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

**Proposed Development Of 52 no. residential dwellings at a site c.0.87 ha at Croke  
Villas, Sackville Avenue, Dublin 3**

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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 52 no. residential dwellings at a site c.0.87 ha at Croke Villas, Sackville Avenue, Dublin 3. This site will be developed as part of the National Social Housing PPP Programme.

**Site Location & Context**

Sackville Avenue is located approximately 1.5km from the City Centre. The area is predominately residential in nature with parks, local retail and community/ sporting facilities also populated across the area. The subject site is an infill site situated on the southern side of Sackville Avenue between Ballybough Road and Croke Park/ Ardilaun Square



Figure 1: Proposed Site Plan.

## **Proposed Development:**

The development proposal presented here was developed 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 Central Area Office, Housing Department and DCC technical teams in consultation with the Project Technical Advisors.

The development consists of two apartment blocks between 4 to 5 storeys, consisting of a total of 52 no. residential units at a site c.0.87 ha at Croke Villas, Sackville Avenue, Dublin 3 which will consist of the following:

- Two apartment blocks between 4 to 5 storeys, consisting of a total of 52 no. residential units:
- Block A consists of 35 no. residential units (1 no. 1 bed and 34 no. 2 bed);
- Block B consists of 17 no. residential units (4 no. 1 bed and 13 no. 2 bed) and 152 sqm of internal community, arts and cultural space at ground floor.
- 4 no. car parking spaces and 129 no. cycle spaces.
- Sackville Gardens will be extended to Ardilaun Square to create a new pedestrian and cycle link which will also serve as an emergency vehicle access and vehicular access will be from Sackville Avenue
- Construction of a new Boulevard on Sackville Avenue from Ballybough junction to Ardilaun Road.
- Provision of c. 902 sqm public open space, c.500 sqm communal open space, c.367 sqm private open space and 68 sqm of outdoor community, arts and cultural space (55 sqm facing Sackville Avenue and 13 sqm in internal courtyard).
- Boundary treatments, public lighting, site drainage works, road surfacing and footpath, ESB substation, ESB meter rooms, plant rooms, stores, bin and bicycle storage, landscaping; and
- All ancillary site services and development works above and below ground.

The application site is part of a wider residential regeneration project that includes the provision of 14 no. new terraced houses to the north side of Sackville Avenue. The existing Part 8 Planning Permissions for these houses will be retained. The houses, apartment blocks and the road works will be constructed under the PPP Programme, Bundle 4.

DCC Housing Department with the project Architects held a public information session on the 8<sup>th</sup> February 2024. 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 Central Area Committee.

*David Dinnigan*

**Dave Dinnigan**  
**Executive Manager**



Site Location Map



Figure 1: Site Location Map



# Proposed Site Plan



Figure 2: Proposed Site Plan



## Proposed Photomontages



*Figure 3: Sackville Gardens*



## Proposed Photomontages



*Figure 4: Sackville Avenue*