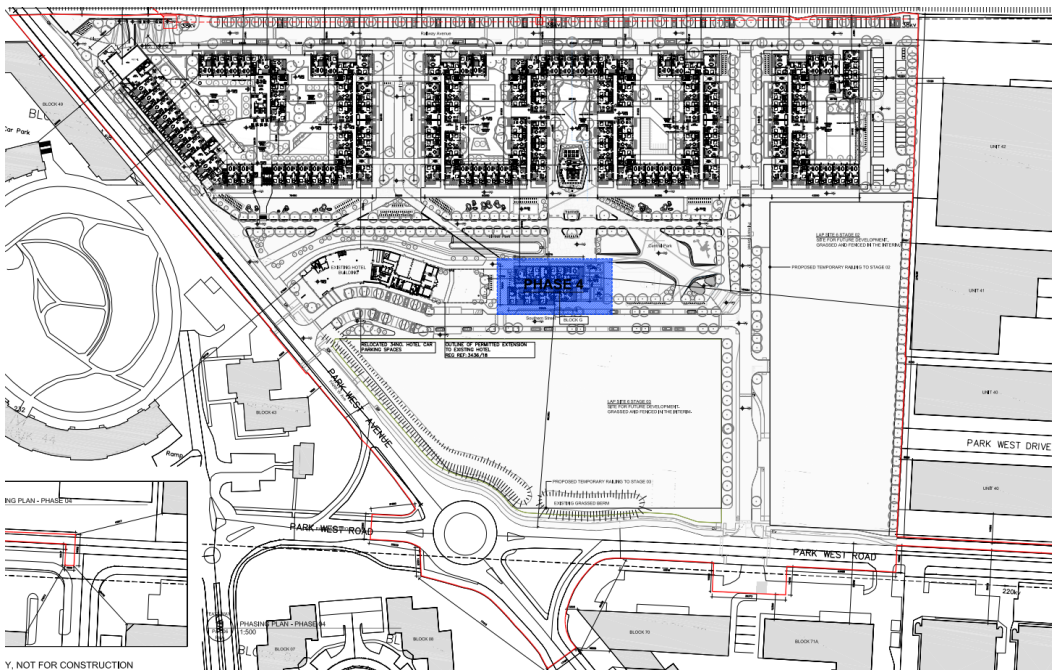


Figure 5– Site Plan showing Phase 4 Area

See **Appendix A9** of this report for a more detailed site plan.

Refer to **Appendix B** for a summary of the unit numbers and areas included for under Phase 4.

Phase 4 will commence in Month 43 and be delivered in Month 66 of the development programme.

As Phase 4 works will be carried out during the occupancy of Phase 1, 2 and 3 buildings and external areas, the work area will be safely cordoned off to the hotel occupants, residential occupants and public. Construction traffic will be restricted to one road crossing as shown in **Appendix A10**. Refer to the Outline Construction Management Plan for further details.

### 3. Development Programme

The proposed development will be delivered in four phases, over a period of circa. 66 months as detailed in **Appendix C** and summarised below:

Ref:	Description:	Commencement	Completion
1	Phase 1 comprising Blocks A, B, C, priority infrastructure, linear park, etc. as shown in Figure 1	Month 1	Month 30
2	Phase 2 comprising Blocks D and E, associated infrastructure, etc. as shown in Figure 2	Month 6	Month 48
3	Phase 3 comprising Block F, associated infrastructure, etc. as shown in Figure 3	Month 31	Month 60
4	Phase 4 comprising Block G, associated infrastructure, etc. as shown in Figure 4	Month 43	Month 66
5	Overall Development	Month 1	Month 66

Figure 6: Programme Milestone Dates

The various uses and their delivery timeframes within the development programme are set out below:

Description:	Resi.(No. of Units)		Non-Residential (M2)				
	Nett:	Cum:	Retail	Amenity	Community	Creche	Plant/Ancillary
Phase 1	253	253	156	84	Shared with Amenity Space	Off site at Park West Plaza	514
Phase 2	358	611		395	Shared with Amenity Space	Off site at Park West Plaza	496
Phase 3	99	710			Shared with Amenity Space	Off site at Park West Plaza	221
Phase 4	40	750	91		48	410	96
Total		750	247	479	48	410	1327

Figure 7: Phase Uses and Delivery Plan

As explained in this report, the existing retail, childcare and leisure facilities located within walking distance of the development will be utilised during and after the whole of the development.



#### 4. LAP Site 6 including School

Greenseed intend to further pursue a separate planning application for the development of the remainder of LAP Site 6.

A school is planned for the Phase 2 site as indicated in **Figure 8**. Early discussions have been held with the Department of Education for this proposed development. Please see appendix D for the copy of correspondence with the Department of Education (DoE)

A mix of residential and commercial uses are planned for the Phase 3 site, as also indicated below.



Figure 8 – LAP Site 6 showing Phase 2 and 3

The planned Phase 3 site is illustrated in more detail below, in line with the LAP. The transport infrastructure for the site will have already been carried out under Phase 1 of the current planning application, for Phase 1 of LAP Site 6.

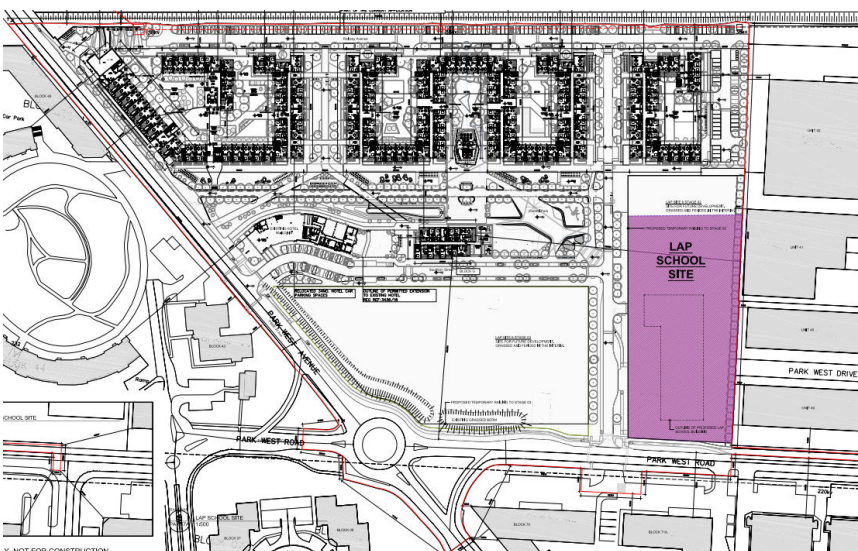


Figure 9 – LAP Site 6 showing the position for the School site

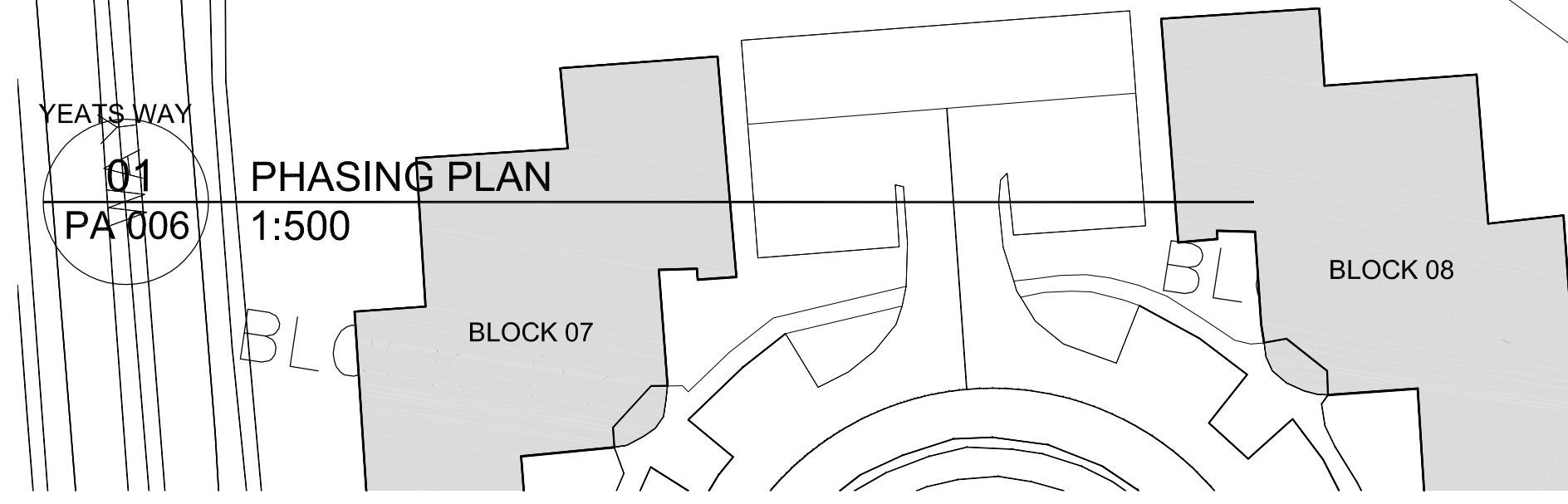
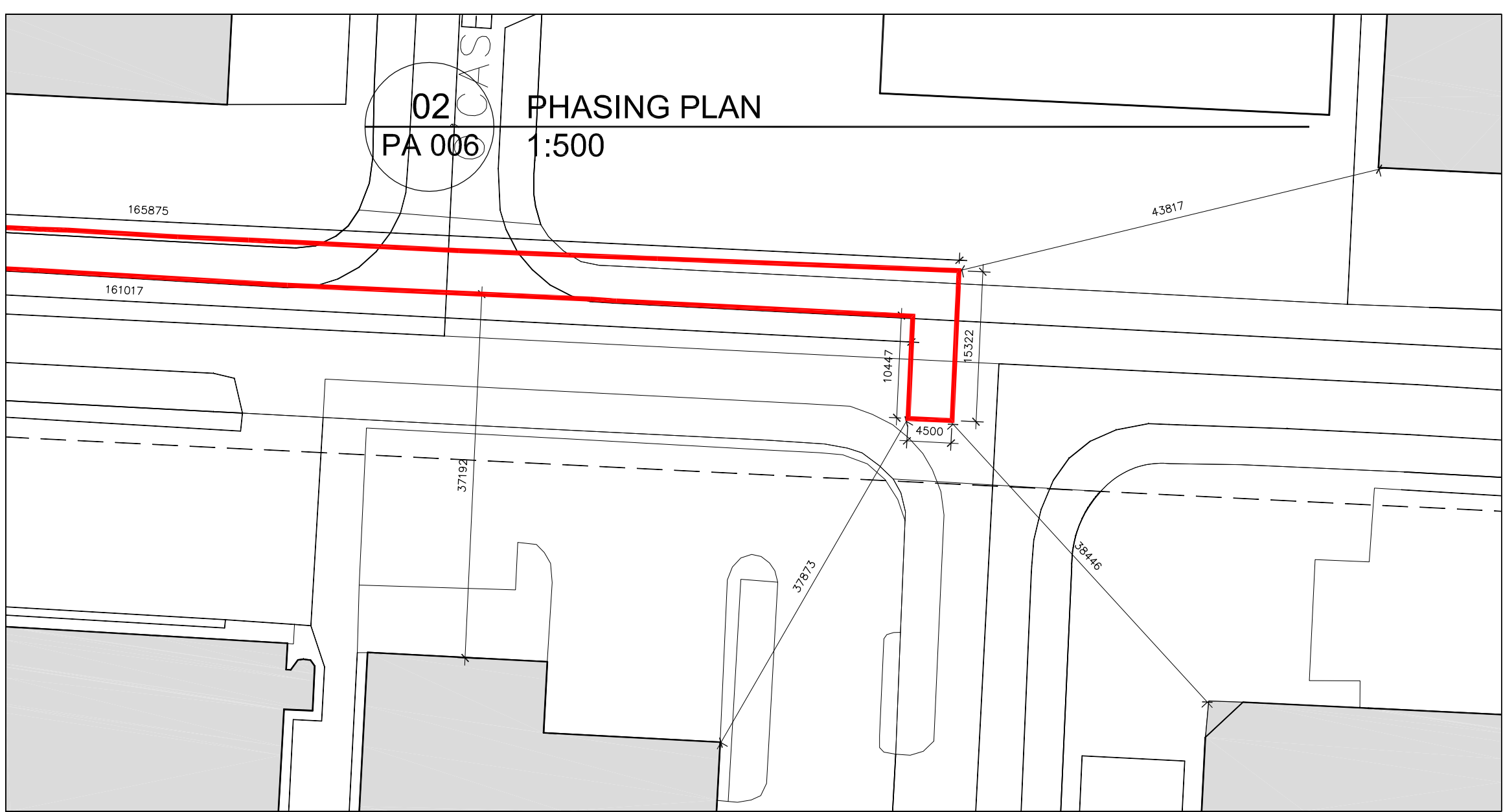
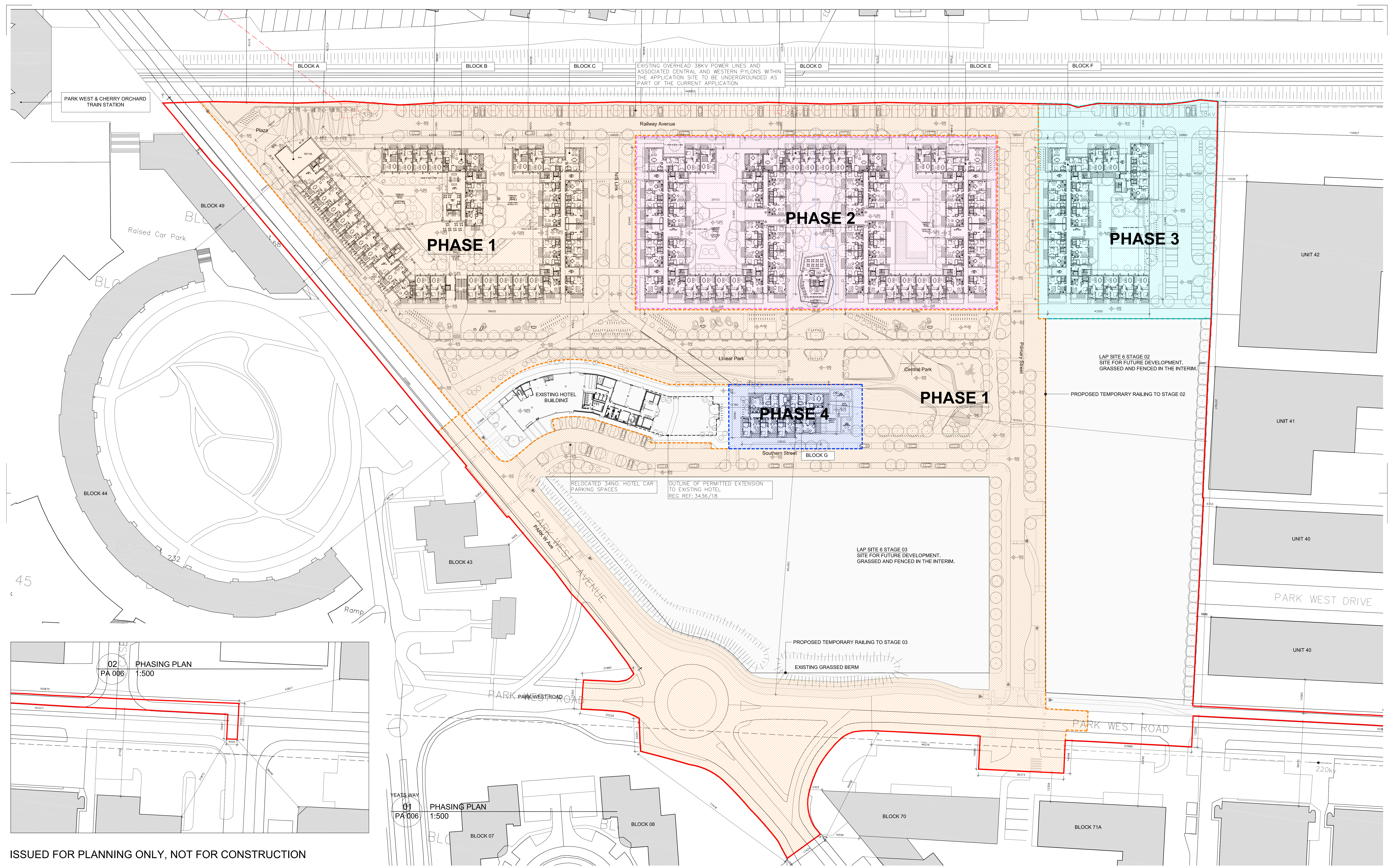
See **Appendix D** of this report for a more detailed site plans for Figures 8 and 9.



# **APPENDIX A1**

Site Plan showing all Phases





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**NOTES:**  
 Do not scale from this drawing.  
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 Refer to engineers drawings for structural details.  
 All dimensions sized to blockwork.

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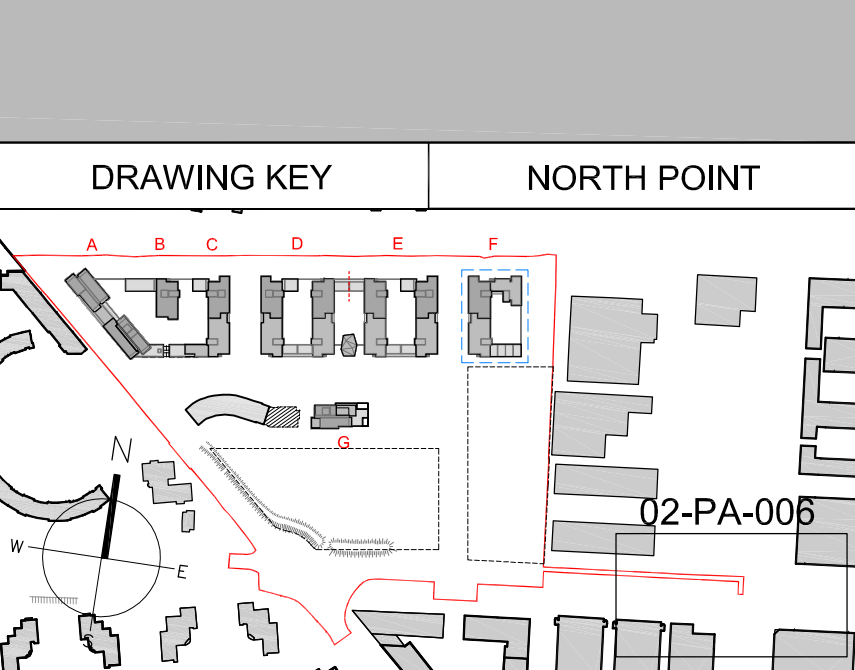
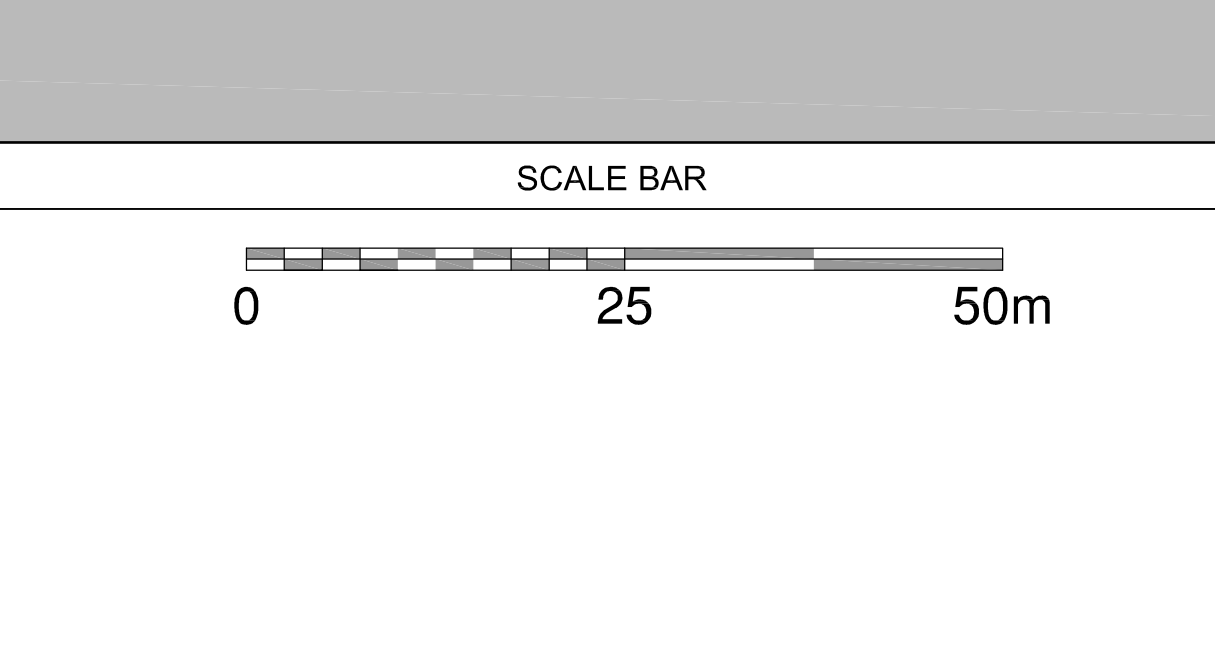
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XREF'S  
 CAD REF.

**DRAWING KEY**

— Delineates Site Boundary  
 COLOUR CODE AREAS

- Phase 1
- Phase 2
- Phase 3
- Phase 4



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Project Park West SHD at Park West Avenue and Park West Road, Park West, Dublin 12	
Title	PHASING PLAN
Client	Greenseed Ltd.
Dwg. No.	PA-006
Job No.	18006

Rev. No.	Scale	Date	Dm. By	Chkd. By	Issue
	1:500 @ A0	24/10/2019	Adam Brzostek	Jennifer Lynch	PLANNING



# **APPENDIX A2**

Area Map Showing Offsite Facilities for Retail,  
Childcare and Leisure



# Surrounding area

Office Industrial & Logistics Retail Leisure Residential Childcare

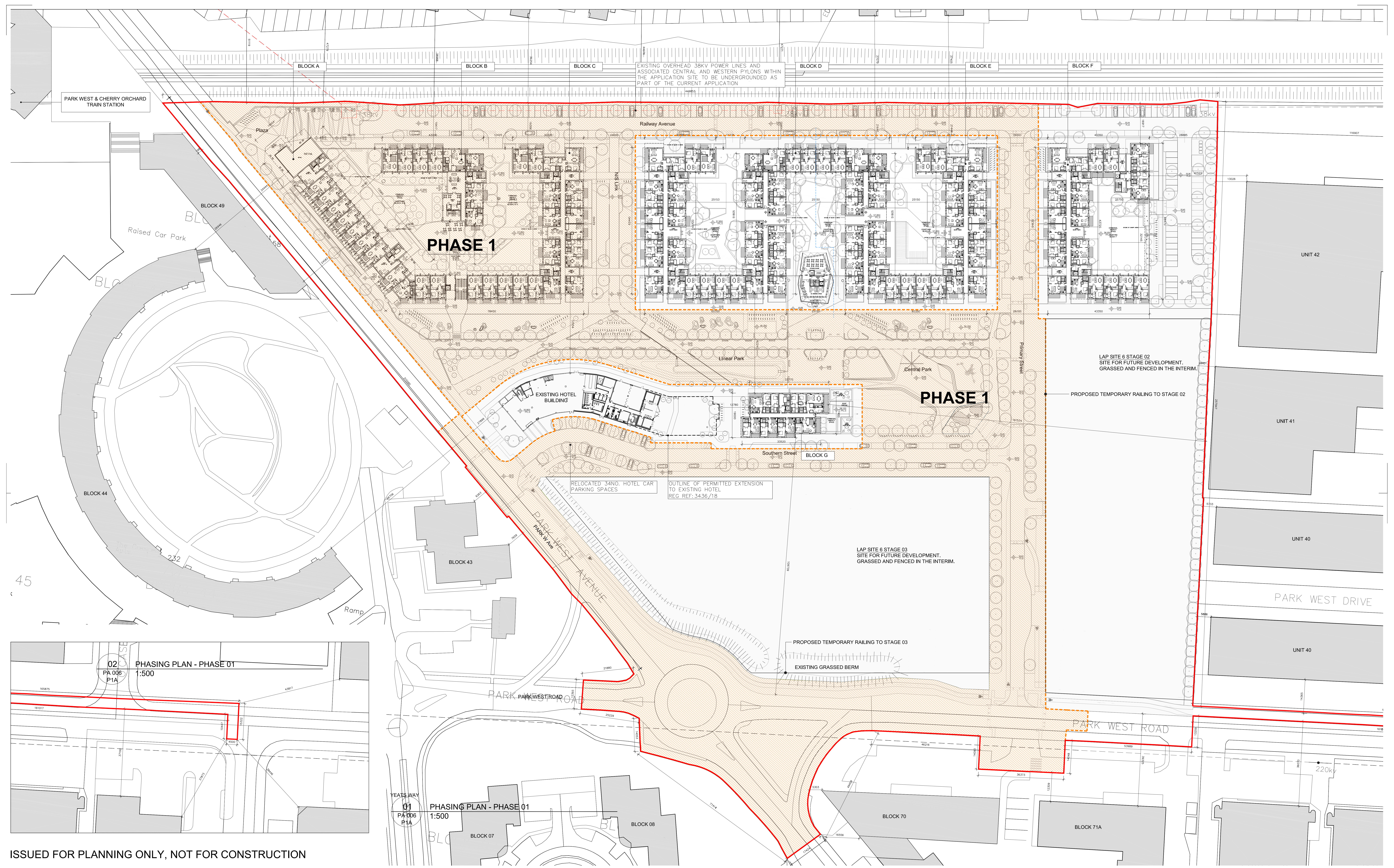




# **APPENDIX A3**

Site Plan Showing Phase 1 Completed Areas





EXISTING OVERHEAD 38kV POWER LINES AND ASSOCIATED CENTRAL AND WESTERN PYLONS WITHIN THE APPLICATION SITE TO BE UNDERGROUNDED AS PART OF THE CURRENT APPLICATION

**PHASE 1**

**PHASE 1**

LAP SITE 6 STAGE 02  
SITE FOR FUTURE DEVELOPMENT.  
GRASSED AND FENCED IN THE INTERIM.

LAP SITE 6 STAGE 03  
SITE FOR FUTURE DEVELOPMENT.  
GRASSED AND FENCED IN THE INTERIM.

RELOCATED 340. HOTEL CAR PARKING SPACES  
OUTLINE OF PERMITTED EXTENSION TO EXISTING HOTEL  
REG REF. 34.36/18

PROPOSED TEMPORARY RAILING TO STAGE 02

PROPOSED TEMPORARY RAILING TO STAGE 03

EXISTING GRASSED BERM

02 PHASING PLAN - PHASE 01  
PA 006 P1A 1:500

01 PHASING PLAN - PHASE 01  
PA 006 P1A 1:500

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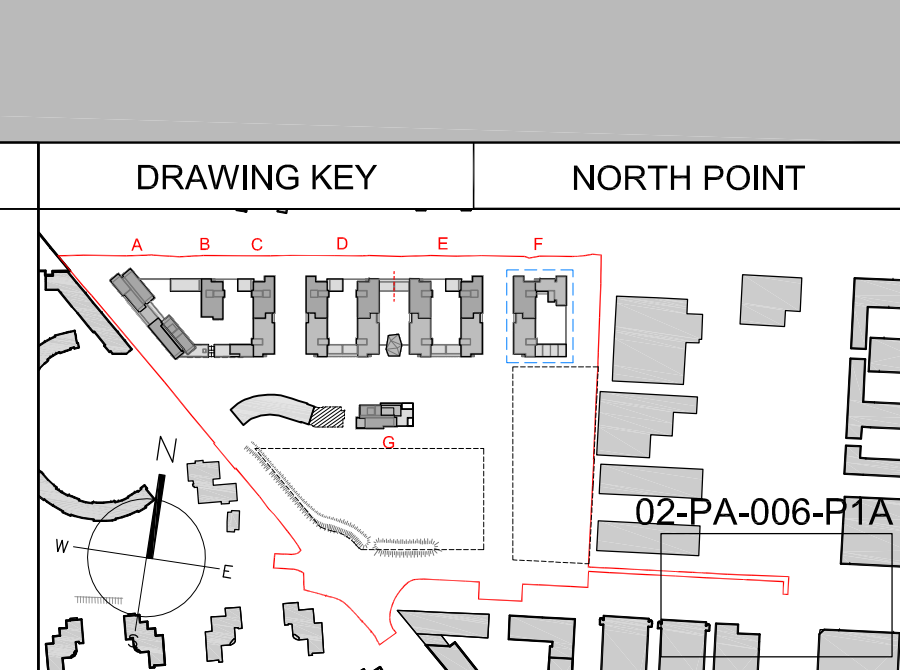
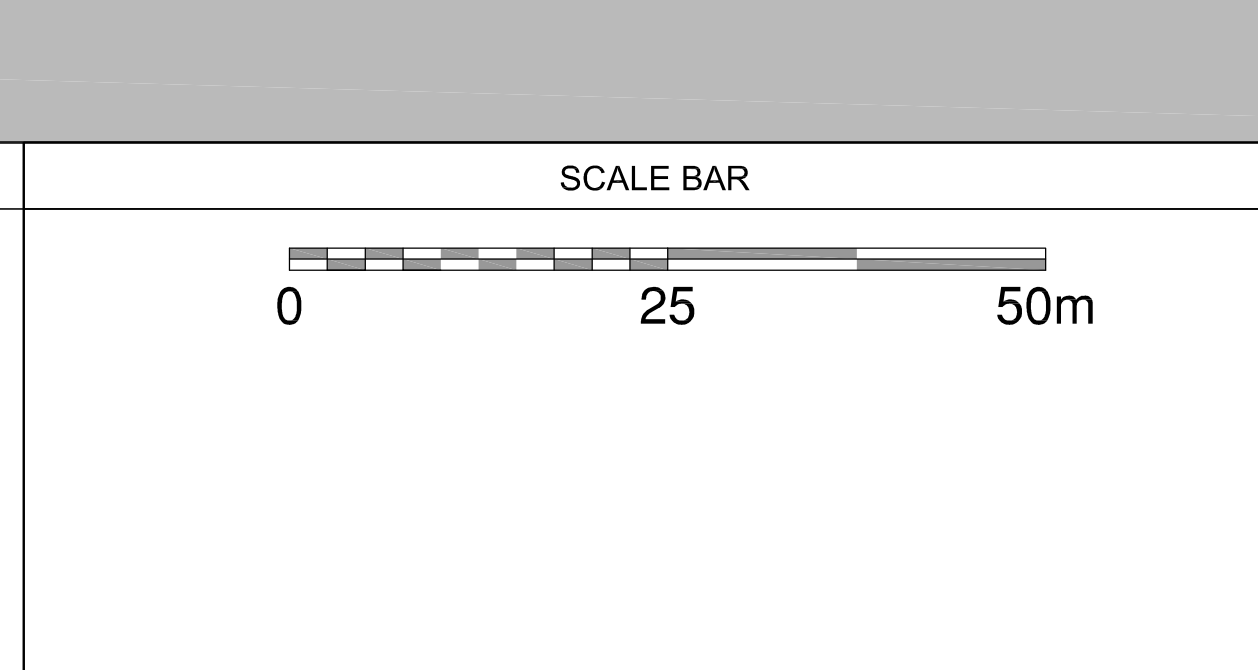
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XREF'S  
CAD REF.

DRAWING KEY	
	Delineates Site Boundary
	Phase 1



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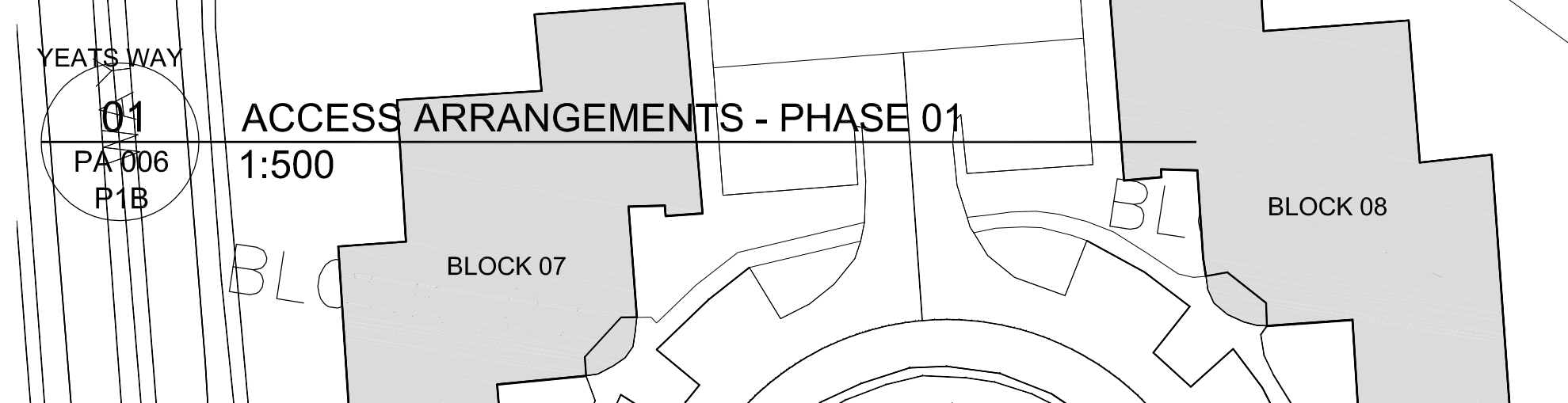
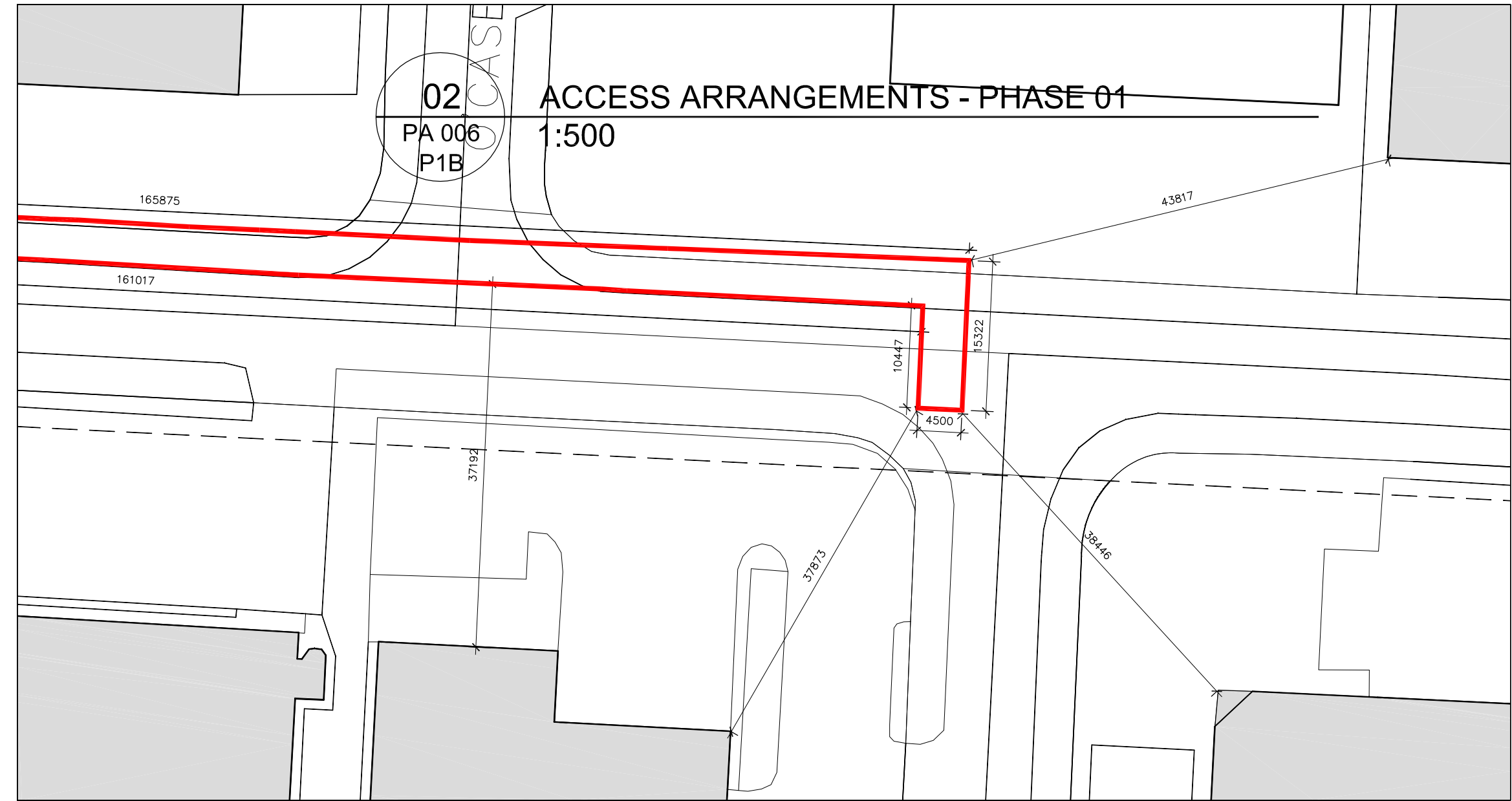
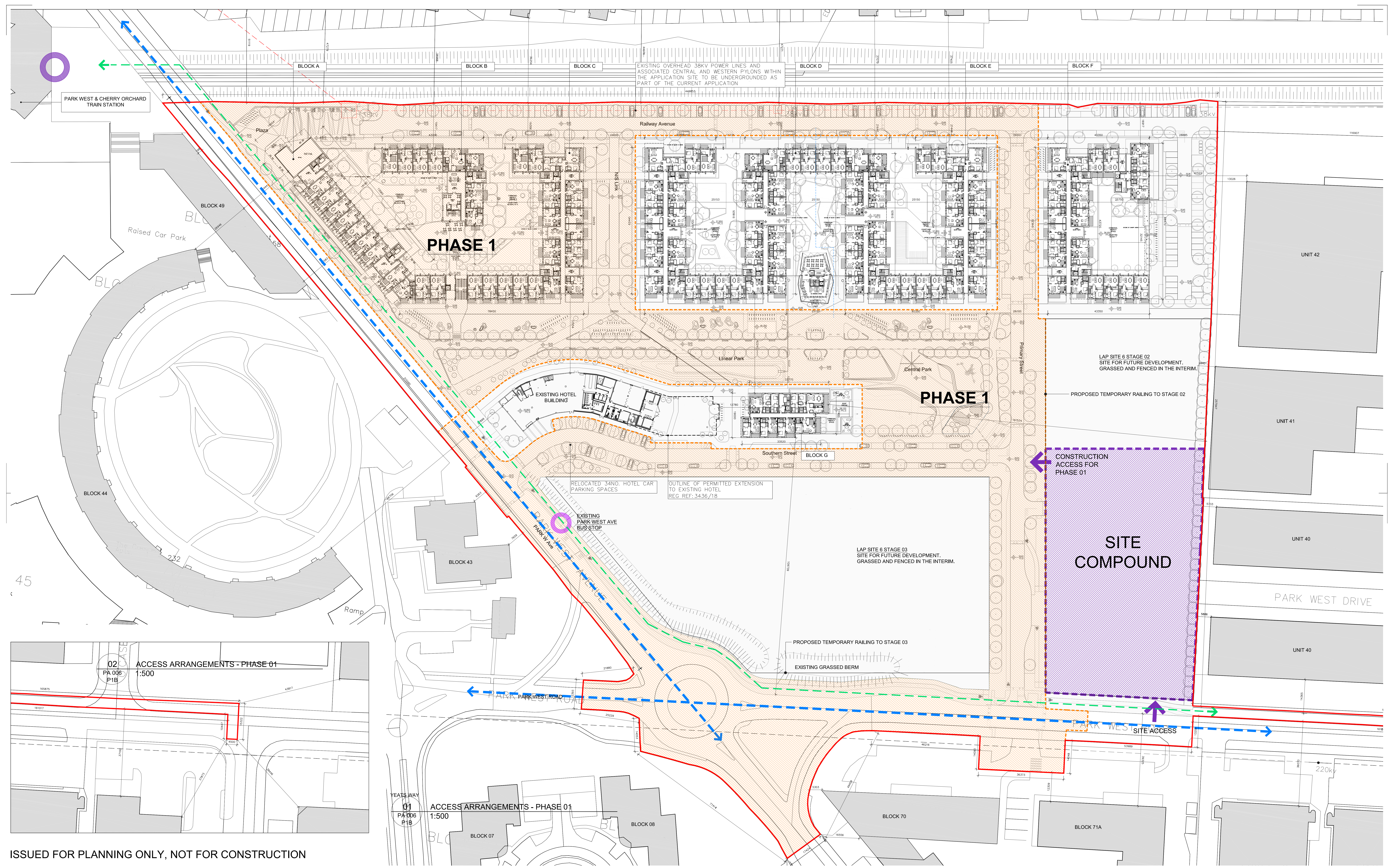
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Title	PHASING PLAN PHASE 01
Client	Greenseed Ltd.
Dwg. No.	PA-006-P1A
Job No.	18006



# APPENDIX A4

Site Plan Showing Phase 1 access and  
egress routes





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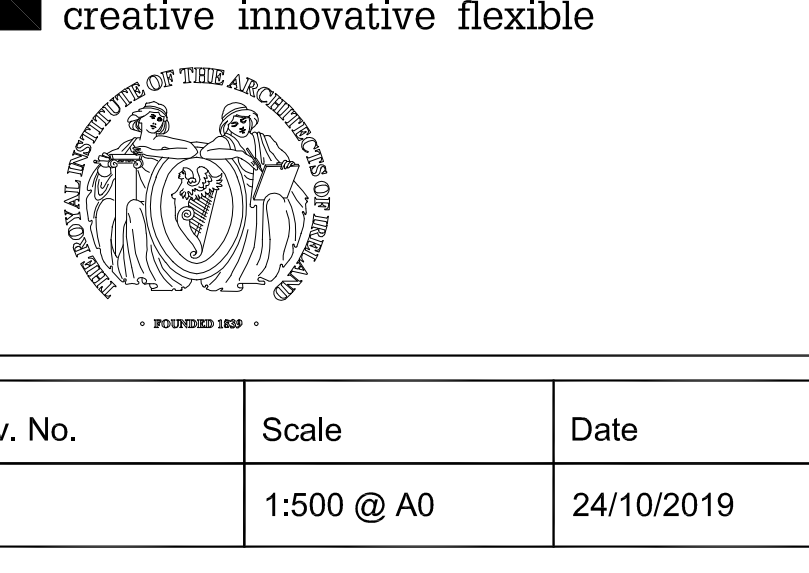
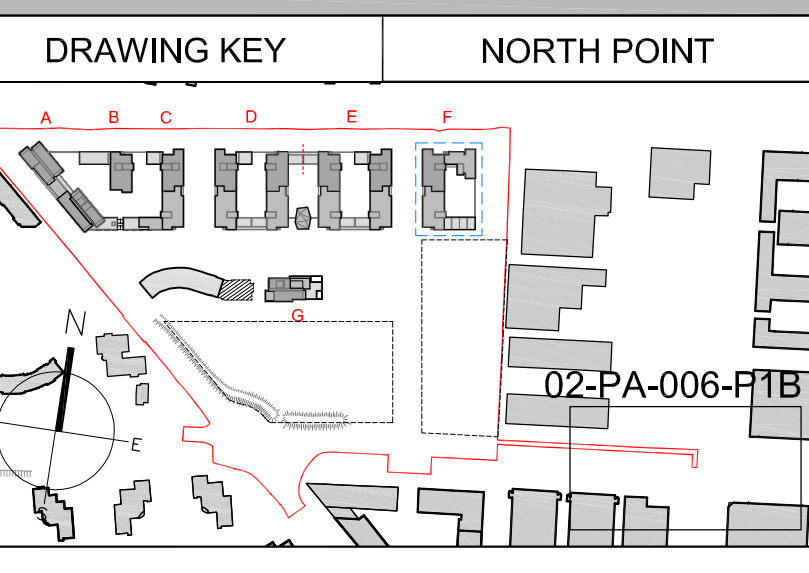
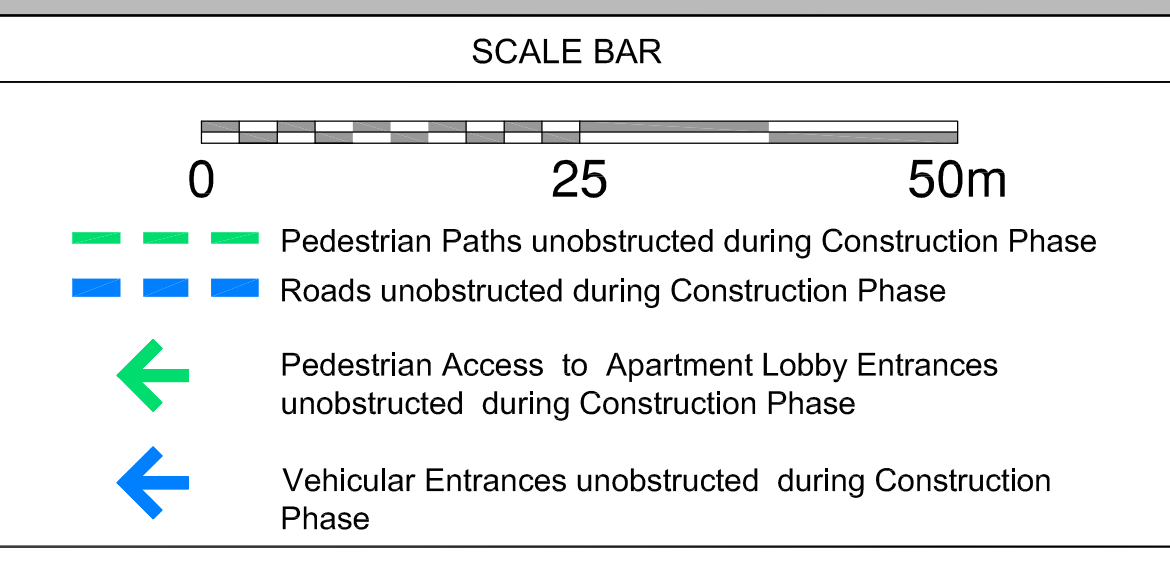
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XREF'S  
 CAD REF.

**DRAWING KEY**

- Delineates Site Boundary
- Phase 1
- Site Compound
- Control Construction Road
- ← Construction traffic access
- Existing Public Transport Stops



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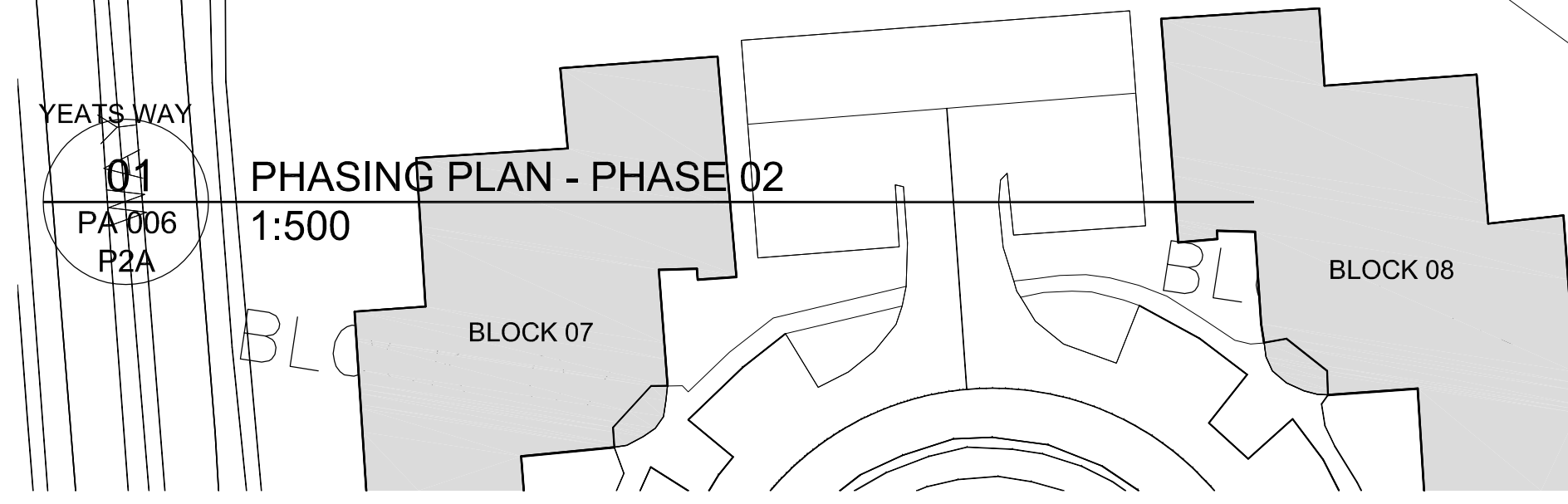
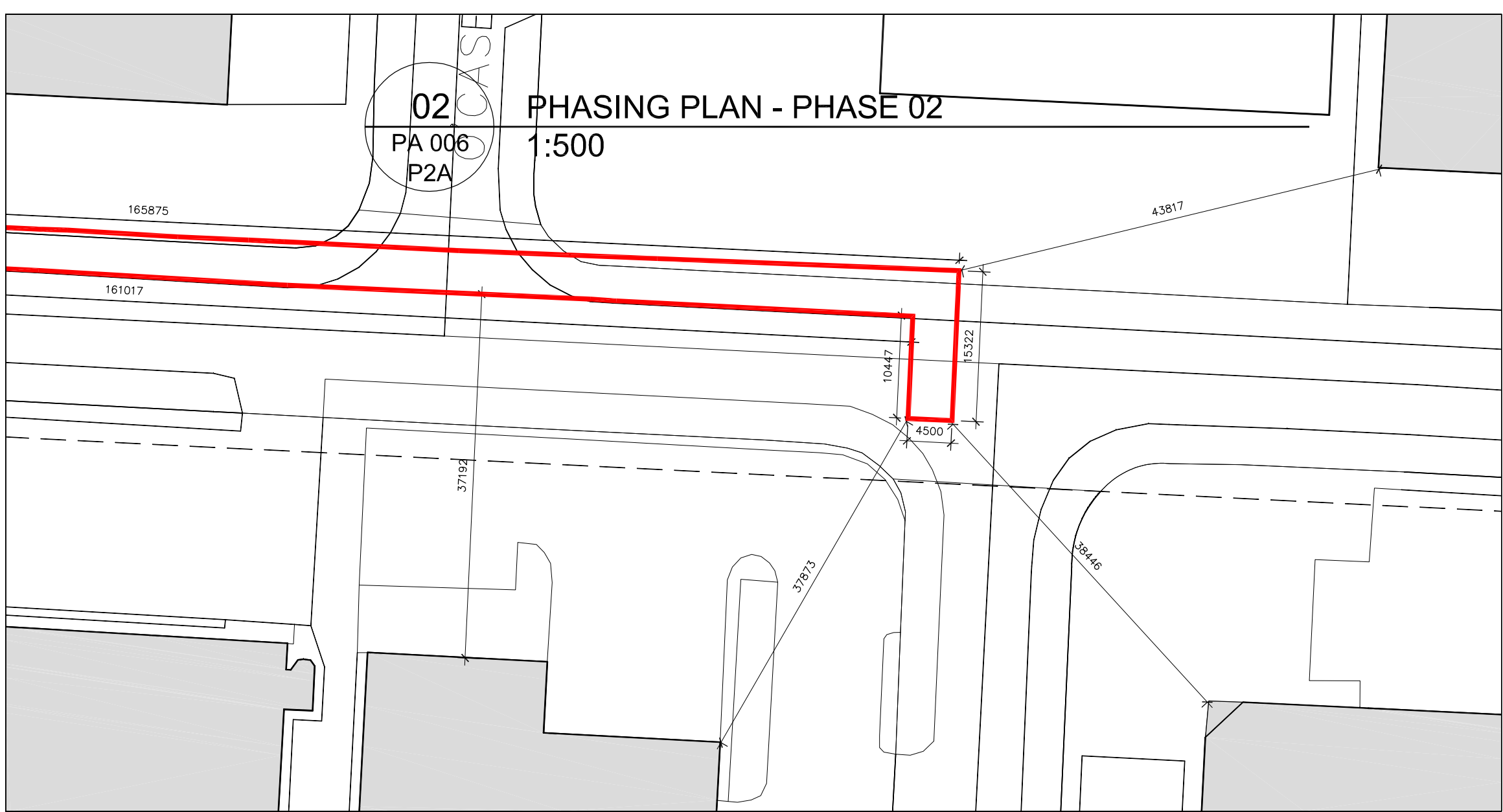
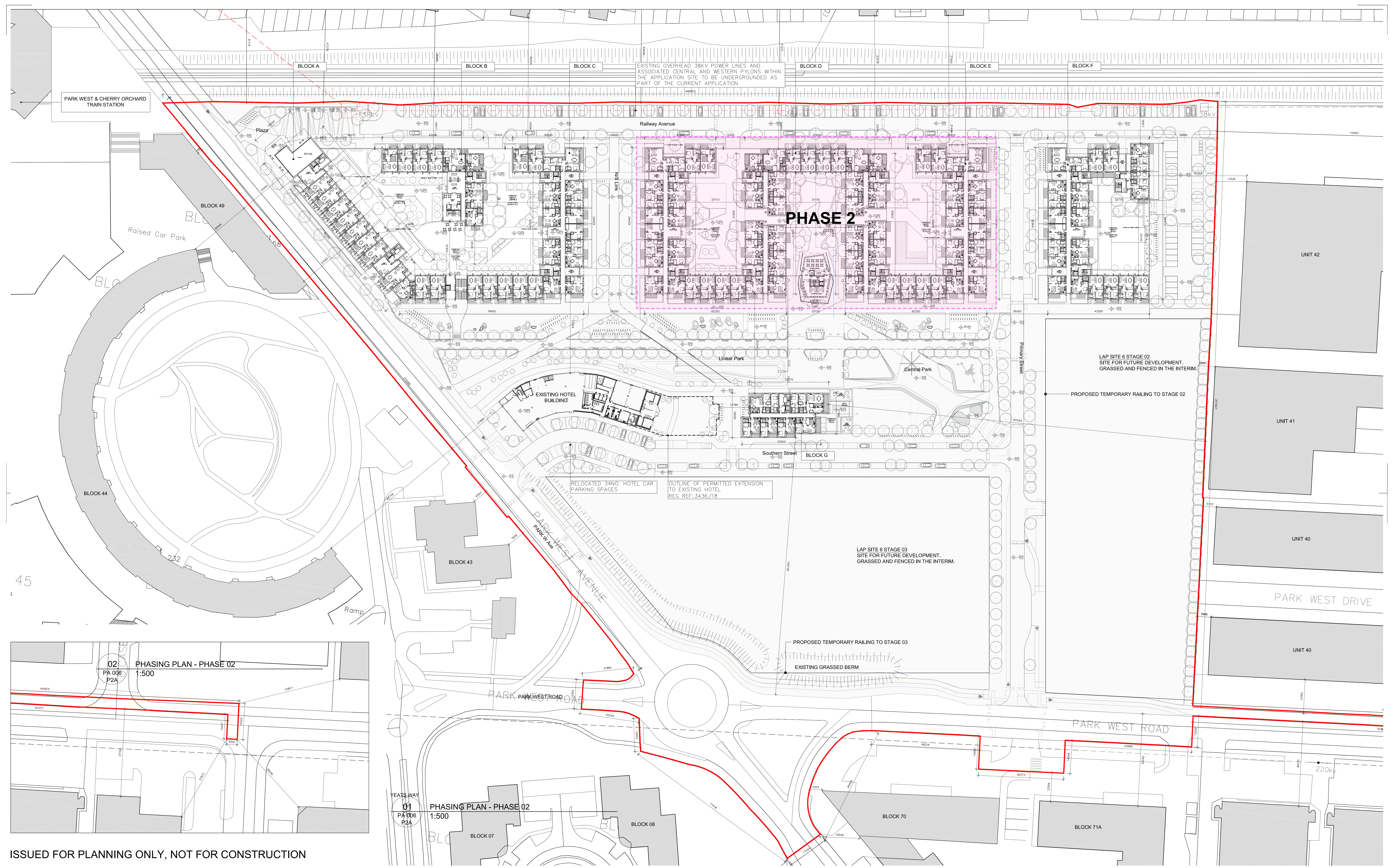
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Title	ACCESS ARRANGEMENTS PHASE 01
Client	Greenseed Ltd.
Dwg. No.	PA-006-P1B
Job No.	18006



# **APPENDIX A5**

Site Plan Showing Phase 2 Completed Areas





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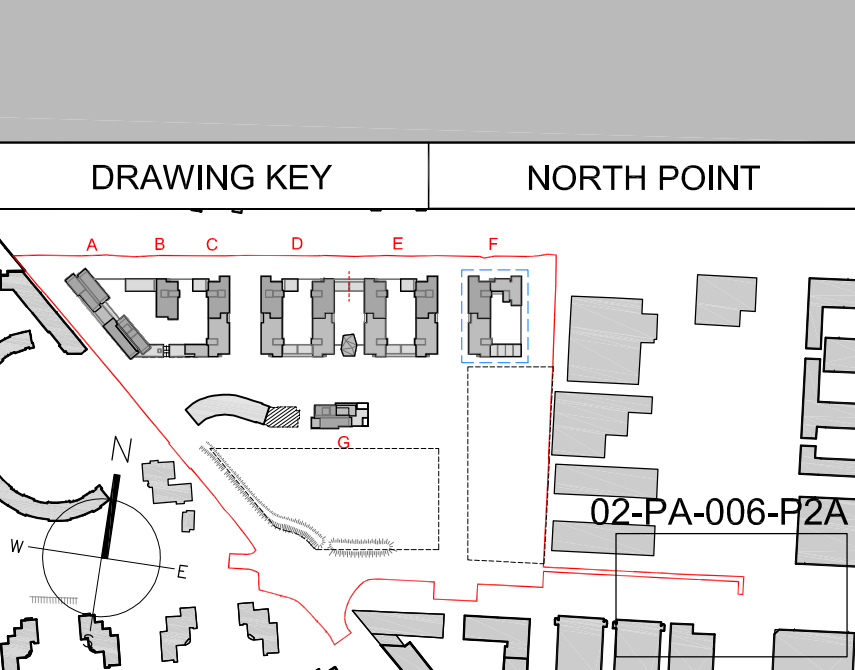
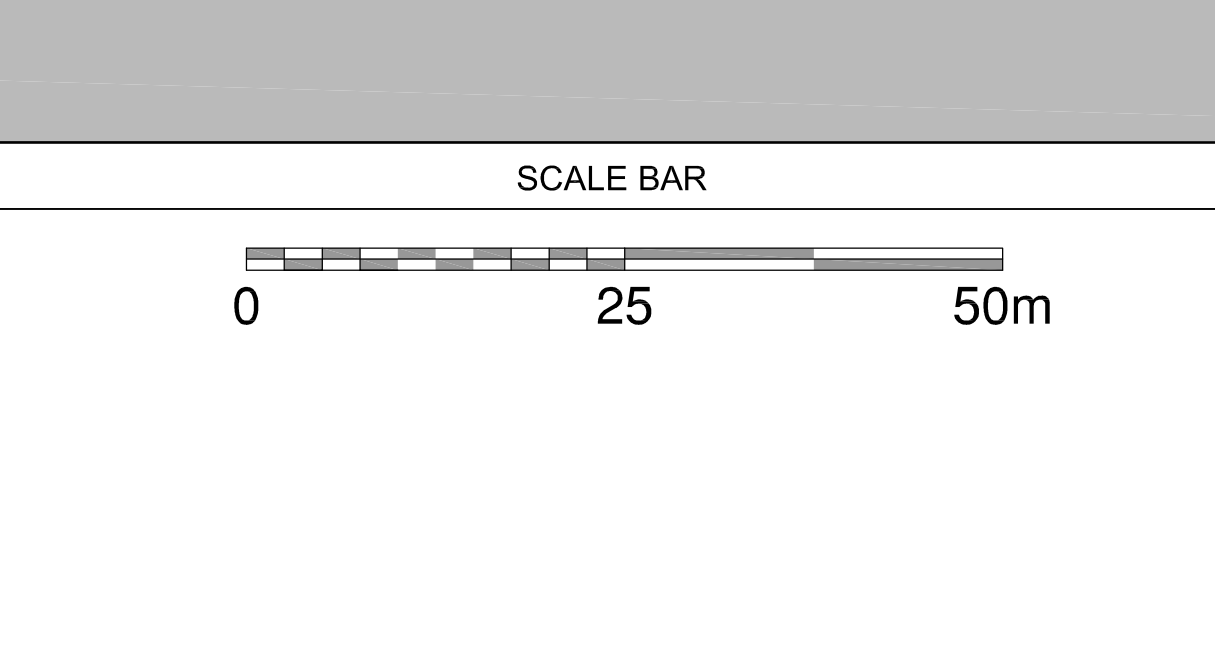
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XREF'S  
CAD REF.

DRAWING KEY

- Delineates Site Boundary
- Phase 2



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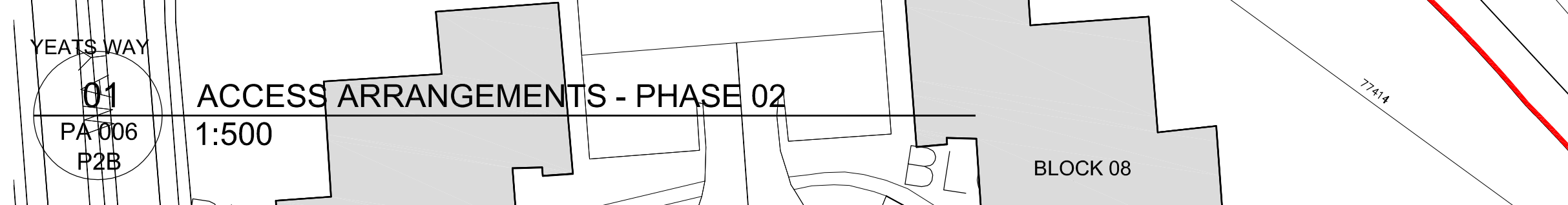
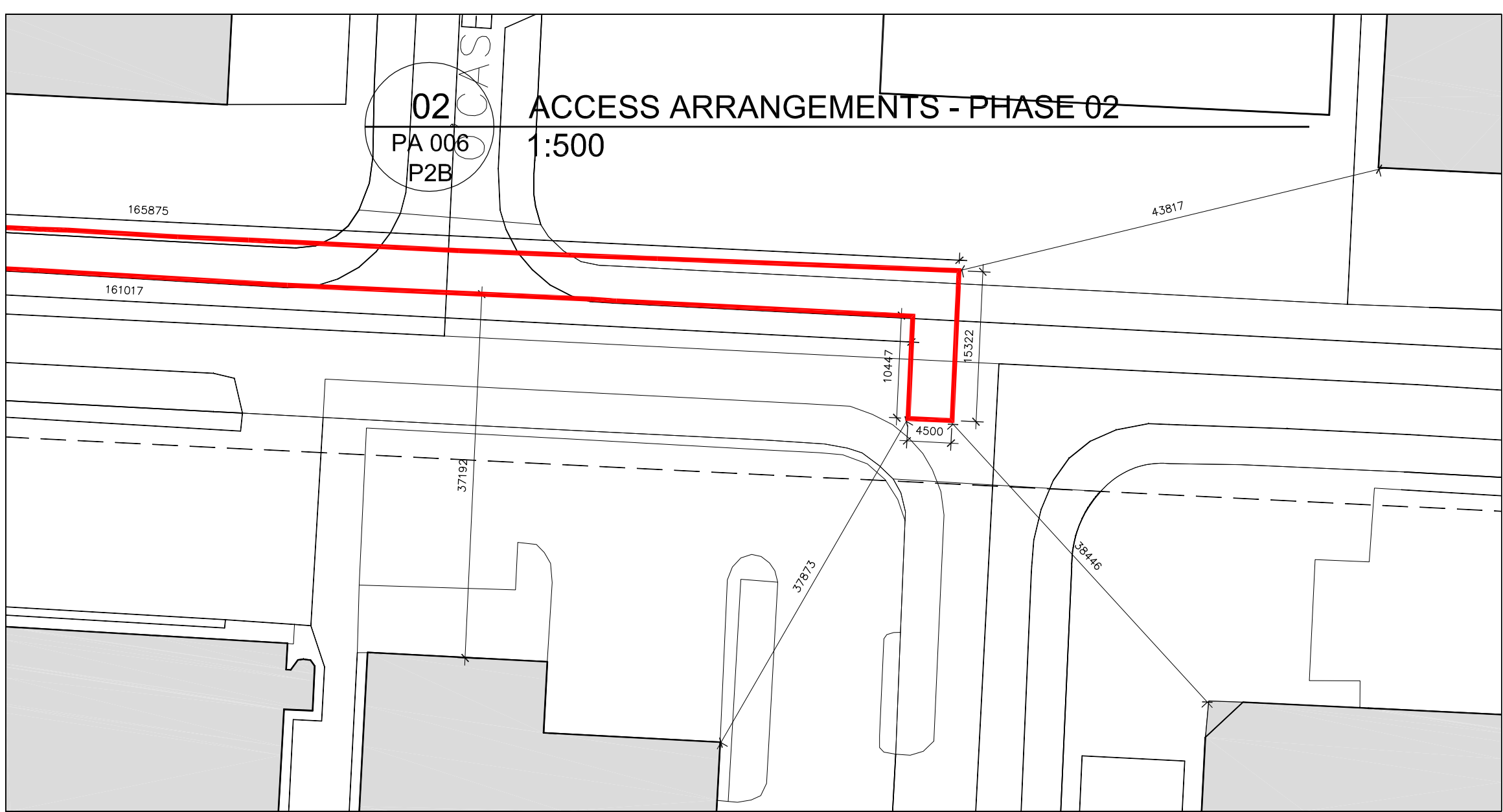
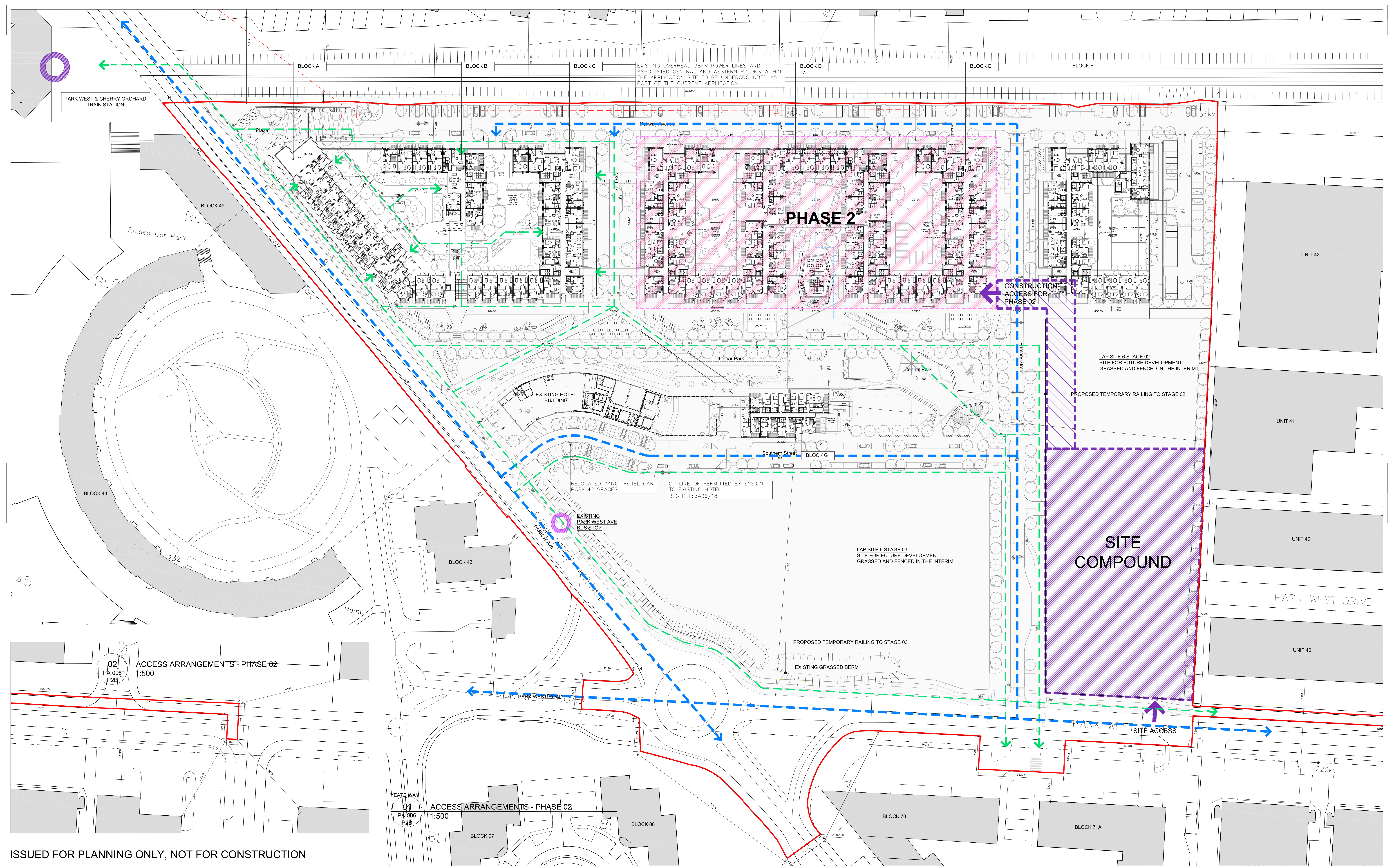
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Title	PHASING PLAN PHASE 02
Client	Greenseed Ltd.
Dwg. No.	PA-006-P2A
Job No.	18006



# APPENDIX A6

Site Plan Showing Phase 2 access and egress routes





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**NOTES:**  
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 All dimensions sized to blockwork.

ORDNANCE SURVEY IRELAND LICENCE NO. AR0050521  
 DERIVED FROM OS DIGITAL MAPS NO.  
 3326-05, 3261-25, 3261-20, 3261-15, 3327-01, 3262-21, 3262-16, 3262-11,  
 3274-02, 3269-22, 3269-17, 3269-23, 3327-03, 3262-13, 3262-18, 3262-12

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CS CONSULTING GROUP ENGINEERS & MURRAY & ASSOCIATES LANDSCAPE ARCHITECTS' DRAWINGS & SPECIFICATIONS.

XREF'S  
 CAD REF.

DRAWING KEY	SCALE BAR	DRAWING KEY	NORTH POINT
Delineates Site Boundary		Pedestrian Paths unobstructed during Construction Phase	
Phase 2		Roads unobstructed during Construction Phase	
Site Compound		Pedestrian Access to Apartment Lobby Entrances unobstructed during Construction Phase	
Control Construction Road		Vehicular Entrances unobstructed during Construction Phase	
Construction traffic access			
Existing Public Transport Stops			

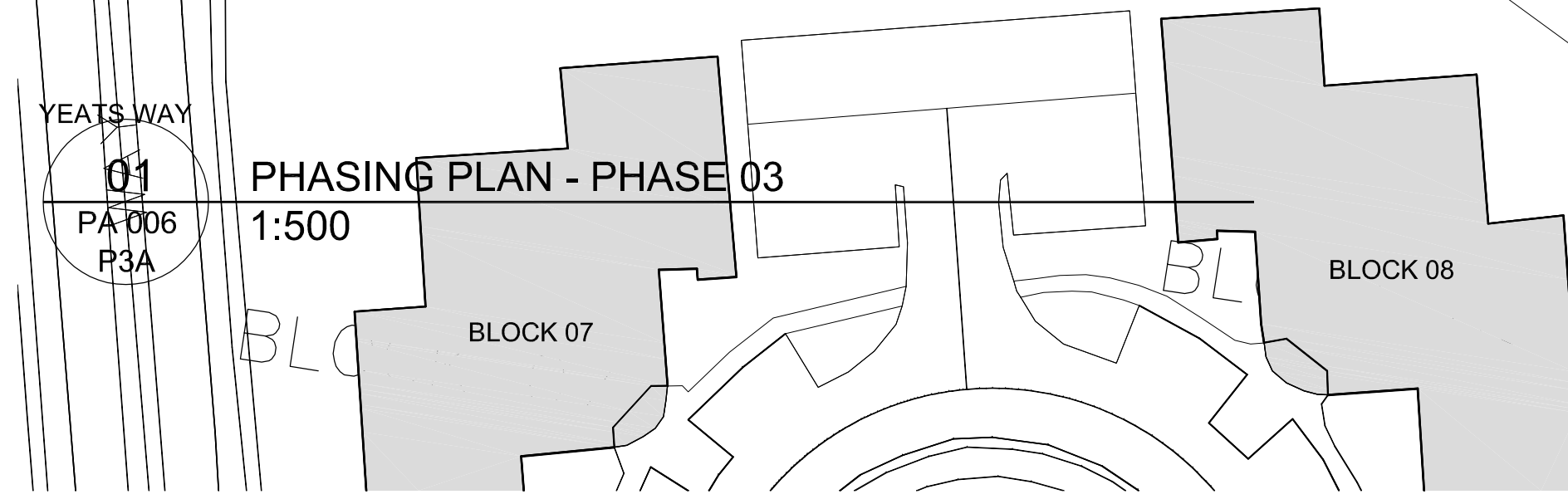
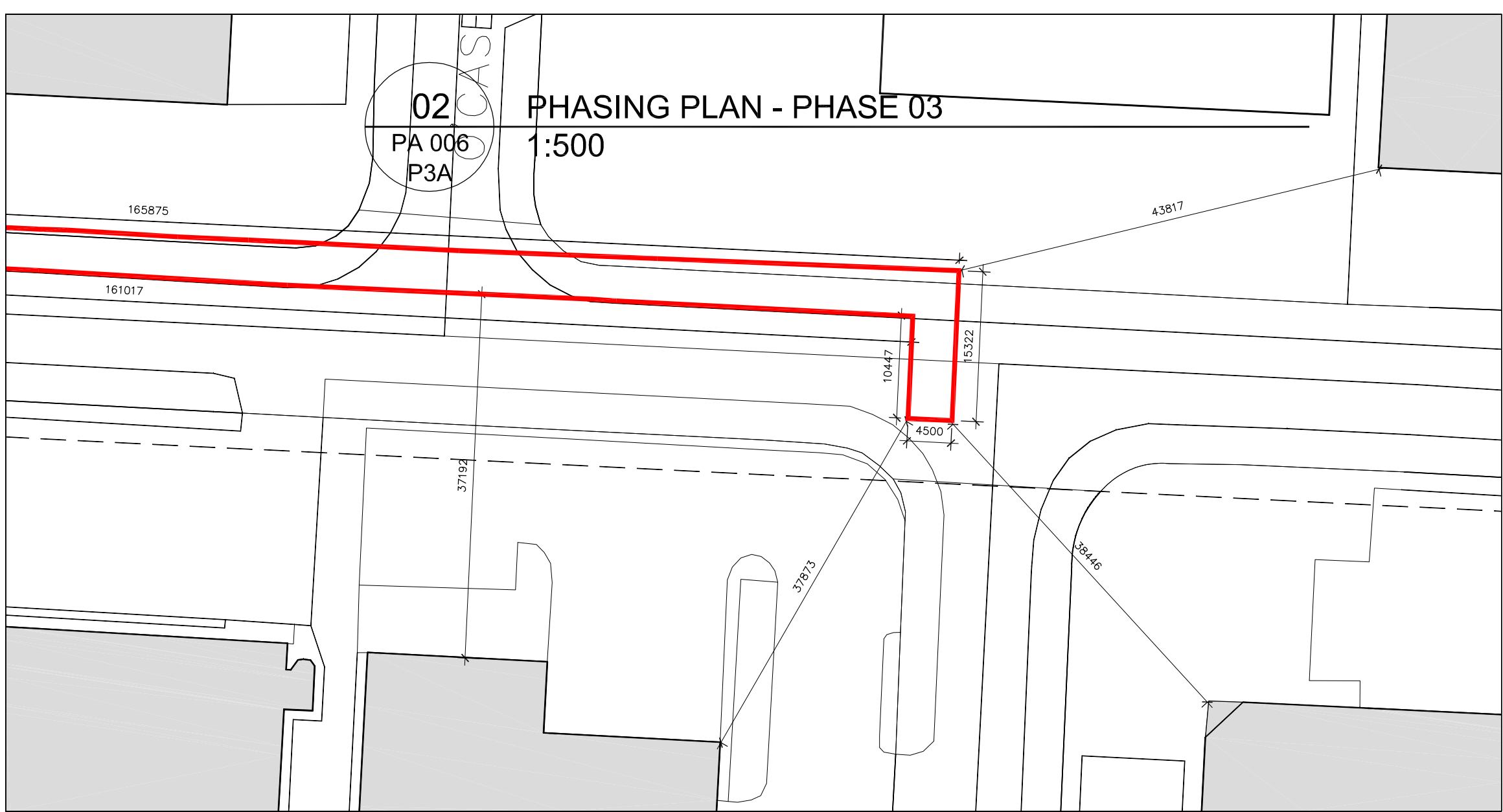
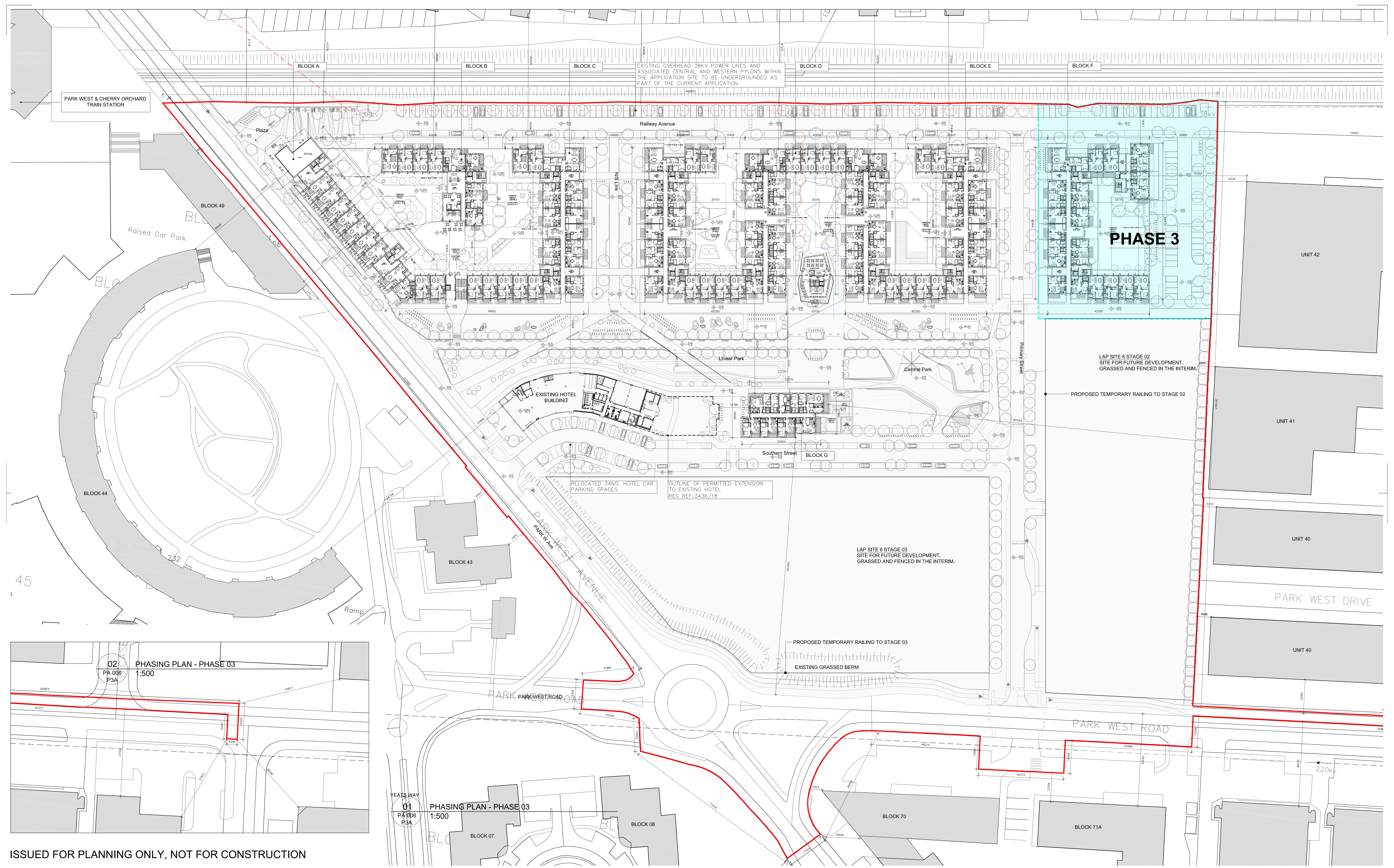
				Project: Park West SHD at Park West Avenue and Park West Road, Park West, Dublin 12	
91 Townsend Street, Dublin 2 353 1 672 9907 info@darmodyarchitecture.com darmodyarchitecture.com		Title: ACCESS ARRANGEMENTS PHASE 02		Client: Greenseed Ltd.	
Rev. No.	Scale 1:500 @ A0	Date 24/10/2019	Dm. By Adam Brzostek	Chkd. By Jennifer Lynch	Issue PLANNING
Dwg. No. PA-006-P2B			Job No. 18006		



# **APPENDIX A7**

Site Plan Showing Phase 3 Completed Areas





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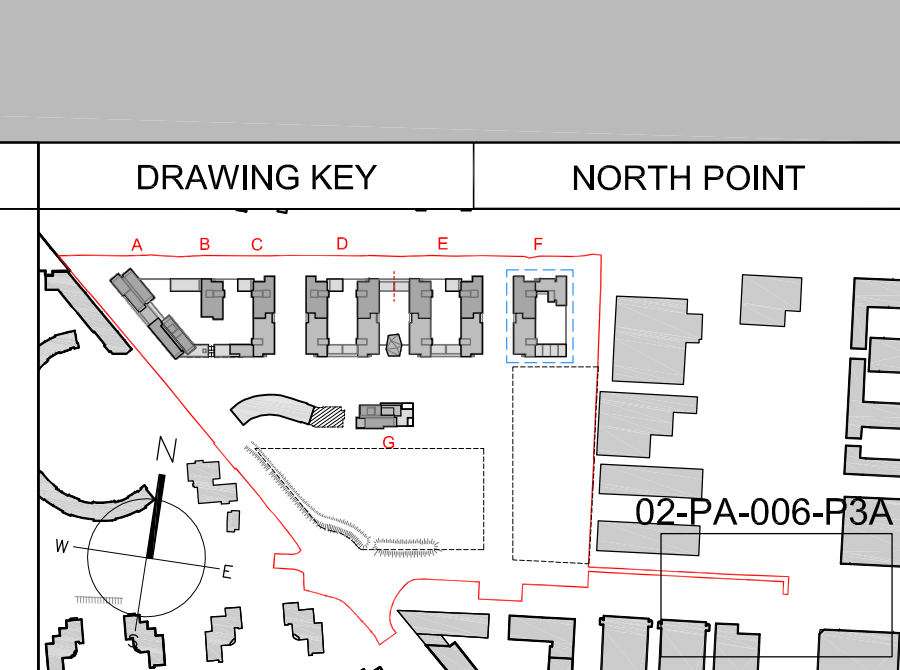
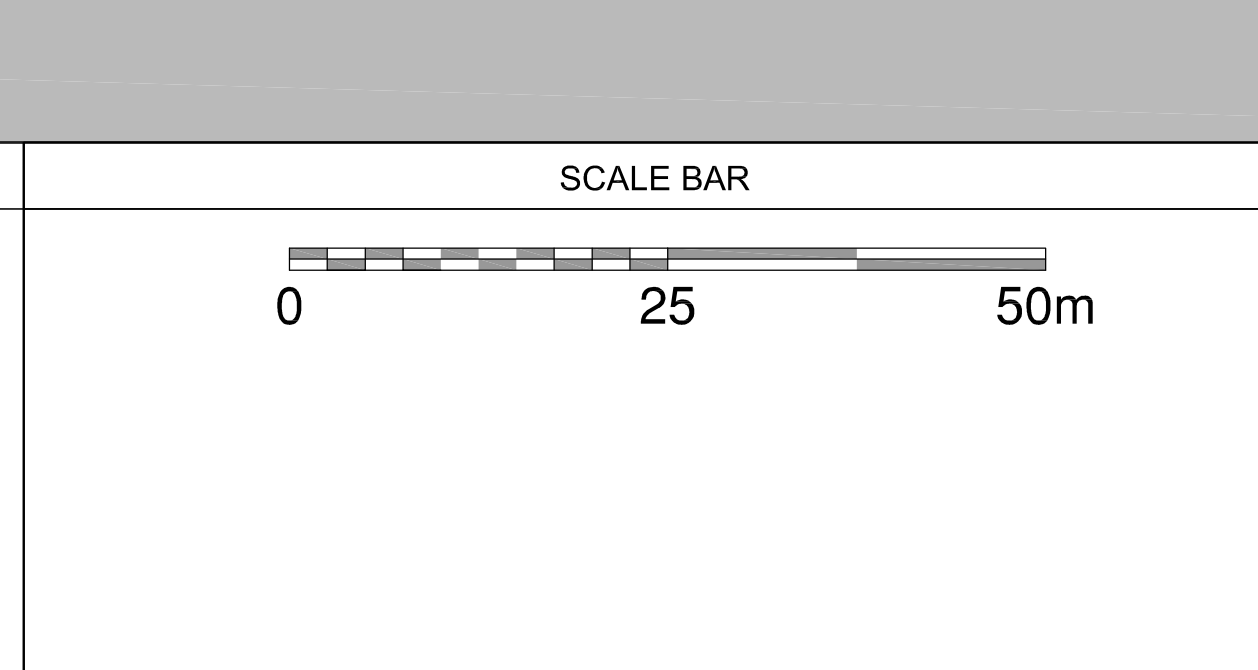
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XREF'S  
 CAD REF.

DRAWING KEY

<span style="color: red;">—</span>	Delineates Site Boundary
<span style="background-color: cyan;">□</span>	Phase 3



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Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue
	1:500 @ A0	24/10/2019	Adam Brzostek	Jennifer Lynch	PLANNING

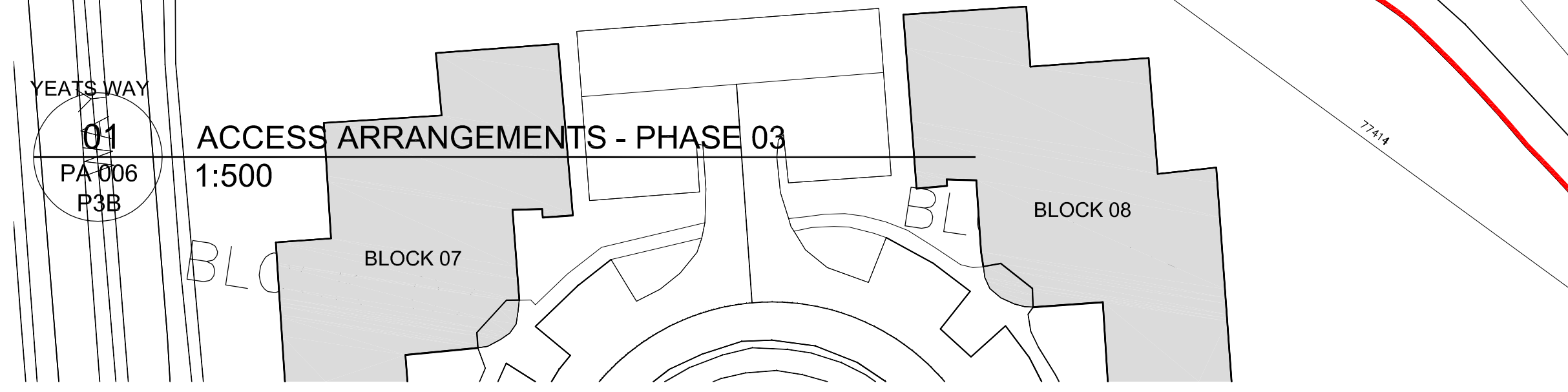
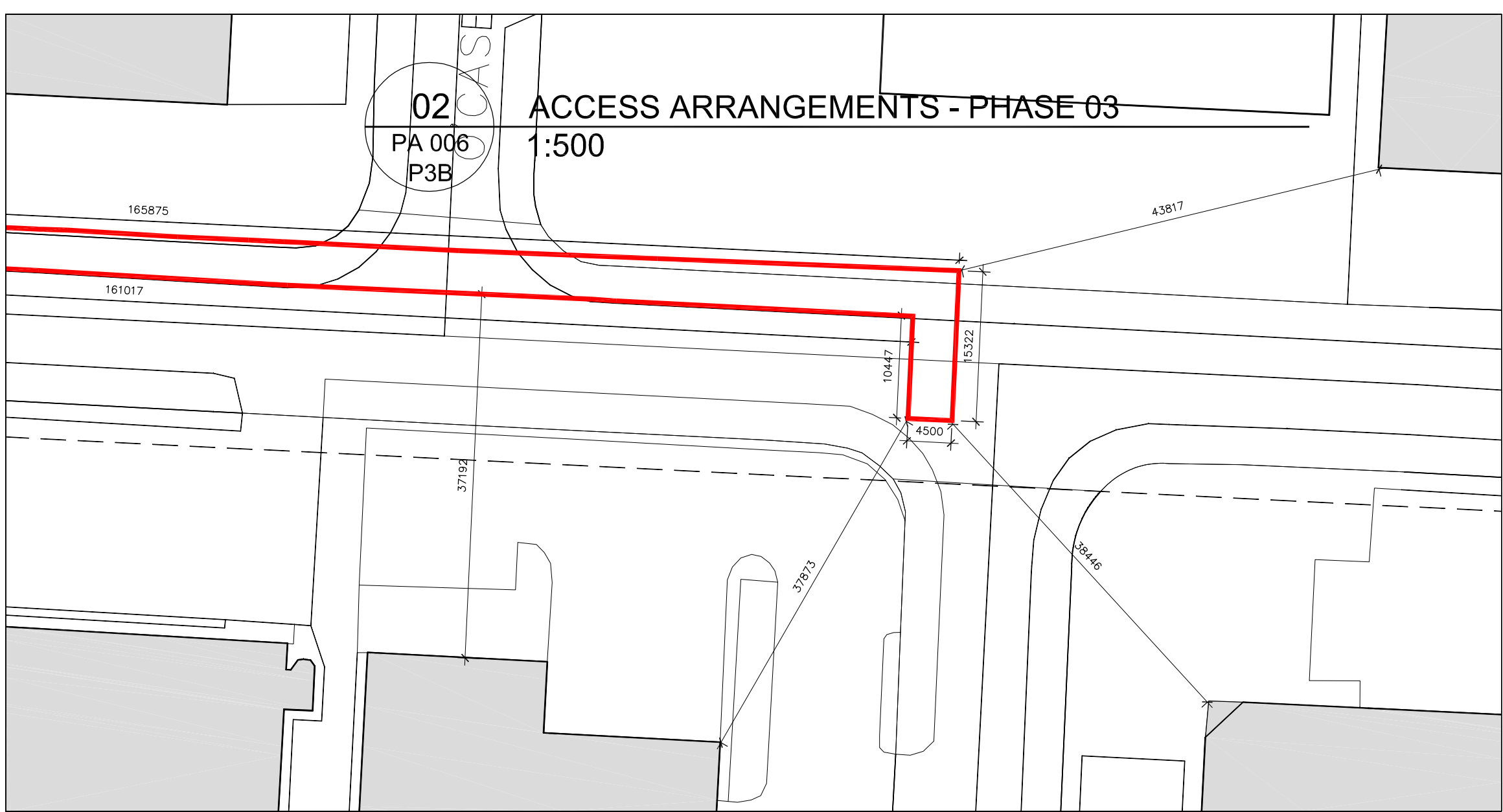
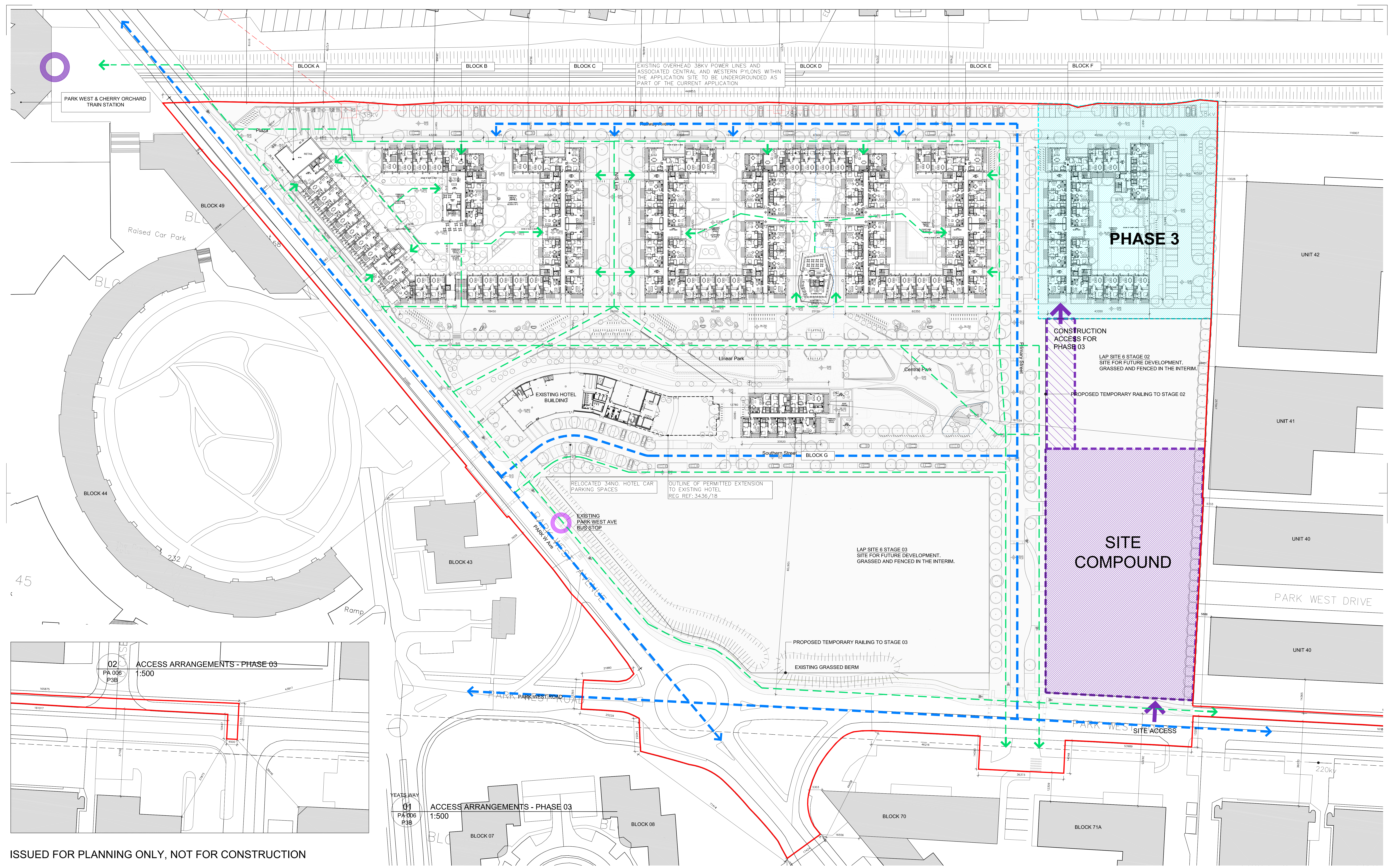
Project Park West SHD at Park West Avenue and Park West Road, Park West, Dublin 12	
Title	PHASING PLAN PHASE 03
Client	Greenseed Ltd.
Dwg. No.	PA-006-P3A
Job No.	18006



# **APPENDIX A8**

Site Plan Showing Phase 3 access and  
egress routes





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ORDNANCE SURVEY IRELAND LICENCE NO. A90050521  
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XREF'S  
 CAD REF.

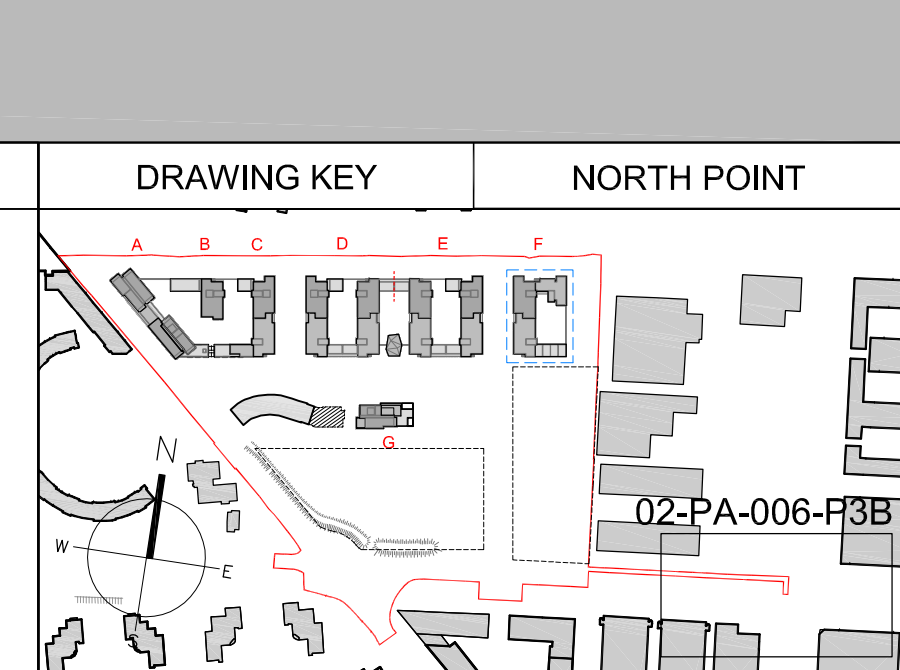
**DRAWING KEY**

- Delineates Site Boundary
- Phase 3
- Site Compound
- Control Construction Road
- ← Construction traffic access
- Existing Public Transport Stops

**SCALE BAR**

0 25 50m

- Pedestrian Paths unobstructed during Construction Phase
- Roads unobstructed during Construction Phase
- ← Pedestrian Access to Apartment Lobby Entrances unobstructed during Construction Phase
- ← Vehicular Entrances unobstructed during Construction Phase



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Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue
	1:500 @ A0	24/10/2019	Adam Brzostek	Jennifer Lynch	PLANNING

Project: Park West SHD at Park West Avenue and Park West Road, Park West, Dublin 12

Title: ACCESS ARRANGEMENTS PLAN PHASE 03

Client: Greenseed Ltd.

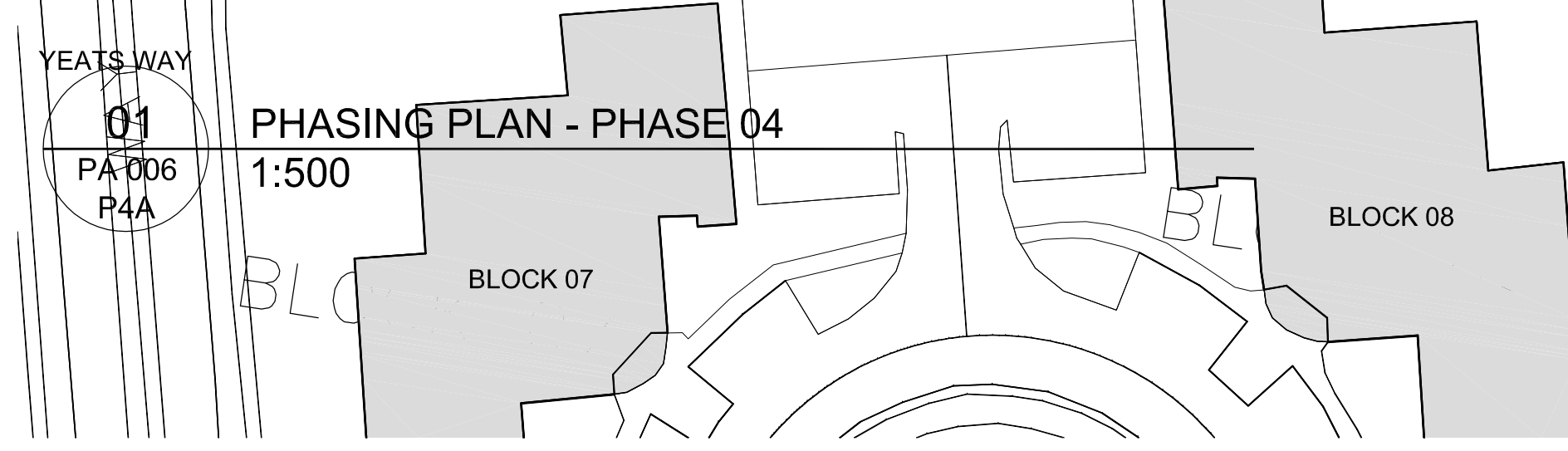
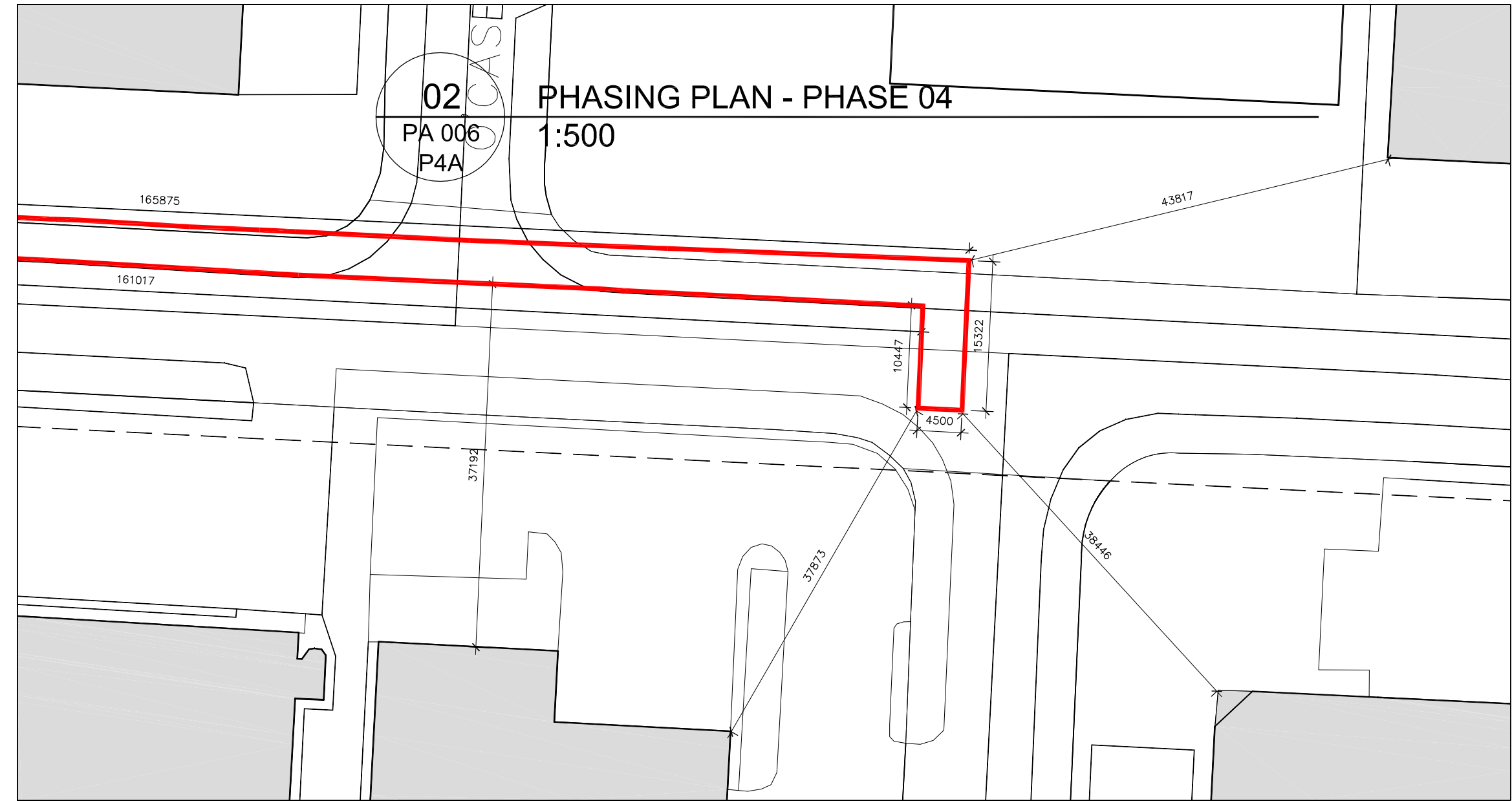
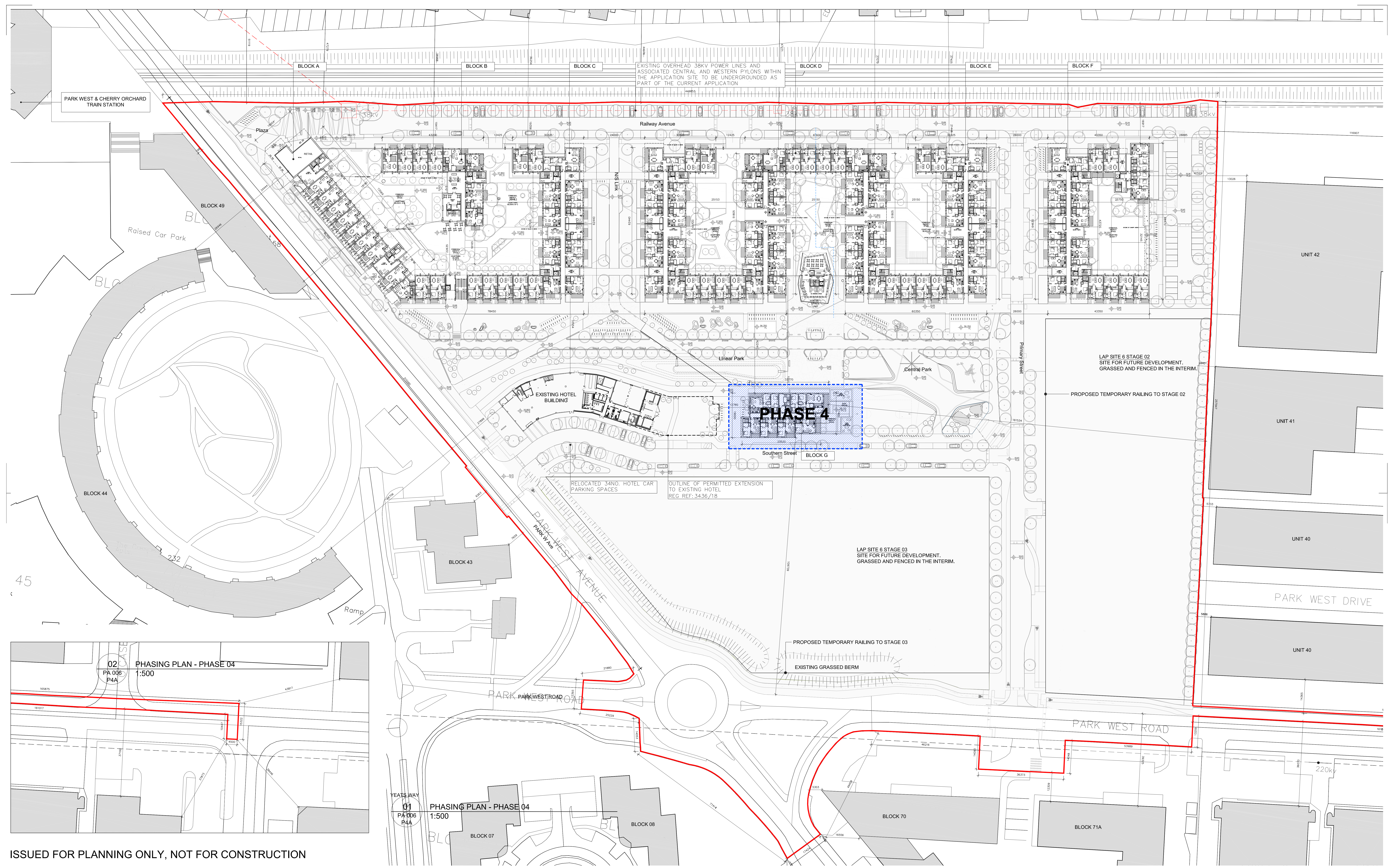
Dwg. No. PA-006-P3B Job No. 18006



# APPENDIX A9

Site Plan Showing Phase 4 Completed Areas





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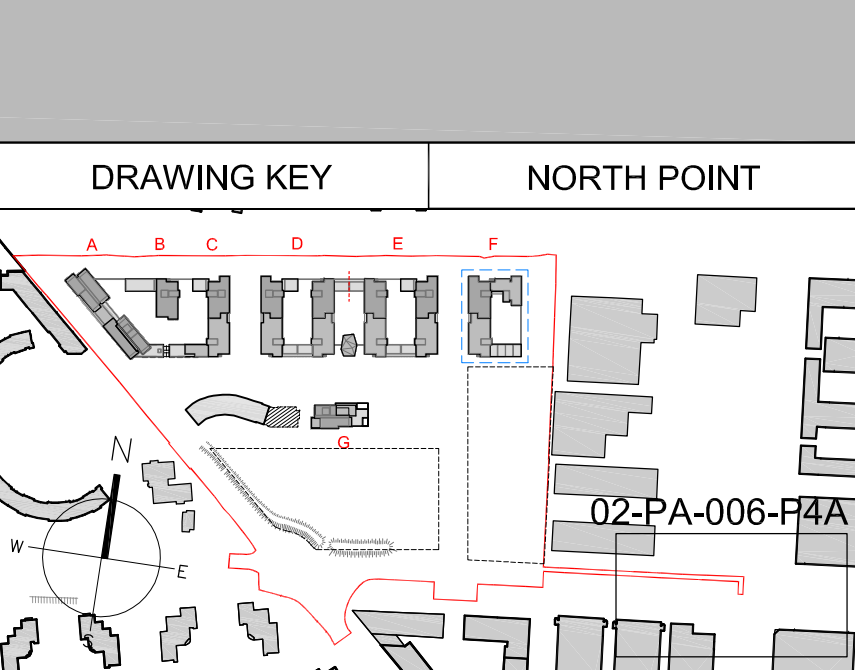
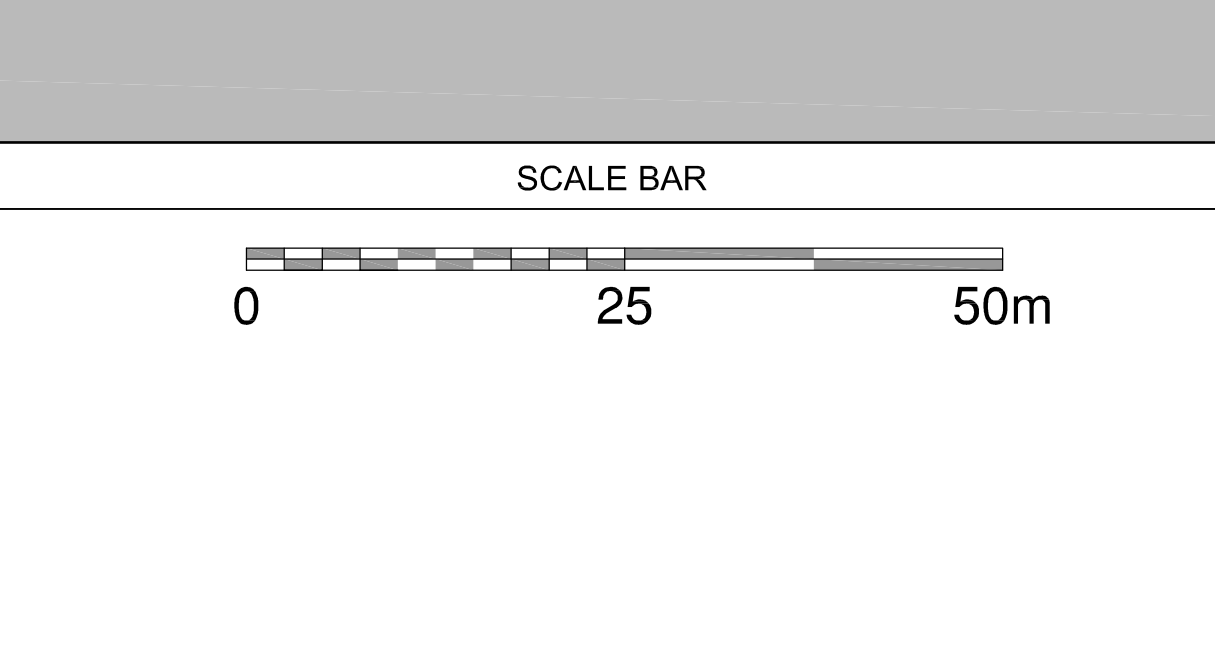
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XREF'S  
 CAD REF.

DRAWING KEY

	Delineates Site Boundary
	Phase 4



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Project Park West SHD at Park West Avenue and Park West Road, Park West, Dublin 12	
Title	PHASING PLAN PHASE 04
Client	Greenseed Ltd.
Dwg. No.	PA-006-P4A
Job No.	18006

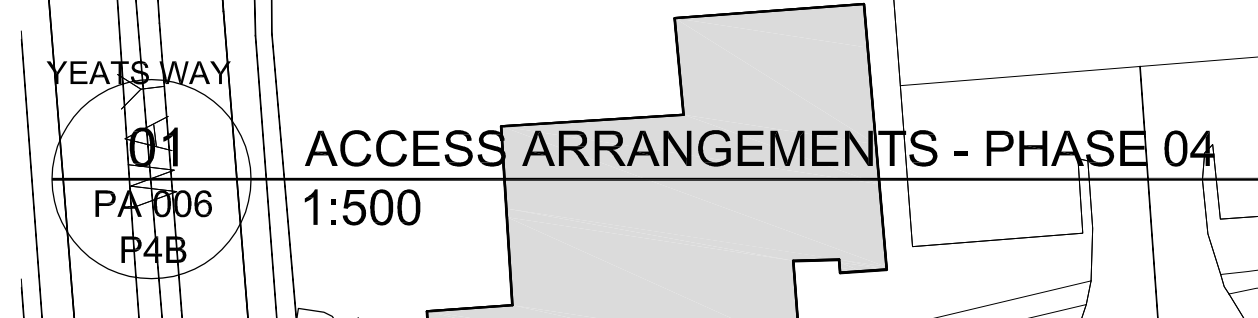
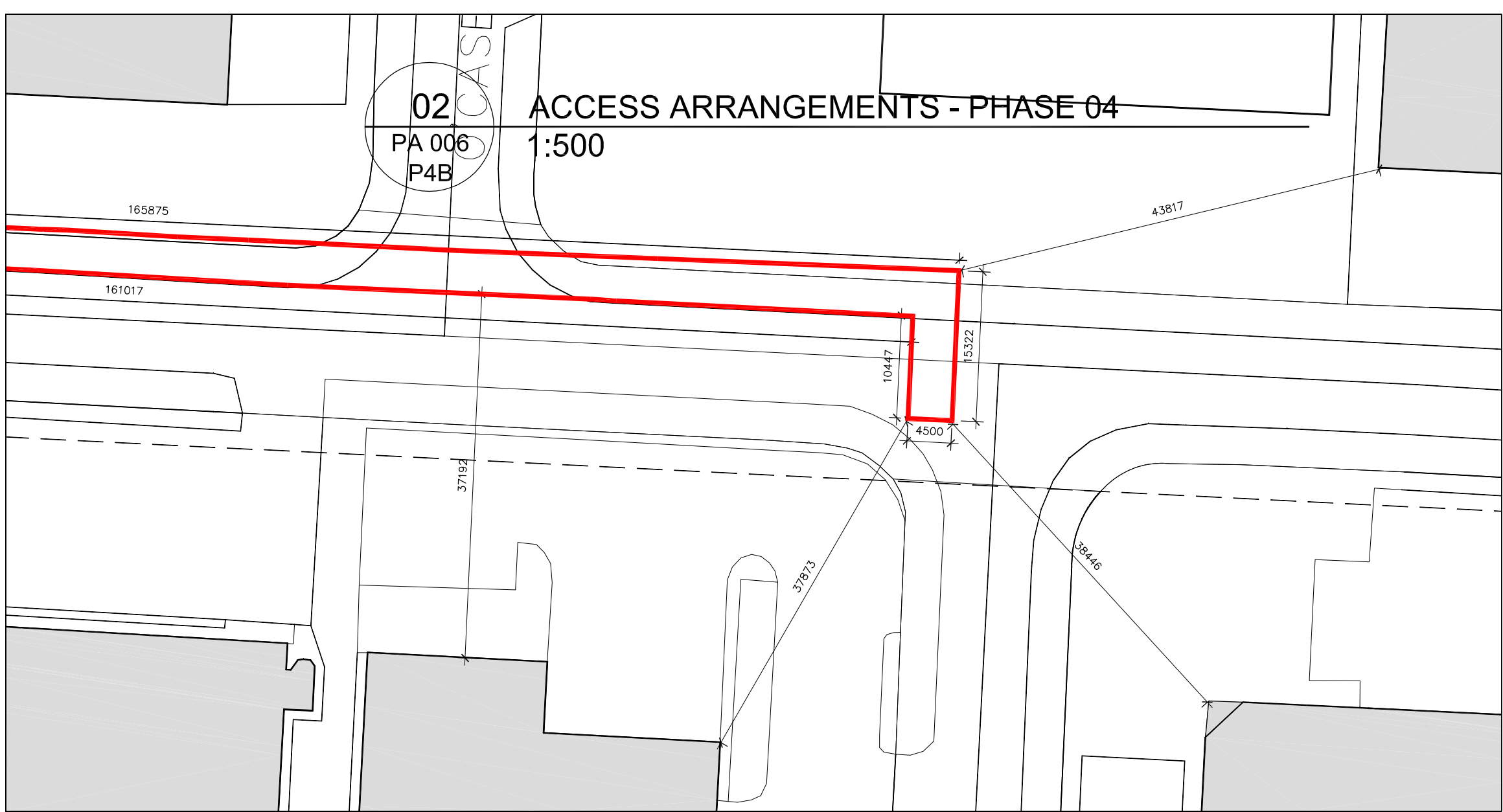
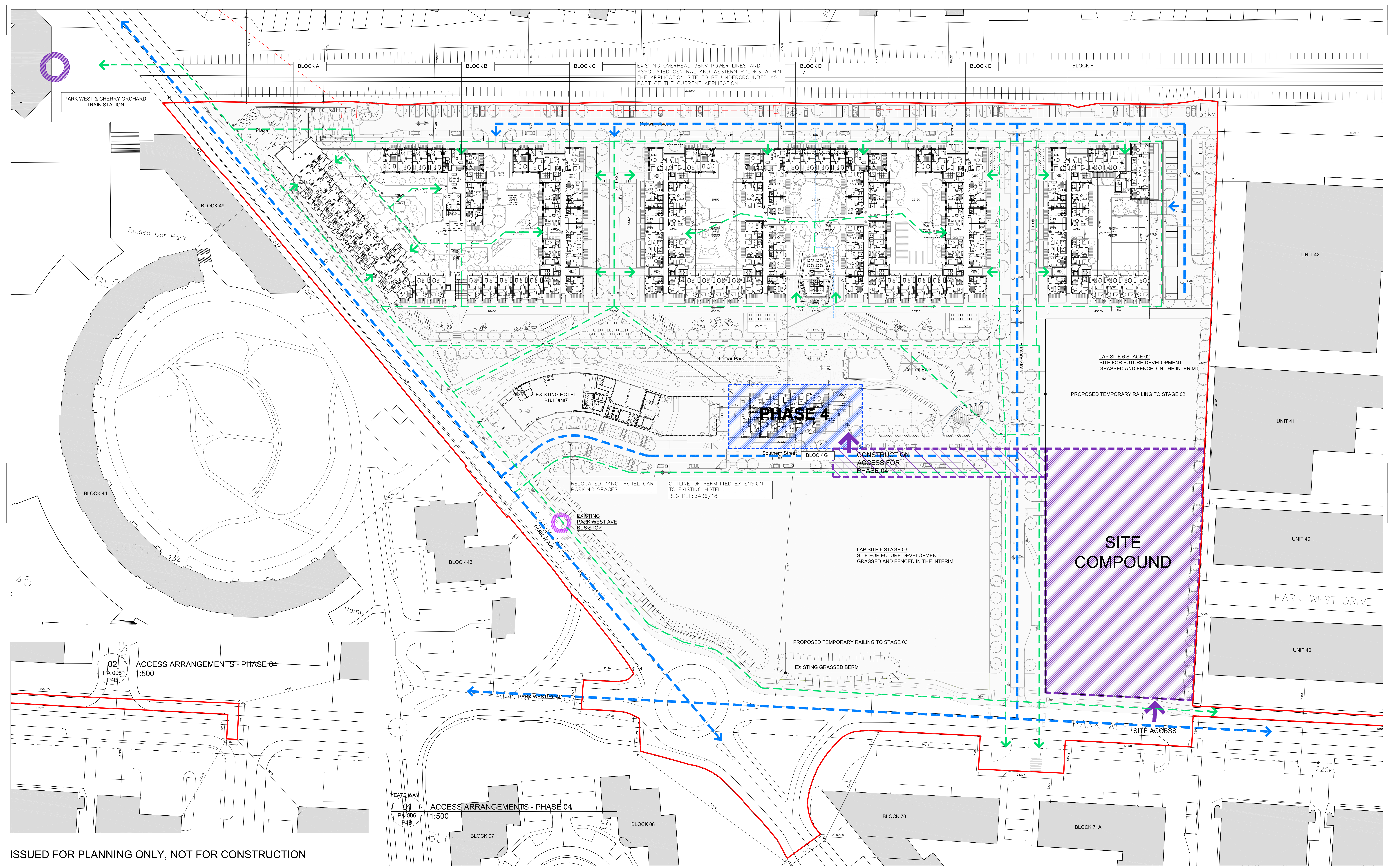
Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue
	1:500 @ A0	24/10/2019	Adam Brzostek	Jennifer Lynch	PLANNING



# APPENDIX A10

Site Plan Showing Phase 4 access and egress routes





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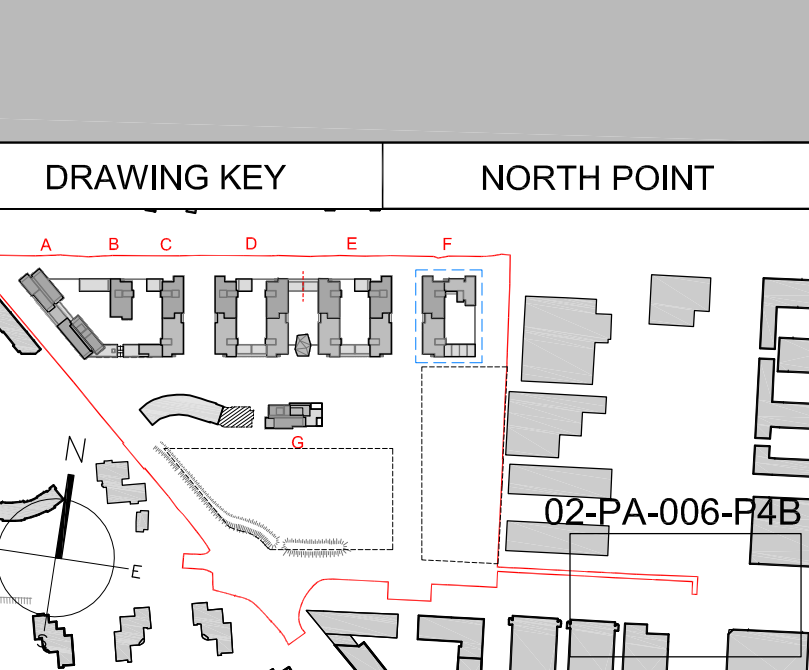
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XREF'S  
 CAD REF.

DRAWING KEY	
	Delineates Site Boundary
	Phase 4
	Site Compound
	Control Construction Road
	Construction traffic access
	Existing Public Transport Stops

SCALE BAR		
0	25	50m
	Pedestrian Paths unobstructed during Construction Phase	
	Roads unobstructed during Construction Phase	
	Pedestrian Access to Apartment Lobby Entrances unobstructed during Construction Phase	
	Vehicular Entrances unobstructed during Construction Phase	



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Rev. No. Scale Date Dm. By Chkd. By Issue  
 1:500 @ A0 24/10/2019 Adam Brzostek Jennifer Lynch PLANNING

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Project Park West SHD at Park West Avenue and Park West Road, Park West, Dublin 12	
Title ACCESS ARRANGEMENTS PLAN PHASE 04	
Client Greenseed Ltd.	
Dwg. No. PA-006-P4B	Job No. 18006



# **APPENDIX B**

## Summary of Uses and Areas under each Phase



Proposed Strategic Housing Development (Park West SHD) at Park West Avenue and Park West Road, Park West, Dublin 12

Phasing Management and Delivery Plan

APPENDIX B - SUMMARY OF AREAS AND USES

Ref:	Phase No:		Residential		Non-Residential (GIFA - M2)					Analysis (%)		Parking		TOTALS	
			No. of Units	GIFA - M2	Retail	Amenity	Community	Creche	Plant/Ancillary	Total	Residential	Non Resi.	No.		GIFA
1.	1 (One)	Block A, priority infrastructure and associated areas.	109	11,090	156				283	439	96%	4%	x	x	
		Block B, priority infrastructure and associated areas.	44	4,024		84			106	190	95%	5%	x	x	
		Block C, priority infrastructure and associated areas.	100	8,751					125	125	99%	1%	x	x	
		<b>Total</b>	<b>253</b>	<b>23,865</b>	<b>156</b>	<b>84</b>	-	-	<b>514</b>	<b>754</b>	<b>97%</b>	<b>3%</b>	<b>x</b>	<b>x</b>	
2.	2 (Two)	Block D and associated areas	179	15,763		395			243	638	96%	4%	x	x	
		Block E and associated areas	179	15,763					253	253	98%	2%	x	x	
		<b>Total</b>	<b>358</b>	<b>31,526</b>	-	395	-	-	<b>496</b>	<b>891</b>	<b>97%</b>	<b>3%</b>	<b>x</b>	<b>x</b>	
3.	3 (Three)	Block F and associated areas	99	9,427				221	221	98%	2%	x	x		
4.	4 (Four)	Block G and associated areas	40	3,415	91		48	410	96	645	84%	16%	x	x	
<b>TOTALS</b>			<b>750</b>	<b>68,233</b>	<b>247</b>	<b>479</b>	<b>48</b>	<b>410</b>	<b>1,327</b>	<b>2,511</b>	<b>96%</b>	<b>4%</b>			



# APPENDIX C

## Development Programme



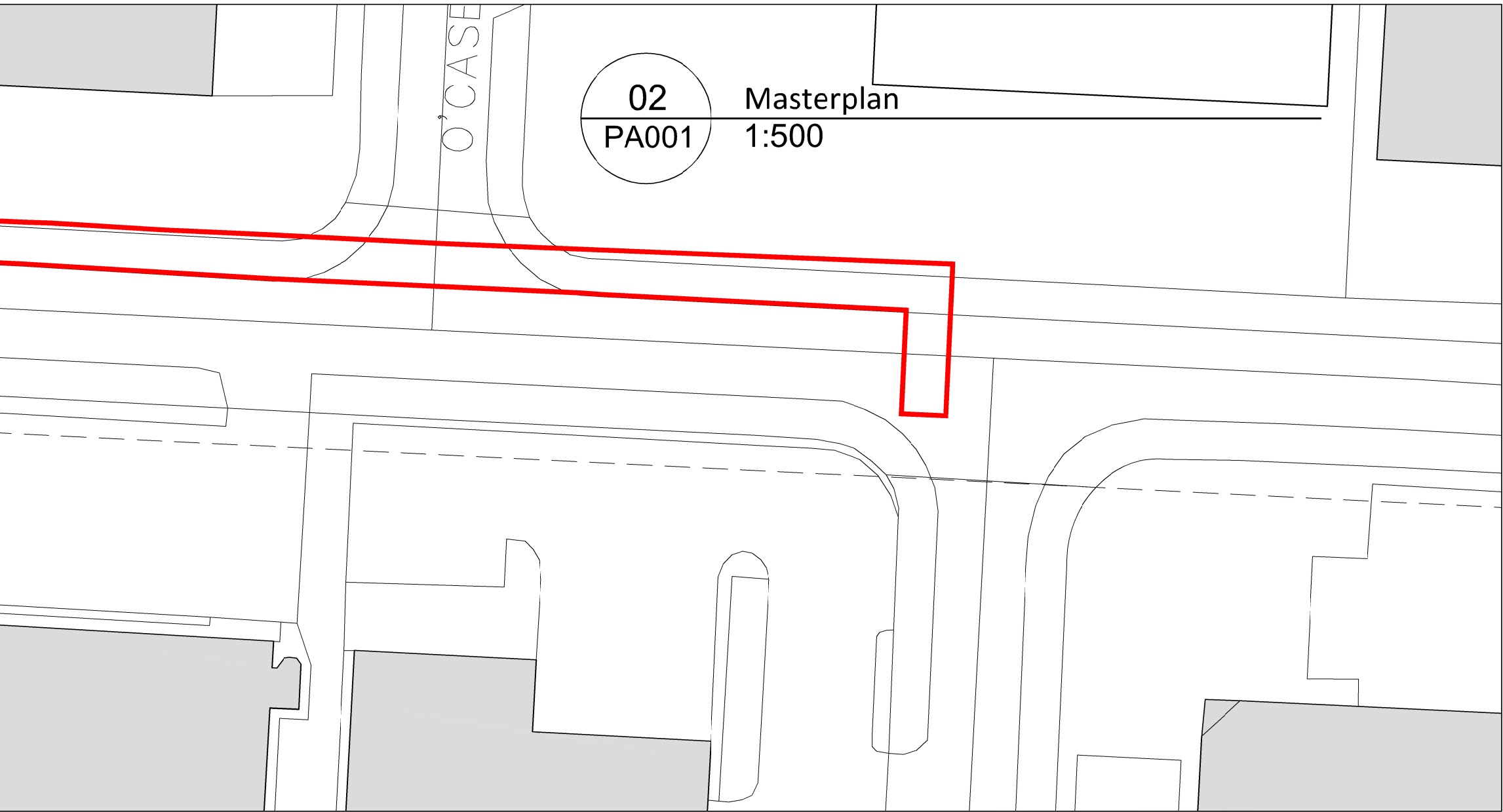
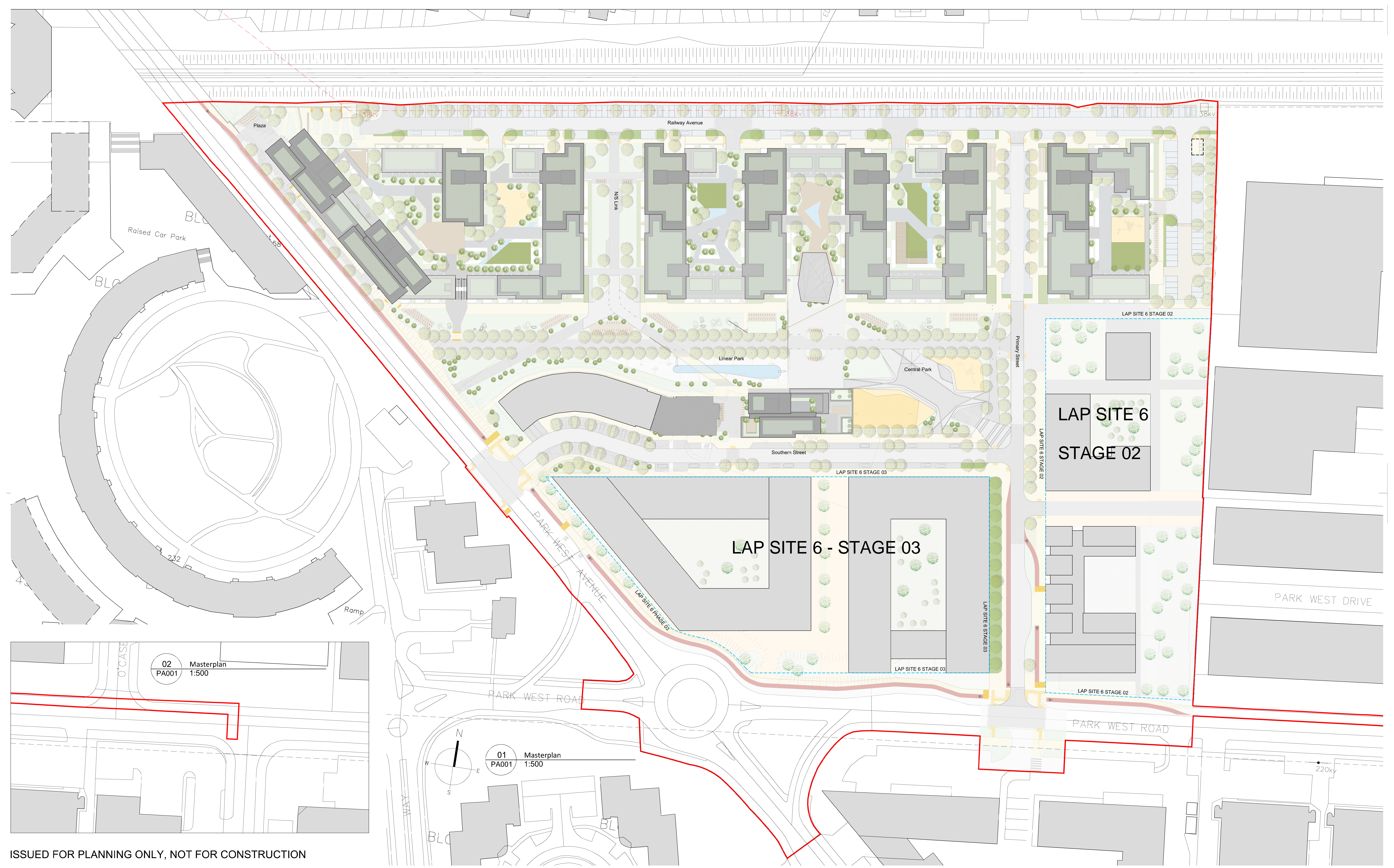




# APPENDIX D1

LAP Site 6 – Phase 2 (School Site)  
and 3 (Mixed Use) Site Plan





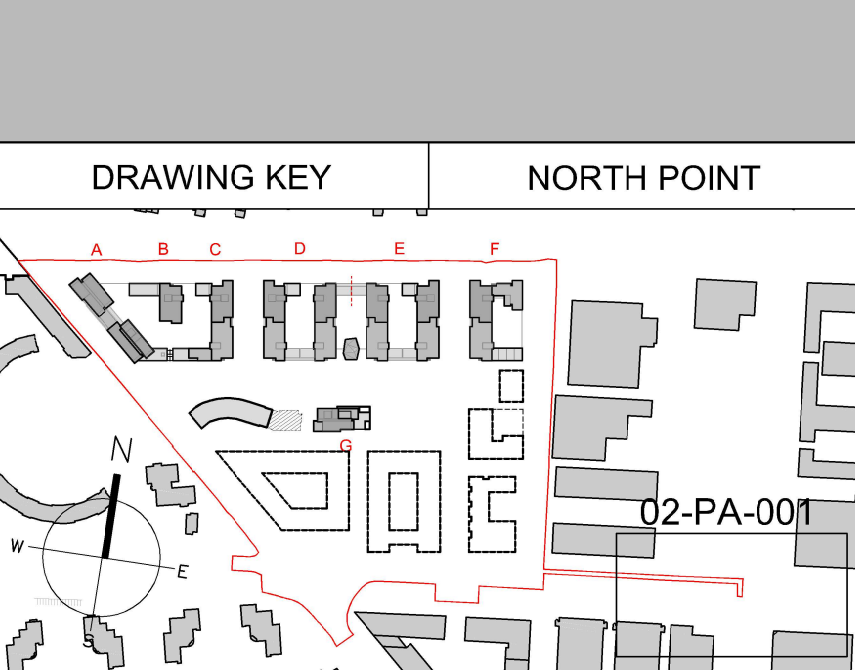
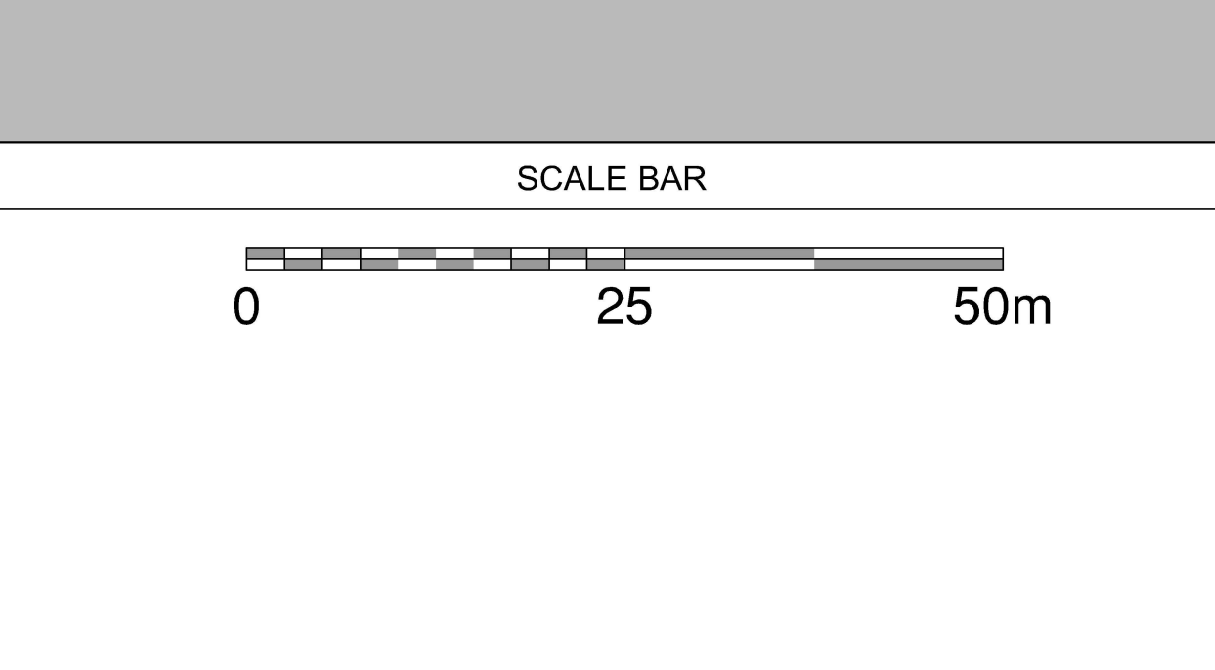
ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

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- All dimensions sized to blockwork.

Rev.	Description	Date	Initials
02	Masterplan		
PA001	1:500		

DRAWING KEY	
	Delineates Site Boundary



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Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue
	1:500 @ A0	24/10/2019	Adam Brzostek	Jennifer Lynch	PLANNING

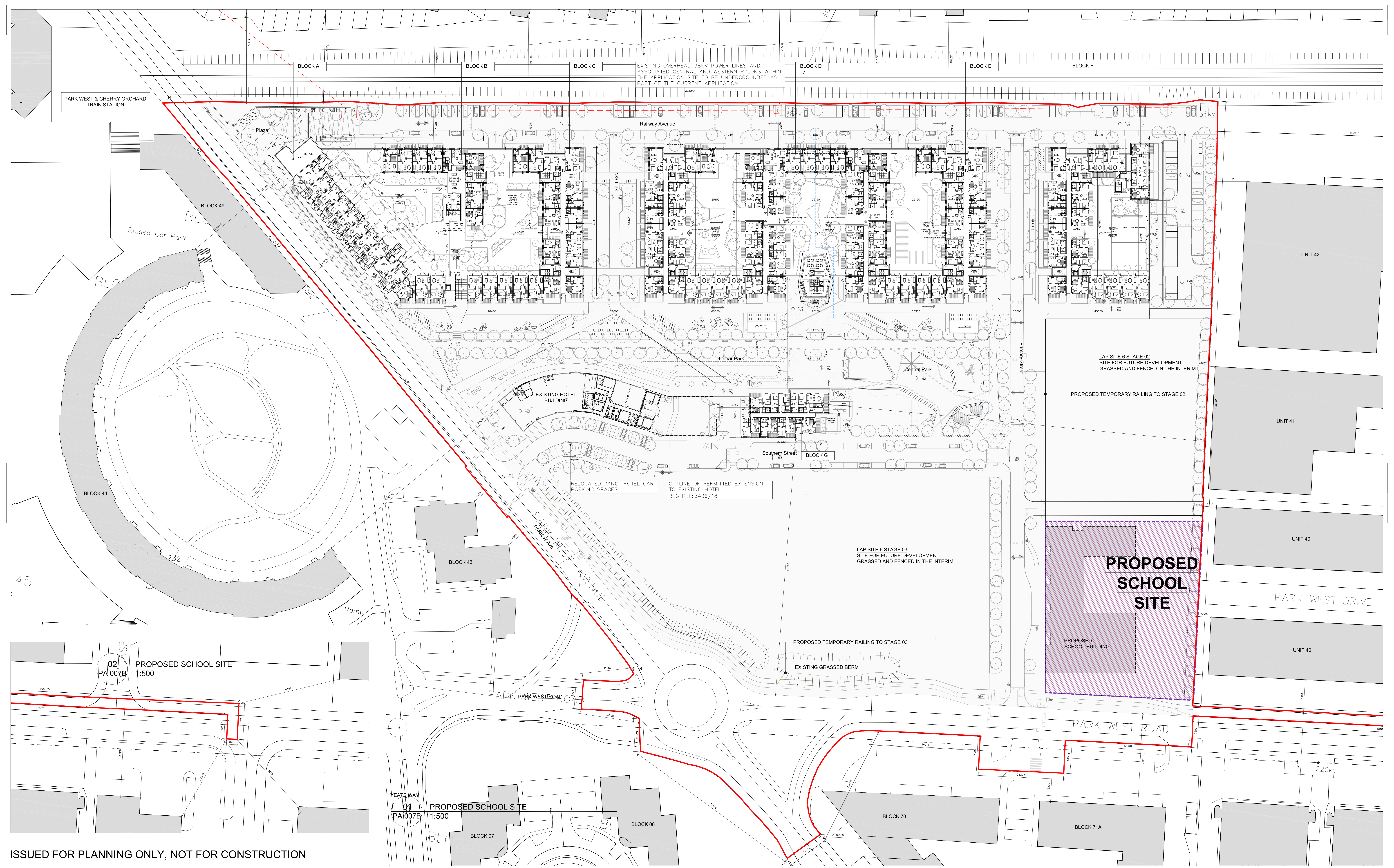
Project Park West SHD at Park West Avenue and Park West Road, Park West, Dublin 12	
Title	Masterplan
Client	Greenseed Ltd.
Dwg. No.	PA-001
Job No.	18006



# APPENDIX D2

Greenseed Ltd letter to Department of Education





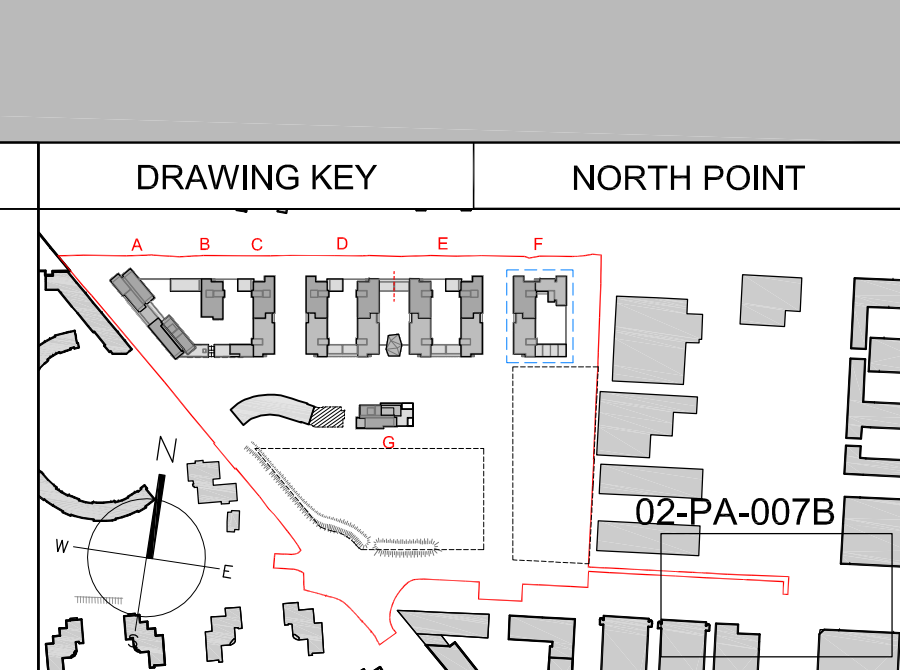
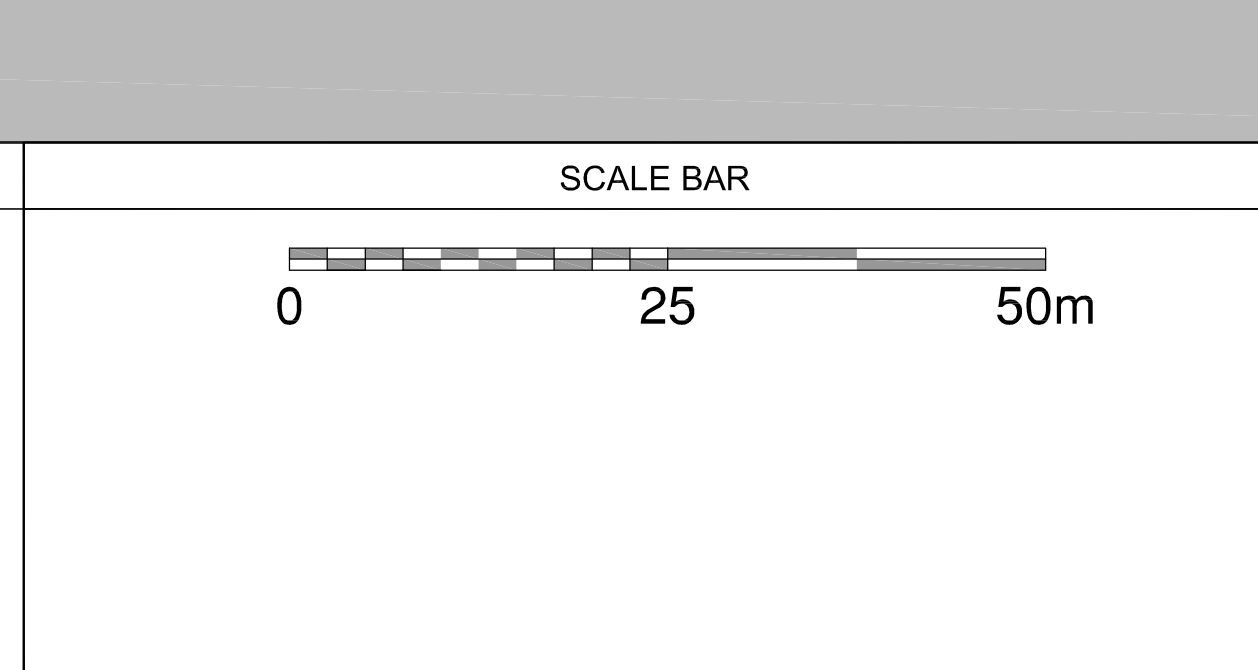
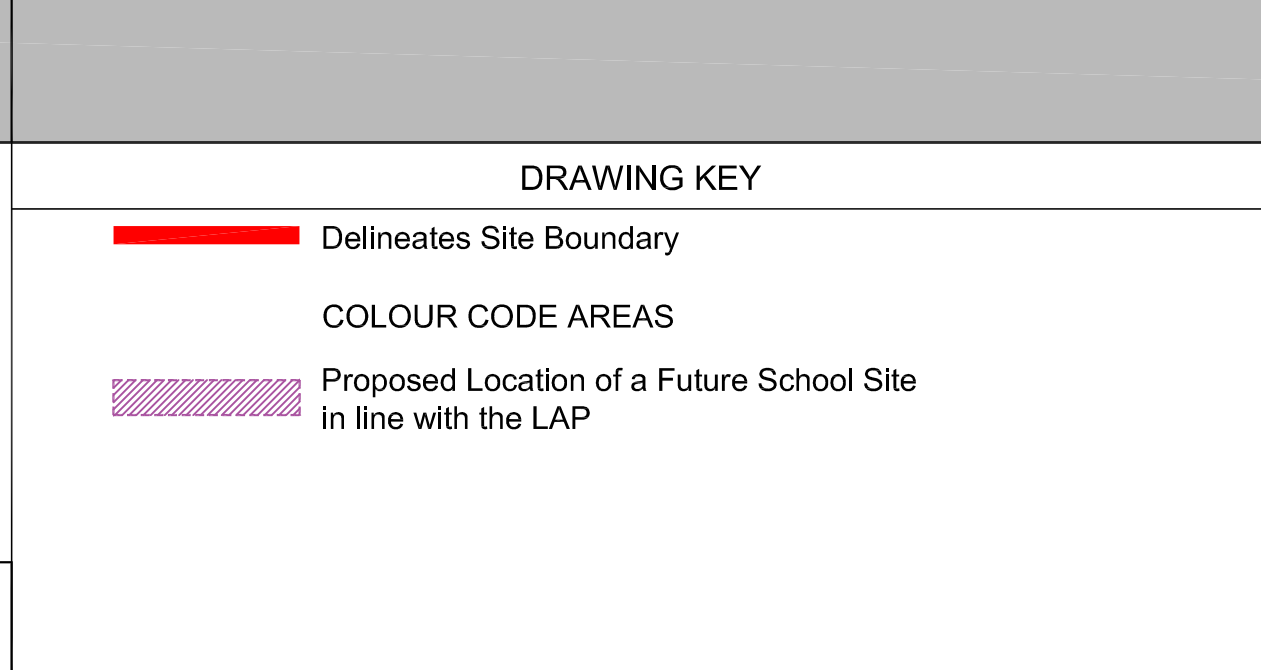
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XREF'S  
 CAD REF.



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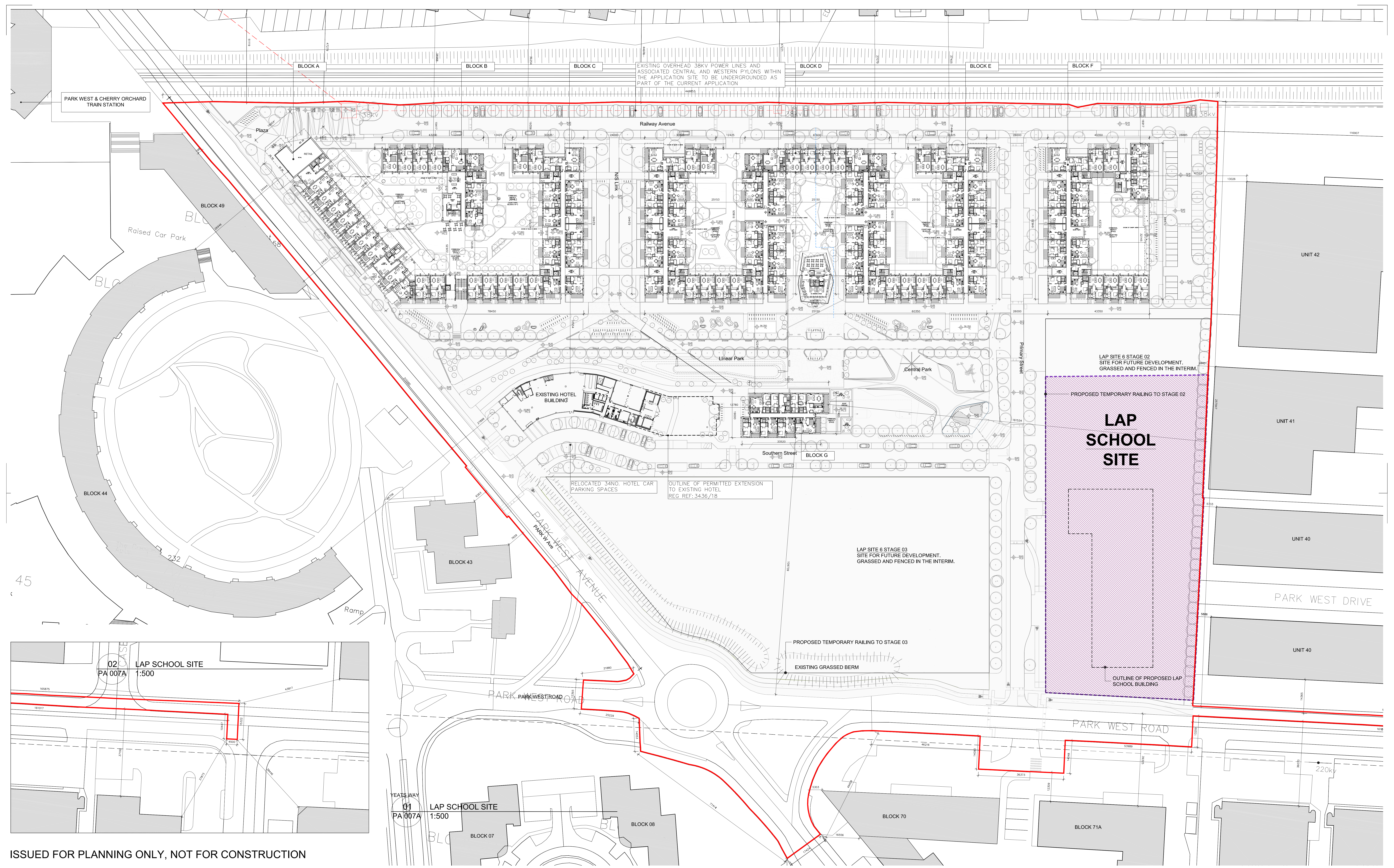
Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue
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Project Park West SHD at Park West Avenue and Park West Road, Park West, Dublin 12	
Title PROPOSED SCHOOL SITE	
Client Greenseed Ltd.	
Dwg. No. PA-007B	Job No. 18006





EXISTING OVERHEAD 38kV POWER LINES AND ASSOCIATED CENTRAL AND WESTERN PYLONS WITHIN THE APPLICATION SITE TO BE UNDERGROUNDED AS PART OF THE CURRENT APPLICATION

LAP SITE 6 STAGE 02  
SITE FOR FUTURE DEVELOPMENT.  
GRASSED AND FENCED IN THE INTERIM.

PROPOSED TEMPORARY RAILING TO STAGE 02

**LAP SCHOOL SITE**

LAP SITE 6 STAGE 03  
SITE FOR FUTURE DEVELOPMENT.  
GRASSED AND FENCED IN THE INTERIM.

PROPOSED TEMPORARY RAILING TO STAGE 03

EXISTING GRASSED BERM

OUTLINE OF PROPOSED LAP SCHOOL BUILDING

02 LAP SCHOOL SITE  
PA 007A 1:500

01 LAP SCHOOL SITE  
PA 007A 1:500

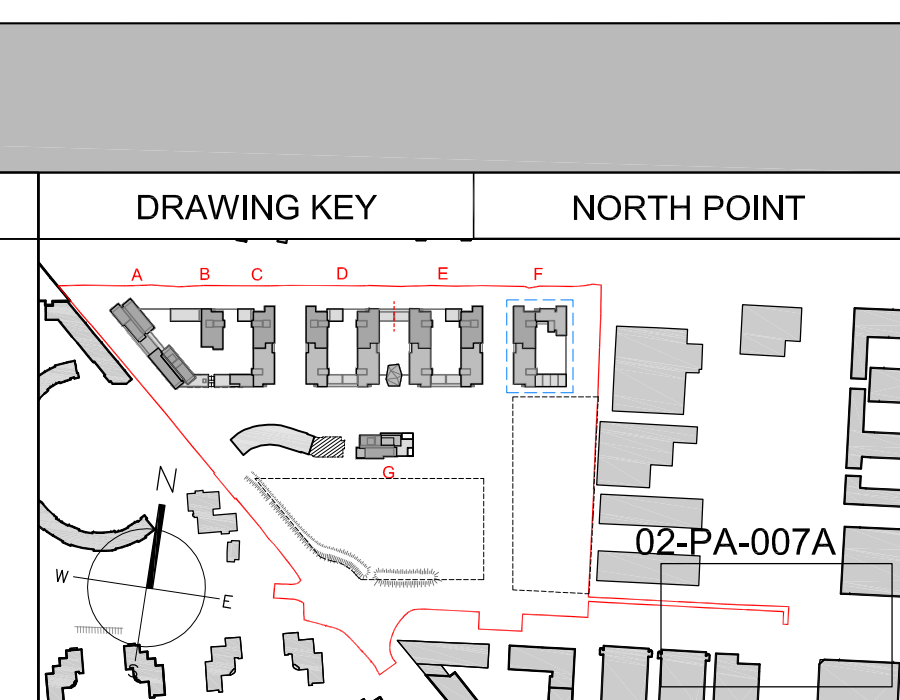
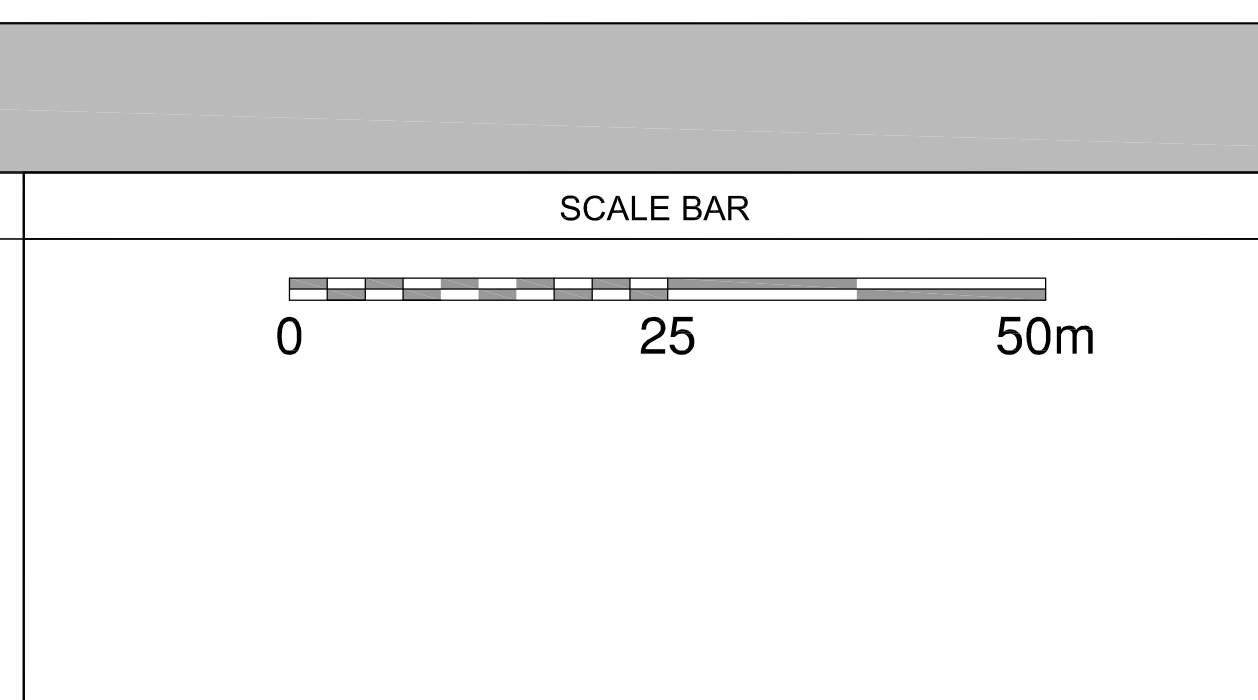
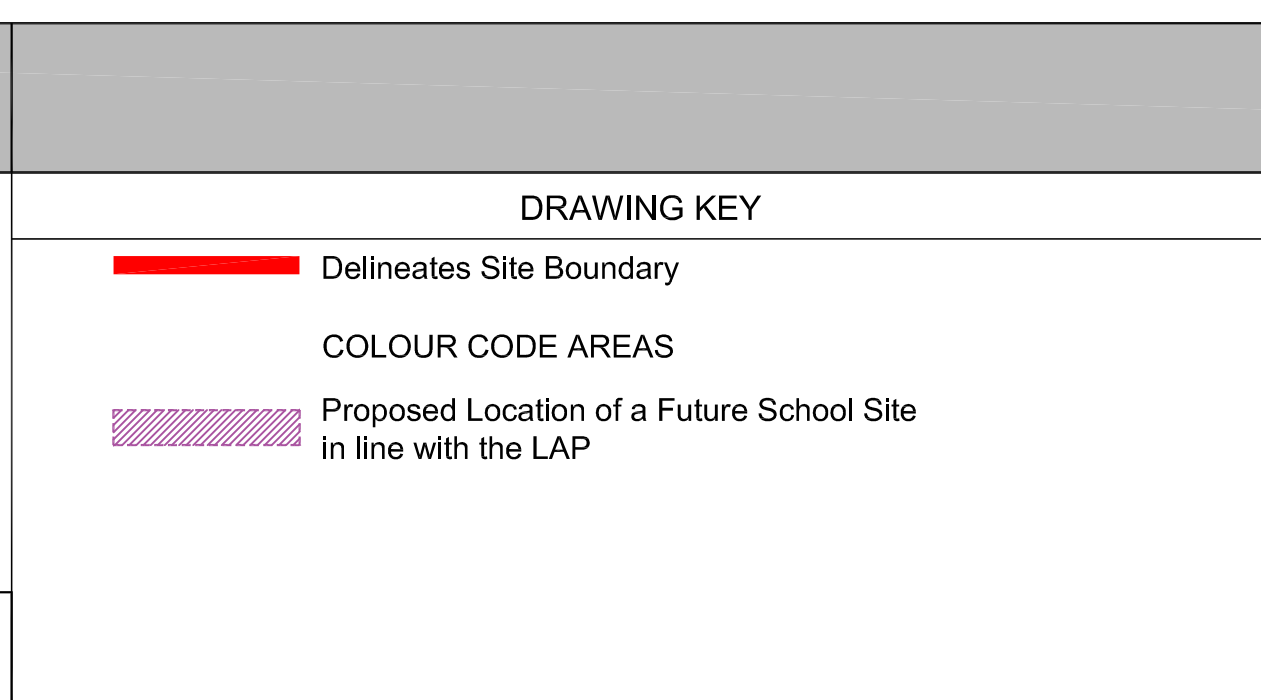
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XREF'S  
CAD REF.



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Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue
	1:500 @ A0	24/10/2019	Adam Brzostek	Jennifer Lynch	PLANNING

Project  
Park West SHD at Park West Avenue and Park West Road,  
Park West, Dublin 12

Title  
LAP SCHOOL SITE

Client  
Greenseed Ltd.

Dwg. No.  
PA-007A

Job No.  
18006



# GREENSEED LTD

18/19 Harcourt Street, Dublin 2

Phone: 01-4753928

Ms. Mary Carney,  
Forward Planning Section,  
Department of Education,  
Portlaoise Road,  
Tullamore,  
Co. Offaly

*Issued by email:*

7<sup>th</sup> October 2021

## **Re: Potential School Site at Park West Road, Park West, Dublin 12**

Dear Ms. Carney,

We, Greenseed Ltd., are finalising an application to An Bord Pleanala for a proposed strategic housing development at Park West Avenue and Park West Road, Park West Road, Dublin 12.

The proposed site for development is located close to an area identified by Dublin City Council in its Local Area Plan for a school. Please see the attached site area plan which shows the proposed housing and school area.

These lands (both for housing and potentially for a school) are within our ownership, and we wish to continue early discussions with you about the longer-term development of the school.

Can you please reply and confirm that we have held early discussions and shared correspondence with your Department about the longer term possibility of the school development.

Your sincerely,

  
Padraig Power FRICS FSCSI LLM

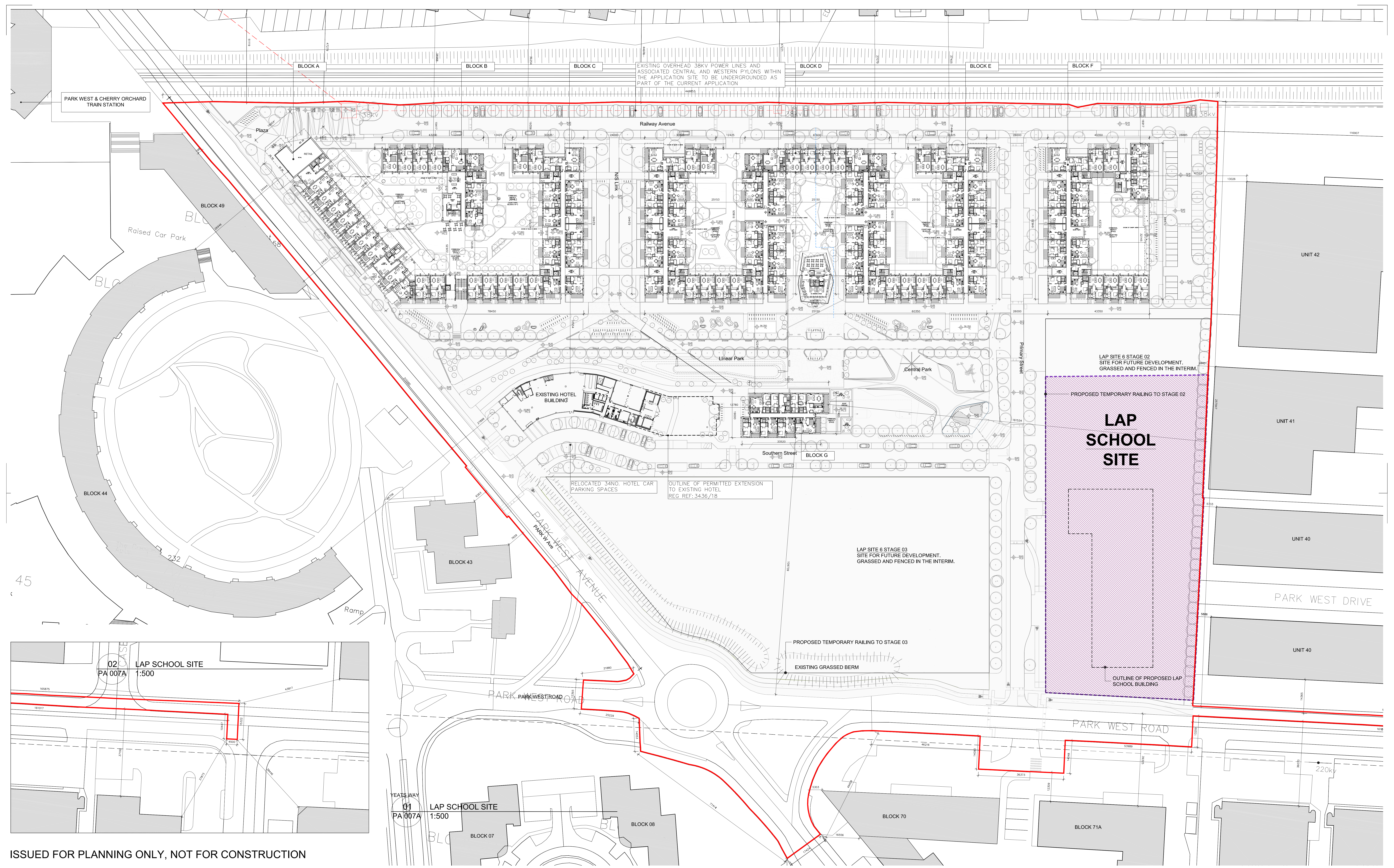
**For Greenseed Ltd.**

Encl: Site Plan at Park West Road, Park West, Dublin 12



Site Plan at Park West Road, Park West, Dublin 12





EXISTING OVERHEAD 38kV POWER LINES AND ASSOCIATED CENTRAL AND WESTERN PYLONS WITHIN THE APPLICATION SITE TO BE UNDERGROUNDED AS PART OF THE CURRENT APPLICATION

LAP SITE 6 STAGE 02  
SITE FOR FUTURE DEVELOPMENT.  
GRASSED AND FENCED IN THE INTERIM.

PROPOSED TEMPORARY RAILING TO STAGE 02

**LAP SCHOOL SITE**

LAP SITE 6 STAGE 03  
SITE FOR FUTURE DEVELOPMENT.  
GRASSED AND FENCED IN THE INTERIM.

PROPOSED TEMPORARY RAILING TO STAGE 03

EXISTING GRASSED BERM

RELOCATED 34NO. HOTEL CAR PARKING SPACES

OUTLINE OF PERMITTED EXTENSION TO EXISTING HOTEL  
REG REF: 34.36/18

02 LAP SCHOOL SITE  
PA 007A 1:500

01 LAP SCHOOL SITE  
PA 007A 1:500

ISSUED FOR PLANNING ONLY, NOT FOR CONSTRUCTION

NOTES:  
Do not scale from this drawing.  
Any discrepancies found on site to be reported to Darmody Architects immediately.  
Any discrepancies found on drawings to be reported to Darmody Architects immediately.  
Refer to engineers drawings for structural details.  
All dimensions sized to blockwork.

ORDNANCE SURVEY IRELAND LICENCE NO. AR0050521  
DERIVED FROM OS DIGITAL MAPS NO. 3326-05, 3261-25, 3261-20, 3261-15, 3327-01, 3262-21, 3262-16, 3262-11, 3274-02, 3262-22, 3262-17, 3262-23, 3327-03, 3262-13, 3262-18, 3262-12

NOTE: ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CS CONSULTING GROUP ENGINEERS & MURRAY & ASSOCIATES LANDSCAPE ARCHITECTS' DRAWINGS & SPECIFICATIONS.

XREF'S  
CAD REF.

DRAWING KEY

— Delineates Site Boundary

COLOUR CODE AREAS

Proposed Location of a Future School Site in line with the LAP

SCALE BAR

0 25 50m

DRAWING KEY NORTH POINT

A B C D E F

02-PA-007A

creative innovative flexible

**darmody**  
architecture

91 Townsend Street, Dublin 2  
353 1 672 9907  
info@darmodyarchitecture.com  
darmodyarchitecture.com

Rev. No.	Scale	Date	Drn. By	Chkd. By	Issue
	1:500 @ A0	24/10/2019	Adam Brzostek	Jennifer Lynch	PLANNING

Project  
Park West SHD at Park West Avenue and Park West Road,  
Park West, Dublin 12

Title  
LAP SCHOOL SITE

Client  
Greenseed Ltd.

Dwg. No. PA-007A Job No. 18006



# APPENDIX D3

Department of Education letter to Greenseed Ltd





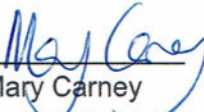
13 October 2021

**Re: Site zoned for potential school in Park West Cherry Orchard Local Area Plan 2019**

To whom it may concern

This is to confirm that Greenseed has been in contact with the Department concerning the zoned school site in the Park West Cherry Orchard LAP 2019. The site lies within the key development site No 6 (the Park West Avenue/Road site). Greenseed has confirmed that the lands are in their ownership and have expressed a willingness to enter into discussions with the Department about the longer-term development of a school on the zoned site.

Yours sincerely,

  
Mary Carney  
Assistant Principal Officer  
Forward Planning Section