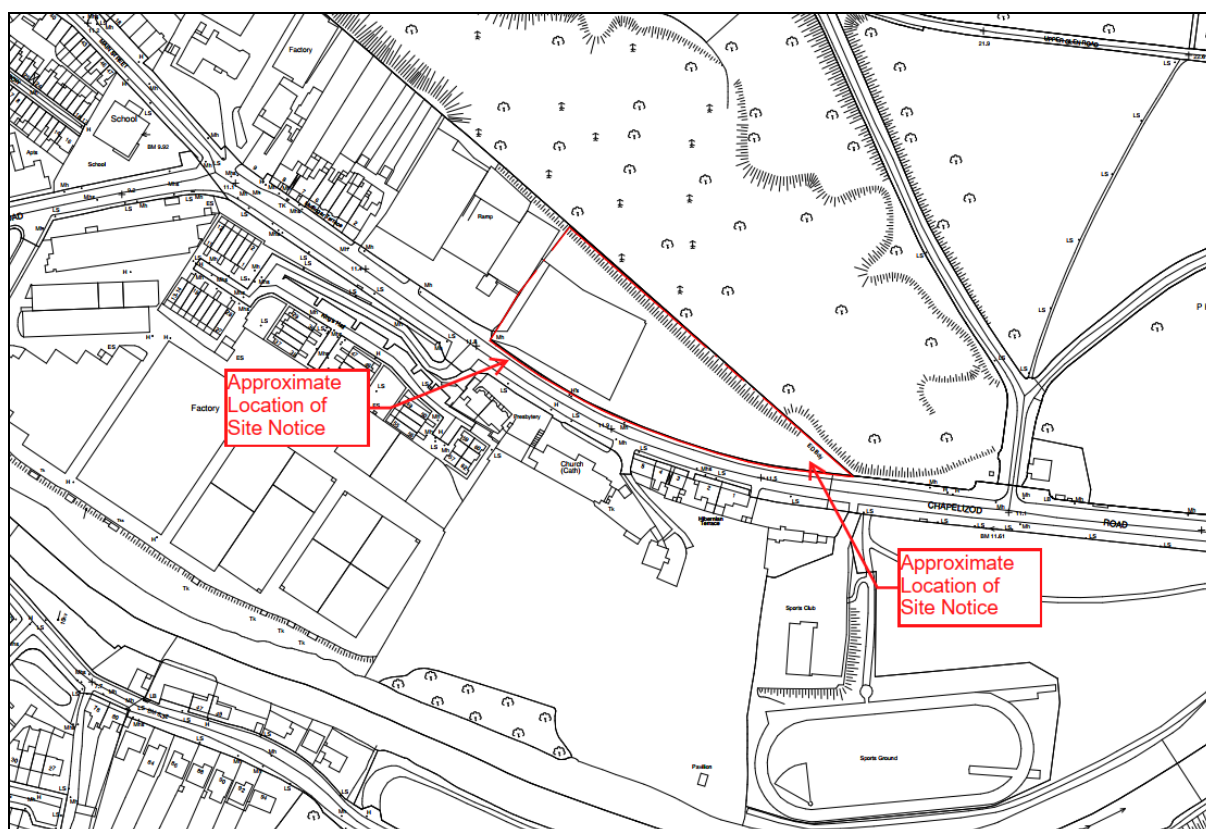


**South Central Area Office
Eblana House
Marrowbone Lane
Dublin 8**

Date: 19th June 2019.

**To the Chairman and Members of
the South Central Area Committee**

**Notification of initiation under Part 8 Planning and Development
Regulations 2001 (as amended)
Proposed construction of 71 number dwelling units at Springvale,
Chapelizod, Dublin 20**



SITE LOCATION & LAYOUT

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 71 number dwelling units (apartments) and a Scout Hall on a site at Springvale, Chapelizod, Dublin 20.

The site is located on the North side of Chapelizod Road, Dublin 20, directly opposite the Church of the Nativity of the Blessed Virgin Mary. The site is located on a former 19th century sand pit site in close proximity to the Chapelizod gate to the Phoenix Park and shares a boundary wall with the Park. There are a number of mature trees within the site,

particularly along the boundary to the park and to the east end of the site. The site was until recently occupied by temporary allotment plots.

The proposal comprises 71 residential units in 6 blocks and a Scout Hall which will also facilitate use by the community.

- 21 No. one bedroom apartments
- 30 No. two bedroom apartments
- 20 No. two bedroom apartments

It is proposed that 3 of the two bed apartments are designed to “universal+” standards which will offer a greater degree of flexibility to accommodate tenants with disabilities or special needs.

The apartments are accommodated in six blocks. Blocks A, B and C are three storeys tall and run parallel to Chapelizod Road. Blocks D, E, F are five storeys tall on the north side of the site. Vehicular access and parking will be from Chapelizod Road. The Scout Hall, currently at detailed design stage, is a double height multi-purpose hall with associated accommodation located on the East side of the site.

As part of its ongoing housing delivery programme, Dublin City Council is currently examining the potential for the use of modern methods of construction, which employ a high level of off-site manufacture of housing units. This allows greater speed of delivery and increased levels of quality control. It is currently envisaged that this development will be constructed using these methods. This could significantly reduce the on-site construction period, and also minimise the associated issues of inconvenience to local residents, as well as minimising the extent and duration of any disruption to traffic and local business. It is expected that the contract will be awarded to a suitable contractor in 2019.

All materials and methods used in this scheme will be required to be in full compliance with the Building Regulations (Technical Guidance Documents), and will be fully certified in accordance with the Building Control Amendment Regulations.

The development was presented to the Local Area Committee at their meeting on 12th December 2018.

Documents Attached:

- Site Location Plan
- Proposed Elevations (3 no. sheets)
- Proposed typical Section
- Proposed Ground Floor, typical Upper Floor and Landscape Plans
- Site 3D View

The agreement of the Committee is requested to this proposal.

Anthony Flynn

Executive Manager