

# POOLBEG WEST SDZ PLANNING UPDATE

## OCTOBER 2022

Myles Farrell

### Summary of progress to date;

First application - for 3 residential blocks, granted permission on Sean Moore Road side.

3 further large scale applications have been the subject of Further Information Requests ; 2 were largely residential and one large- scale commercial.

Recent application for modifications to ‘meanwhile uses ‘ on site near the coast has been refused. previously permitted meanwhile uses were as per first application .

## Location and status of applications

Pale blue boundary is for enabling works under 3270/19. Note that it excludes the main perimeter blocks and is for streets and public realm/parks

### Application Order;

1. Enabling works (no buildings)
2. Phase 1 . Mainly res
3. Phase 1b mainly res.
4. Phase 2. Res + mixed.
5. Phase A. mainly commercial
6. Amend cultural hub

Phase 1  
=black bndry  
PWSDZ3207/  
21. granted

Phase 1b (green  
bndry)  
PWSDZ3406/22  
FI received

Phase 2. purple  
bndry  
PWSDZ4058/22  
Await AI

4380/22  
Phase A  
Await AI

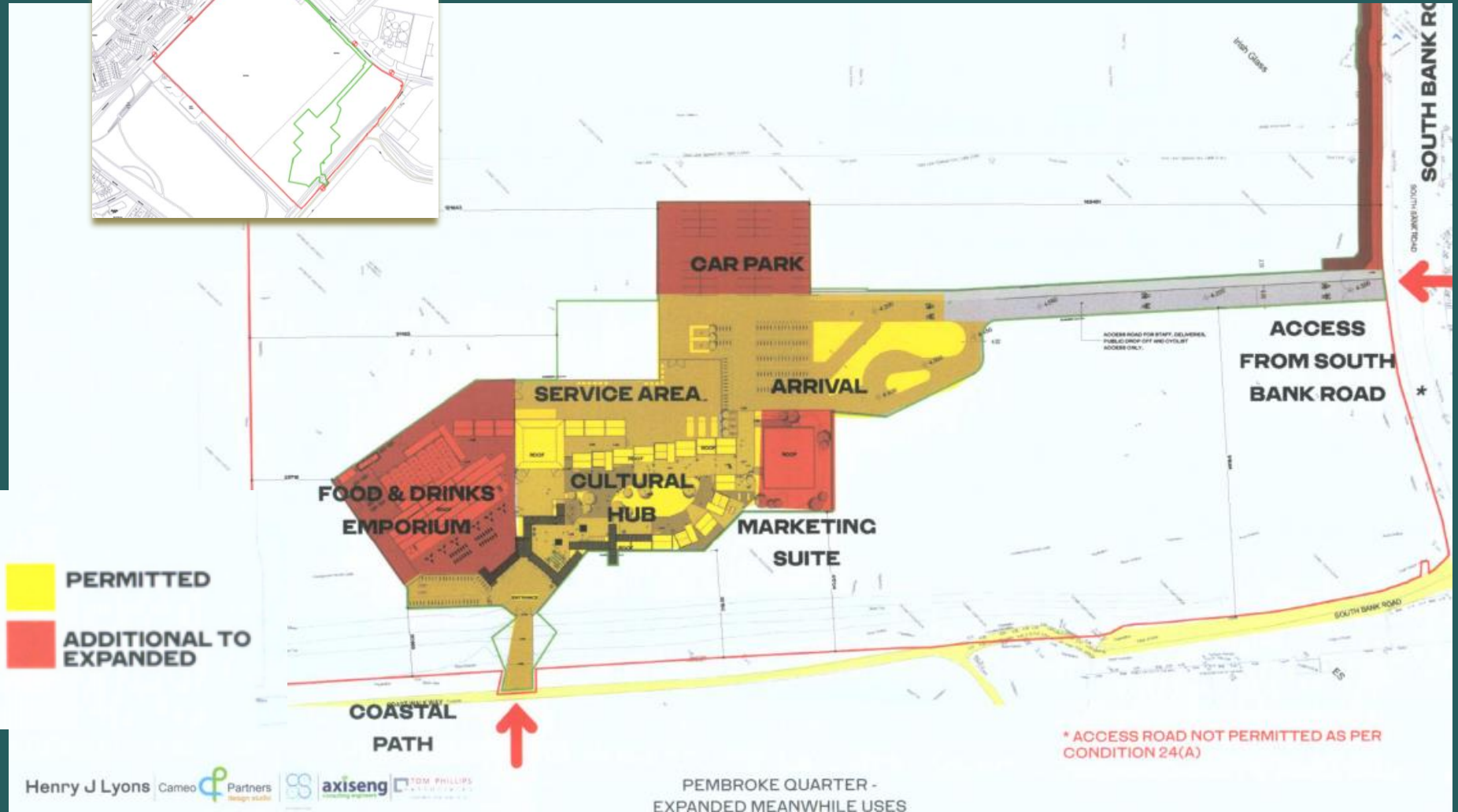
4543/22  
amend  
cultural hub.  
Refused.

Sean Moore Road

South Bank Road

PHASE 1b

PWSDZ4543/22 ; Amendments to meanwhile uses – refused permission 16<sup>th</sup> Sept.



## Reasons for refusal (PWSDZ4543/22) included;

- 1. The proposed food and drinks emporium and associated retail and hawker stalls are considered excessive in scale and inconsistent with the content and land-use requirements of the Poolbeg West Planning Scheme. ...
- 2. The location of the development and its proposed means of access via a substandard pedestrian and cyclist network in the vicinity and taking into consideration the nature of the proposed people intensive uses and activities, the proposed development would therefore endanger public safety by reason of traffic hazard ....

- The next decision made will be on the Further information received on residential application PWSDZ3406/22 ; This decision is due 26<sup>th</sup> October. Application includes approx. 570 apartments and related uses.