

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

We, Glenveagh Homes Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at 'Balroy House' Carpenterstown Road, Dublin 15.

The development will consist of the demolition of the existing 2 storey dwelling and ancillary buildings (c. 1,287 sq. m) and the construction of a residential development of 192 no. apartments (and ancillary facilities) in 5 no. 5 storey apartment buildings, comprising 67 no. 1 bedroom apartments, 104 no. 2 bedroom apartments and 21 no. 3 bedroom apartments (all apartments with balconies or terraces) as follows:

Block A (5 storeys) comprises 38 apartments consisting of 16 no. 1 bedroom, 19 no. 2 bedroom and 3 no. 3 bedroom apartments;
Block B (5 storeys) comprises 41 apartments consisting of 16 no. 1 bedroom, 22 no. 2 bedroom and 3 no. 3 bedroom apartments;
Block C (5 storeys over basement) comprises 46 apartments consisting of 12 no. 1 bedroom, 31 no. 2 bedroom and 3 no. 3 bedroom apartments;

Block D (5 storeys over basement) comprises 31 apartments consisting of 7 no. 1 bedroom, 20 no. 2 bedroom and 4 no. 3 bedroom apartments;

Block E (5 storeys over basement) comprises 36 apartments consisting of 16 no. 1 bedroom, 12 no. 2 bedroom and 8 no. 3 bedroom apartments;

The facilities (at ground floor of Block A) will comprise a creche (c. 174 sq. m), gym (c. 114 sq. m), residential amenity room (c. 40 sq. m) and security office (c. 22 sq. m);

Vehicular access to the development will be from 2 no. junctions onto the Carpenterstown Road (including secondary access [exit only] at western corner of lands in reconfigured arrangement to existing access) - existing access to be closed and planted and relocated to eastern corner of lands on Carpenterstown Road (layout to facilitate future cycle route at northern boundary);

240 car parking spaces (82 surface car parking and 158 basement car parking); 180 no. basement cycle spaces (as well as bin storage and plant/stores at basement level) and 172 surface cycle spaces;

Provision of landscaped areas, circulation, paths, attenuation and all ancillary site development works, single storey ESB substation, single storey bicycle and bin stores, all on a site of c. 1.77 hectares, located on the Carpenterstown Road, Carpenterstown, Dublin 15.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (Fingal County Development Plan 2017-2023). 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.carpenterstownroadshd.ie.

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: 

John Spain (Agent for the applicant, John Spain Associates, 39 Fitzwilliam Place, Dublin 2)
Date of erection of site notice 19th November 2019