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

**Proposed Development of 108 Residential Dwellings the Site of DCC Road
Maintenance Depot at Marrowbone Lane & Forbes Lane, Dublin 8**

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 the construction of a residential development comprising 108 apartments at a site c. 0.56 ha at the Road Maintenance Depot, Marrowbone Lane and Forbes Lane, Dublin 8. This site will be developed as part of the National Social Housing PPP Programme.

Site Location & Context

The site is located at the existing DCC Road Maintenance Depot, which is due to be relocated. The site is bounded by Marrowbone Lane to the east and Forbes Lane to the north. An existing Eir exchange building is to the west and The Malthouse apartment block to the south.



Figure 1: Site Location Plan.

Proposed Development:

The development proposal was advanced by the Design Team in response to a design brief developed by Dublin City Council. The proposed development has undergone an iterative design review process with key stakeholders including representatives from South Central Area Office, Housing Department and DCC technical teams in consultation with the Project Technical Advisors.

The complex ranges in height from 5 to 7 storey consisting of 108 apartments at a site c.0.56 ha which will consist of the following:

- The demolition of the existing sheds, warehouses, garages and site clearance works
- Two apartment blocks (Block A and Block B) comprising 108 residential units (64 no. 1-bed, 31 no. 2-bed, 13 no. 3-bed)
 - Block A ranges from 6-7 storeys.
 - Block B 5-storeys.
- The removal of the existing boundary wall fronting onto Forbes Lane and Marrowbone Lane and subsequent widening of Forbes Lane to facilitate an active travel route.
- 165 long-stay and 54 short-stay bicycle parking spaces and 2 car parking spaces.
- 190 sq.m of community, cultural and arts space.
- 520 sq.m of public realm space and 700 sq.m of communal open space.
- One vehicular access point is proposed from Marrowbone Lane. A pedestrian and cycle access route is proposed at Forbes Lane which also provides emergency vehicle access.
- Boundary treatments, public lighting, site drainage works, internal road surfacing and footpath, ESB substation and meter rooms, stores, bin and cycle storage, plant rooms, landscaping; and
- All ancillary site services and development works above and below ground.

DCC Housing Department with the Project Architects held a public information session on the 14 November 2023. The team presented designs at a point in time during design development.

I attach the following drawings to this report to illustrate the design proposal:

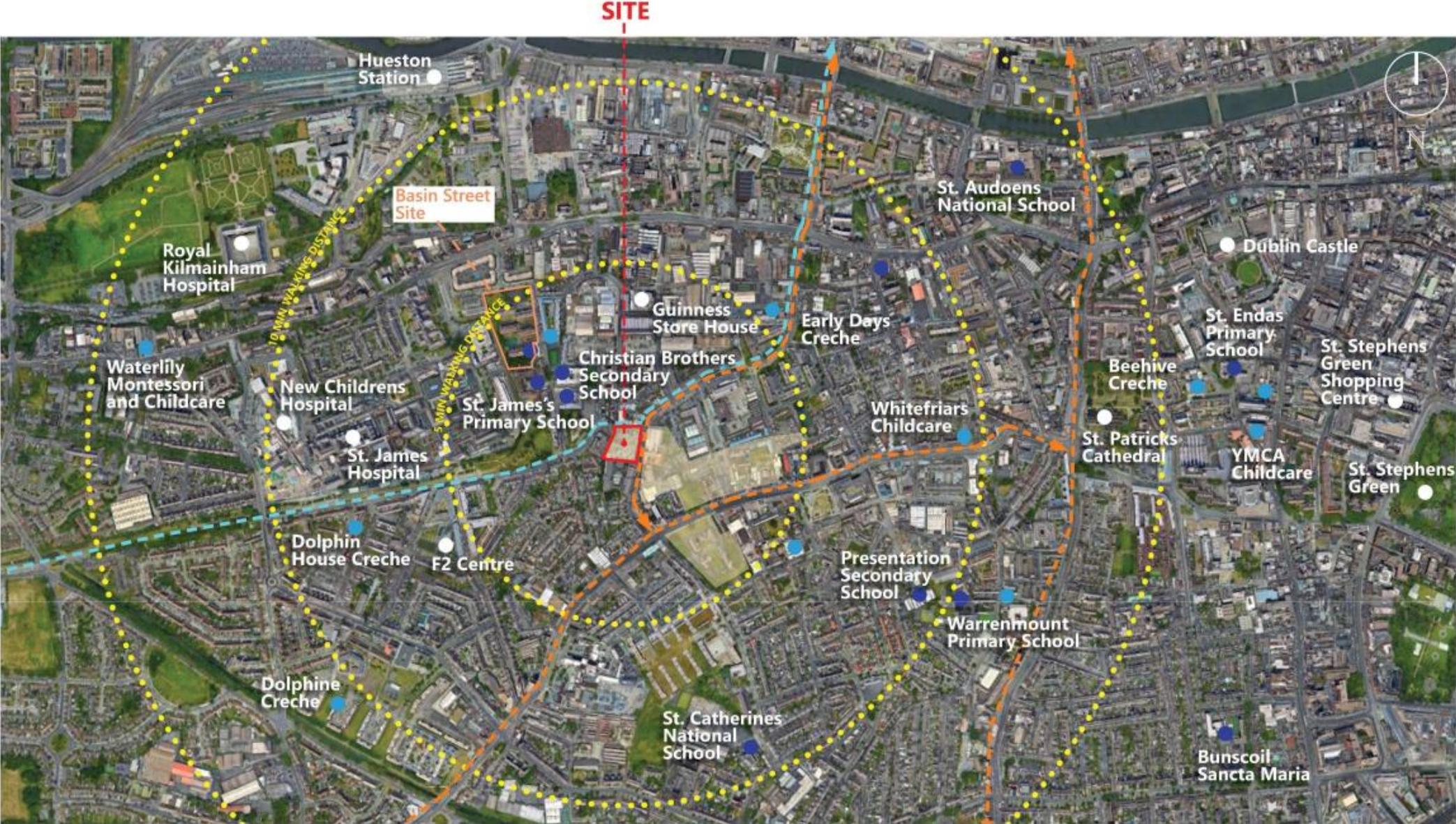
1. Site Location Map
2. Proposed Site Plan
3. Proposed Elevations

This report is for information and noting by the South Central Area Committee.

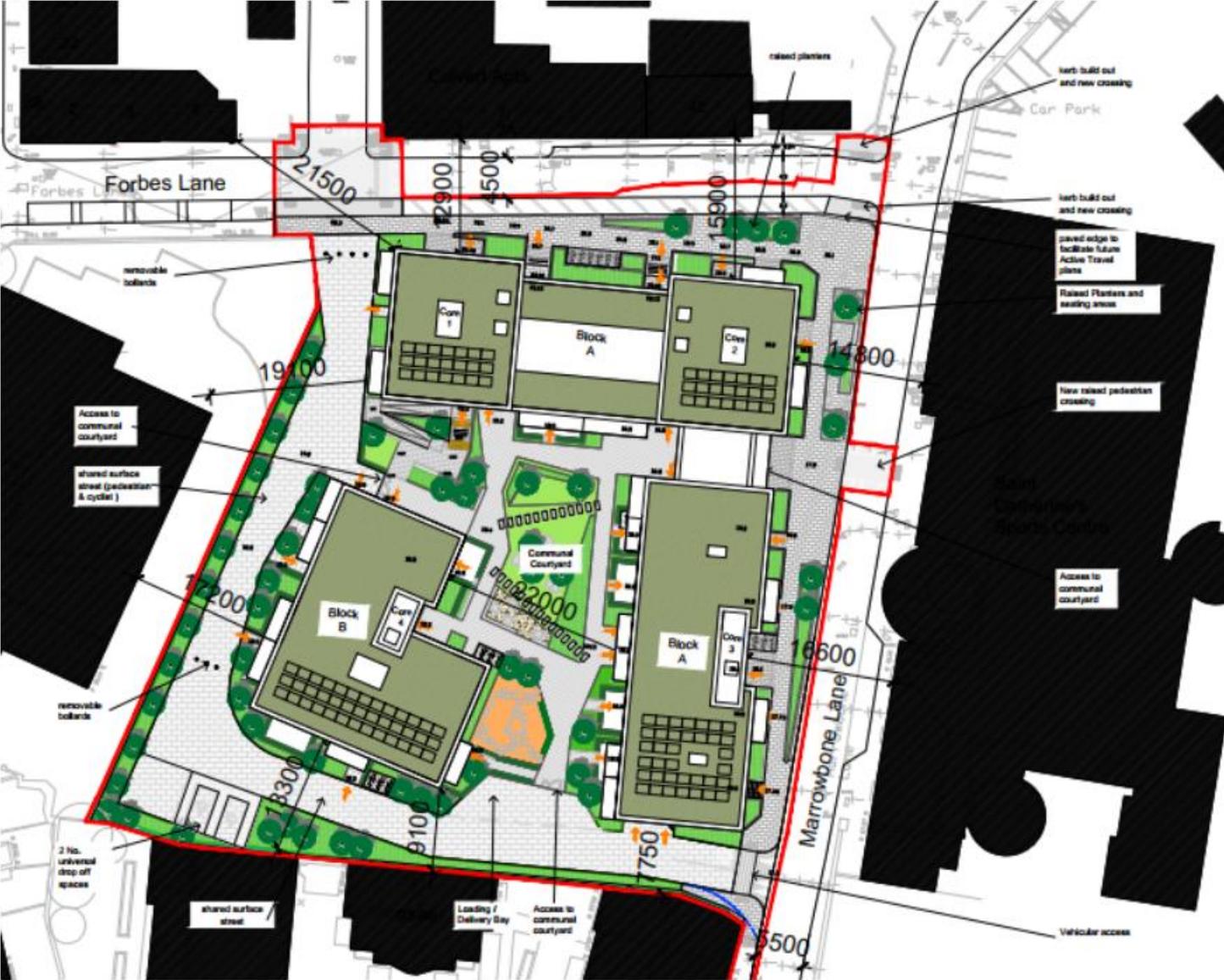
David Dinnigan

Dave Dinnigan
Executive Manager

Site Location Map



Proposed Site Plan



Proposed Photomontage

