



**NOTIFICATION TO ATTEND A SPECIAL MEETING OF THE SOUTH EAST AREA COMMITTEE  
TO BE HELD REMOTELY ON ZOOM  
ON THURSDAY 20 JANUARY 2022 AT 4.00 PM**

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**AGENDA**

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**1 Presentation on Strategic Housing Development SHD0031/21**

Herberton Road Development Ltd intends to apply to An Bord Pleanála for permission for a Build-to-Rent (BTR) Strategic Housing Development on a site of c. 0.7654 ha (7,654sq.m) located on lands at the former G4S premises at Herberton Road, Dublin 12. The lands are bounded by Glenview Industrial Estate to the south, residential properties fronting Dolphin Road to the west, residential properties fronting Dolphin Road to the north, and with existing access points to the site from the east from Herberton Road with a vacant property fronting onto Herberton Road also.

The development will consist of the demolition and clearance of all existing vacant warehousing/commercial structures and hardstanding (c.4,299.9 sq.m) and the construction of a development consisting of Build-to-Rent (BTR) residential units (c.12,399.5 sq.m GFA (excluding basement)) comprising 137 no. apartments (8 no. studios, 74 no. 1-bed, 50 no. 2-bed and 5 no. 3-bed) in 6 no. blocks ranging in height up to 8 no. storeys over basement level (c.1,897 sq.m GFA) with private open spaces as balconies / terraces and a retail unit on ground floor level fronting onto Herberton Road (c.199.7 sq.m GFA). The total gross floorspace (GFA) of the overall development is 14,296.5 sq.m (including basement), of which 14,096.8 sq.m is residential and 199.7 sq.m is non-residential.

The development is described on a block by block basis as follows:

Block A (1,337.7 sq.m GFA): 2 no. to 3 no. storey over basement apartment building consisting of 15 no. apartments with associated balconies / terraces comprising 3 no. studio apartments, 5 no. 1-bed apartments and 7 no. 2-bed apartments. Block A includes the provision of bicycle parking at basement level (110no. spaces) which is served by a dedicated bicycle lift;

Block B (1,481.8 sq.m GFA): 3 no. storey apartment building consisting of 17 no. apartments with associated balconies / terraces comprising 1 no. studio apartment, 8 no. 1-bed apartments and 8 no. 2-bed apartments;

Block C (2,152.7 sq.m GFA): 5 no. storey apartment building consisting of 25 no. apartments with associated balconies / terraces on all sides comprising 1 no. studio apartment, 10 no. 1-bed apartments and 14 no. 2-bed apartments;

Block D (4,083.1 sq.m GFA): 8 no. storey apartment building over basement consisting of 45 no. apartments with associated balconies / terraces comprising 2 no. studio apartments, 30 no. 1-bed apartments, 8 no. 2-bed apartments and 5 no. 3-bed apartments. Block D also includes the provision of a communal laundry room at basement level;

Block E (1,928.5 sq.m GFA): 5 no. storey over basement apartment building consisting of 19 no. apartments with associated balconies / terraces on all sides comprising 1 no. studio apartment, 7 no. 1-bed apartments and 11 no. 2-bed apartments. Block E also includes the provision of bicycle parking at basement level (58no. spaces);

Block F (1,415.7 sq.m GFA): 5 no. storey mixed-use building consisting of 16 no. apartments with associated balconies / terraces on all sides comprising 14 no. 1-bed apartments and 2 no. 2-bed apartments and a retail unit (199.7 sq.m GFA) on ground floor level facing on to Herberton Road.

The proposed development also includes the provision of internal resident support facilities and resident services and amenities, including a reception hub, parcel room, multi-purpose / screening area, laundry room, meeting rooms, bookable function rooms, work/study room, coffee facilities, games room, a gym / fitness room and a communal roof terrace at second floor level located in Blocks D and E (totalling 657.3 sq.m), as well as hard and soft landscaped external communal amenity spaces at ground level, including perimeter amenity spaces with integrated play facilities, seating areas, perimeter walk known as 'Amenity Areas' A-E and a central courtyard space (totaling c. 2,365 sq.m). Access to serve the proposed development will be provided via a single, multi-modal, raised platform entrance onto Herberton Road at approximately the same location as the existing entrance. The proposal includes 60 no. car parking spaces, of which 49 no. spaces are at basement level and 11 no. spaces are at surface level including 3 no. accessible car parking spaces, 5 no. dedicated car share spaces and 6 no. spaces with EV charging facilities); 2 no motorbike parking spaces; and 316 no. cycle parking spaces (246 no. resident parking spaces and 70 no. visitor parking spaces) to be managed per the submitted Transportation Assessment Report.

Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development, service / plant facilities including an ESB Substation, switch room, communications room, generator room and plant rooms (totalling 276.2 sq.m), refuse stores (totalling 96.9 sq.m), public lighting, extensive boundary treatments, green roofs, rooftop PV arrays, water services and all necessary site development and infrastructural works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Council Development Plan 2016-2022. 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.