

The Chairman and Members of  
North West Area Committee.

Meeting: 21<sup>st</sup> May 2024

Item No: 8

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**Notification of initiation under Part 8 Planning and Development  
Regulations 2001 (as amended)  
Proposed Development of 77 residential dwellings at a site c.1.3 ha bound by  
Cardiffsbridge Road, Wellmount Road and Wellmount Drive, Finglas, Dublin 11**

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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 77 apartment dwelling units at a site c.1.3 ha bound by Cardiffsbridge Road, Wellmount Road and Wellmount Drive, Finglas, Dublin 11. This site will be developed as part of the National Social Housing PPP Programme.

#### **Site Location & Context**

The site is located on a greenfield site which is bound by Wellmount Drive to the north, Wellmount Road to the east / south-east and the Cardiffsbridge Road to the west, the site is a triangular-shaped greenfield site c. 1.3 ha and its location is illustrated in the figure below.



Figure 1: Site Location.

#### **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 North West Area Office, Housing Department and DCC Technical Departments in consultation with the Project Technical Advisors.

The development consists of 77 apartment dwelling units at a site c.1.3 ha bound by Cardiffsbridge Road, Wellmount Road and Wellmount Drive, Finglas, Dublin 11 which will consist of the following:

- One apartment block with primary frontage onto Cardiffsbridge Road, ranging in height from 4 to 6-storeys, comprising 77 residential units (38 no. 1 bed units, 25 no. 2 bed units and 14 no. 3 bed units);
- 28 no. car parking spaces, 2 no. motorcycle spaces and 1 no. loading bays;
- 175 no. bicycle parking spaces;
- 135 sqm of internal community, arts and cultural floor space;
- 0.56 ha of public open space and 0.11 ha communal open space;
- Two vehicular accesses are proposed, one from Cardiffsbridge Road and one from Wellmount Road;
- Boundary treatments, public lighting, site drainage works, internal roads and footpaths, ESB substation, stores, bin and bicycle storage, plant rooms, landscaping; and
- All ancillary site services and development works above and below ground.

The PPP Project Team with the Project Architects held a public information session on the 28 November 2023. The design team reviewed and have responded to the feedback, the team presented designs at a point in time during design development.

The Design Team reviewed all correspondence and considered all residents feedback, which, informed the proposal on key matters across public open space, height, permeability, boundaries, ecology, zoning and the requirements of the City Development Plan 2022 to 2028.

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 North West Area Committee.

*David Dinnigan*

**Dave Dinnigan Executive Manager**



Figure 1: Site Location Map

**Proposed Site Plan**



Figure 2: Proposed Site Plan

**Proposed Photomontages**



*Figure 3: View Looking North*

**Proposed Photomontages**



*Figure 4: View Looking East along Cardiffsbridge Road*

**Proposed Photomontages**



*Figure 5: View Looking West across Public Open Space*