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

**Proposed Development of 168 Residential Dwellings on the Site of Dublin Fire Brigade
Depot, Stanley Street, Dublin 7**

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 168 apartments and duplex units at a site c. 1.15 ha at the Dublin City Fire Brigade Maintenance Depot, Stanley Street, Dublin 7. This site will be developed as part of the National Social Housing PPP Programme.

Site Location & Context

The site is currently the Dublin Fire Brigade Maintenance Depot, which is due to be relocated in 2025. The site is an infill and brownfield site located between Stoneybatter and Grangegorman Road Lower. The site is located around 2km from Connolly Station and just under 1 km from Heuston Station, to the south of TU Dublin Grangegorman Campus.



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 Departments in consultation with the Project Technical Advisors.

The complex ranges in height from 3 to 6 storey consisting of 168 apartments and duplex units at a site c. 1.15 ha which will consist of the following:

The construction of 168 apartments and duplex units at a site c. 1.15 ha, which will consist of the following:

- The demolition and site clearance of the existing buildings, sheds, warehouses and garages.
- Construction of 168 no. apartment and duplex units across Blocks A-K (including frontage onto Grangegorman Lower).
 - Blocks A – C consist of 71 no. apartment units (43 no. 1 bed and 28 no. 2 bed units) and ranges from 5 to 6 storeys.
 - Blocks D – G consist of 85 no. apartment units (44 no. 1 bed units, 28 no. 2 bed units and 13 no. 3 bed units) and ranges from 4 to 5 storeys.
 - Blocks H – K consist of 12 no. duplex units (6 no. 1 bed and 6 no. 3 bed units) and are 3 storeys.
- Provision of 280 long-stay and 101 short-stay bicycle parking spaces, 20 no. car parking spaces and 1 no. motorcycle parking space.
- Construction of a 277.54 sqm creche.
- Provision of 559.15 sqm of community, cultural and arts space located at ground floor level across Blocks B, E, F and G.
- 0.112 ha of public open space and 1350 sqm of communal open space
- Two vehicular accesses are proposed, one from Grangegorman Lower and one from Stanley Street.
- Boundary treatments, public lighting, site drainage works, internal road surfacing and footpaths, ESB meter rooms, ESB substations, stores, bin and cycle storage, plant rooms, landscaping; and
- All ancillary site services and development works above and below ground.

The PPP Project Team held a public information session on the 15 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 Photomontages

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

David Dinnigan

Dave Dinnigan
Executive Manager

Site Location Map



Proposed Photomontages



Figure 1 Public Open Space (Left hand side) and Block 2



Figure 2: View looking down Grangegorman Road Lower