

**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 Seabren Developments Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this 0.49 ha site on the former Europa Garage Site, Newtown Avenue, Blackrock, Co Dublin. The site is bounded by Newtown Avenue to the north and east, by Newtown Villas to the west and by residential dwellings at Craigmore Gardens to the south.

The development will consist of the construction of a residential development providing 101 residential units (GFA c.11,889 sq.m including basement) of 1 - 6 storeys together with residential accommodation in attic floor over (two units) in two Pavilion style buildings. The apartment units will consist of 51 no. 1-bed units (c.49 - 61 sq.m), 42 no. 2-bed units (c.66 - 94 sq.m) and 8 no. 3-bed units (c.96 - 108 sq.m) all with associated private balconies/terraces to the north/south/east/west elevations. Block A (1 - 4 storeys) shall provide for 47 no. apartment units (total GFA c. 3,627 sq.m); Block B (3 - 6 storeys plus attic floor) shall comprise of 54 no. apartments (total GFA c.5,041 sq.m). Basement level (c.3,204 sqm) shall provide for 73 no. car parking spaces (including visitor, GO-Car and mobility impaired); 194 no. bicycle spaces; plant areas; switch room; bin storage area; and surface water attenuation tank. The development proposal shall also provide for c.1,162 sq.m of communal open space and 302 sq.m of public open space; basement ramp adjacent to north-western boundary; new pedestrian accesses off Newtown Avenue to north; 50 no. bicycle parking spaces at grade; bin holding area; ESB substation; structural works to existing western boundary wall; amendments to a portion of existing southern boundary wall reinstating it to a height of +21.380m O.D. between the front building line of number 7 Craigmore Gardens and the rear boundary of the property; all other ancillary site development works, and site services required to facilitate the proposed development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dún Laoghaire Rathdown County Development Plan 2016-2022 and the Blackrock Local Area Plan 2015-2021. 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.

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 Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.europashd.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 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).

A person may question the validity of a decision of 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), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.



Signed: (Doyle Kent Planning Partnership Ltd)

(Agent: Doyle Kent Planning Partnership Ltd, 71 Carysfort Avenue, Blackrock, Co Dublin, A94Y3Y0)

Date of erection of site notice: 9th December 2020