

**COMHAIRLE CATHRACH BHAILE ÁTHA CLIATH
DUBLIN CITY COUNCIL**

NOTICE PURSUANT TO SECTION 175(4) OF THE PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED)

APPLICATION TO AN BORD PLEANÁLA

In accordance with Section 175(4) of the Planning and Development Act, 2000 (as amended) Dublin City Council gives notice of its intention to make an application to An Bord Pleanála under Section 175(3) of the Planning and Development Act, 2000 (as amended) for approval to carry out the following proposed development which is located on a site of c. 4.68 hectares in Inchicore, Dublin 8 (including watermain works along Emmet Road to the junction with Tyrconnell Road/Grattan Crescent). The main development site is bounded by Emmet Road to the north, Goldenbridge Cemetery to the south, "Patriot's Path" and Richmond Barracks to the east and St. Vincent's Street West to the west.

The development will comprise 578 no. apartments, consisting of 110 no. studio apartments, 172 no. 1 bedroom apartments, 250 no. 2 bedroom apartments (including 17 no. duplex apartments) and 46 no. 3 bedroom apartments (all apartments/duplexes to have balconies or terraces), community hub/library, creche, supermarket, 5 no. retail/café/restaurant/class 2 financial services units & 2 no. café/restaurant units), a public plaza fronting onto Emmet Road and the installation of a new watermain c 200m in length along Emmet Road to the junction with Tyrconnell Road/Grattan Crescent. The proposal includes works to a protected structure (8705 - Richmond/Keogh Barracks, relating to works to rubble stone boundary wall). The proposed development will consist of and includes:

- A) In the southern portion of the site ('Main Residential Area 01' - Block A), comprises a courtyard perimeter building (306 no. apartments consisting of 76 no. studio apartments, 100 no. 1 bedroom apartments, 104 no. 2 bedroom apartments and 26 no. 3 bedroom apartments as well as a management office c. 59 sq. m) in a series of blocks as follows: Block A1 - 5 storeys (35 no. apartments), Block A2 - 7 storeys (55 no. apartments), Block A3 - 5 storeys (39 no. apartments), Block A4 - 5 storeys (20 no. apartments), Block A5 - 7 storeys (54 no. apartments), Block A6 - 5 storeys (37 no. apartments with café/restaurant at ground floor c. 80 sq. m), Block A7 - 7 storeys (54 no. apartments), and Block A8 - 3 storeys, (6 no. apartments/ 6 no. duplex units);
- B) In the central portion of the site ('Main Residential Area 02' - Block B), comprises a courtyard perimeter building (181 no. apartments consisting of 24 no. studio apartments, 43 no. 1 bedroom apartments, 103 no. 2 bedroom apartments and 11 no. 3 bedroom apartments) in a series of blocks as follows: Block B1 - 5 storeys over partial below ground partial basement level (33 no. apartments) with an adjacent 2 storey creche of c. 816 sq. m with associated play areas, Block B2 - 7 storeys (54 no. apartments), Block B3 - 3 storeys (4 no. apartments/4 no. duplex units), Block B4 - 5 storeys (38 no. apartments), Block B5 - 7 storeys (48 no. apartments), including 2 no. duplex units fronting onto internal street, as well as provision of energy centre with associated plant/switch rooms and water storage/plant space (at partial below ground/basement level);
- C) In the northern portion of the site - the provision of a commercial mixed use Block C (5 storeys with 7 storey element) consisting of 91 no. apartments (10 no. studio apartments, 29 no. 1 bedroom apartments, 43 no. 2 bedroom apartments & 9 no. 3 bedroom apartments - including 5 no. duplex apartments fronting onto internal street), communal open space at third floor level, supermarket (including off-licence) of c. 2,476 sq. m GFA (c. 1,765 sq. m net retail sales area) at first floor level, with ground floor café/restaurant (c. 205 sq. m), 5 no. units (retail/café/restaurant/class 2 financial services floorspace c. 564 sq. m - to be amalgamated/subdivided as required);
- D) In the northern portion of the site the provision of a community hub/library of c. 2,810 sq. m (4 no. storeys) with flexible internal meeting rooms/spaces including internal double height halls as well as roof garden/terrace areas at second and third floor (roof levels);
- E) A new Vehicular access (as well as new adjacent service access) will be provided from St. Vincent's Street West into the undercroft level of Block C (with 3 no. internal streets provided between St. Vincent's Street West and "Patriot's Path" and Thornton Heights along boundary with Goldenbridge cemetery). The proposal also provides 106 no. car parking spaces, 8 no. motorcycle spaces as well as 1,285 no. cycle spaces within the blocks and single storey external covered store as well as surface spaces. (At undercroft level of Block C, the development includes 54 no. car parking spaces, 5 no. motorcycle spaces and 104 no. cycle spaces);
- F) Provision of 3 no. main areas of public open space and a "sports zone" area adjacent to the existing Inchicore Sports Community Centre c. 0.72 hectares as well as communal open space for the residents within the blocks;
- G) The proposal includes works, and alterations (including reduction in height, removal of sections, and provision of new openings) into the existing rubble stone wall (a protected structure no. 8705);
- H) The development includes water main upgrade along the Emmet Road from the subject site for c. 200m to to the junction with Tyrconnell Road/Grattan Crescent and tie in works surrounding the site;
- I) The development will also provide for all associated works and infrastructure to facilitate the development, including accommodation works, site clearance, hard and soft landscaping (to tie into existing streets), ESB substations, bin storage, green roofs, solar panels, heat pump systems (at roof level), play equipment, attenuation areas and connection to foul and surface water drainage and water supply, and construction access will be from St. Vincent's Street West and Patriot's Path as required.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **for a period of six weeks** commencing on **(13th October 2022)** at the following locations:


- The Office of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday);
- Dublin City Council, Public Counter, Planning & Property Development Department, Ground Floor, Block 4 East, Civic Offices, Wood Quay, Dublin 8, D08 RF3F (between 9.00a.m. - 4.30p.m., Monday to Friday);
- Inchicore Library, Richmond Barracks, St Michael's Estate, Inchicore, Dublin 8, D08 YY05 "Core opening hours Monday to Thursday from 10am to 1pm & from 2-5pm")
- Dublin City Council, South Central Area Office, Floor 1, Eblana House, Marrowbone Lane, Dublin 8, D08 E120 (between 9.00a.m. - 4.30p.m., Monday to Friday);

The application (including EIAR) may also be viewed/downloaded on the following website: <https://emmetroad.ie>

Submissions or observations may be made, on payment of the prescribed fee of €50, in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 during the above-mentioned period of six weeks, (submissions or observations may also be made through the Board's website at the following address <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-infrastructure-devel>) to be received on or before 5.30 p.m. on the **(28th November 2022)** relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area in which the proposed development is concerned; and
- (ii) the likely effects on the environment of the proposed development, if carried out.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development. A person may question the validity of any such decision by 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, as amended), in accordance with section 50 of the Planning and Development Act, 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading *Legal Notices - Judicial Review Notice* on the An Bord Pleanála website www.pleanala.ie or on the Citizens Information website www.citizensinformation.ie

Signed: 

(John Spain Associates, Agent for the Applicant, 39 Fitzwilliam Place, Dublin 2)

Date of erection of site notice: 6th October 2022