

North central Area Office
Northside Civic Centre
Bunratty Road
Coolock
Dublin 17

Date: 7th May 2019.

To the Chairman and Members of
the North Central Area Committee

**Notification of initiation under Part 8 Planning and Development
Regulations 2001 (as amended)**

**Proposed change of use of 4 existing live/work units and 2 retail units, to provide 2
duplex apartments, 2 apartments and 3 retail units, blocks 19 & 20, New Priory, The
Hole in the Wall Road, Dublin 13**



SITE LOCATION

Dublin City Council wishes to give notice that it intends to initiate the process leading to an application under Part 8 of the Local Government Planning & Development Regulations 2001 (as amended) for change of use of 4 existing live/work units and 2 retail units, to

provide 2 duplex apartments and 3 retail units, blocks 19 7 20, New Priory, The Hole in the Wall Road, Dublin 13.

The site is blocks 19 & 20, New Priory which front onto The Hole in the Wall Road.

The design provides a two-bed duplex in lieu of a live/work unit at the south of each block where private amenity space can be provided. At first floor level a dual aspect two-bed corner apartment is proposed over the retail accommodation. The finalised proposal delivers the following quantum of development:

Block 20 – 2B3P Apartment @ 77m² and 2B4P 90m² duplex

One retail unit of 74m².

Block 19 – 2B3P Apartment @ 72m² and 2B4P 91m² duplex

Two retail units of 44m² and 33m².

All the proposed works are within the envelope of the existing building fabric with minor alterations to the existing curtain walling, increasing the head height to normal apartment standards and introducing opening lights to provide better daylight, ventilation and access to the private amenity space.

The design strategy is the same as for the rest of the development: at ground floor level privacy strips of hedging and a rail are provided at the front of the blocks and private amenity space is a terrace at the rear or side; at first floor level the private amenity space is a balcony.

All materials and methods used in this scheme will be required to be in full compliance with the Building Regulations (Technical Guidance Documents), and will be fully certified in accordance with the Building Control Amendment Regulations.

Documents Attached:

- Architects Design Report
- Site Location Map & Site Layout Plan
- Existing Ground & First Floor Plans – Block 19
- Proposed Ground & First Floor Plans – Block 19
- Existing Elevations- Block 19
- Proposed Elevations- Block 19
- Existing Ground & First Floor Plans – Block 20
- Proposed Ground & First Floor Plans – Block 20
- Existing Elevations- Block 20
- Proposed Elevations- Block 20

The agreement of the Committee is requested to this proposal.

Anthony Flynn

Executive Manager