

# Dublin City Council

South Central Area Committee Meeting

June 19<sup>th</sup> 2019

# Strategic Housing Development Application

Reg. Ref: ABP-303506-18

<b>Applicant:</b>	Development Ocht Limited
<b>Location:</b>	Concorde Industrial Estate, Naas Road,
<b>Proposal:</b>	Mixed use development. 492 Build to Rent apartments, commercial units, crèche, open space, 238 car parking (200 in basement) 516 Bicycle parking spaces
<b>Website:</b>	<a href="https://www.concordeshdnaasroad.ie">https://www.concordeshdnaasroad.ie</a>

# What has happened to date?

## **Section 247 consultations**

- Meetings were held on the 10/10/18, 27/08/18, 18/06/18 and the 07/12/17.

## **Meeting with ABP**

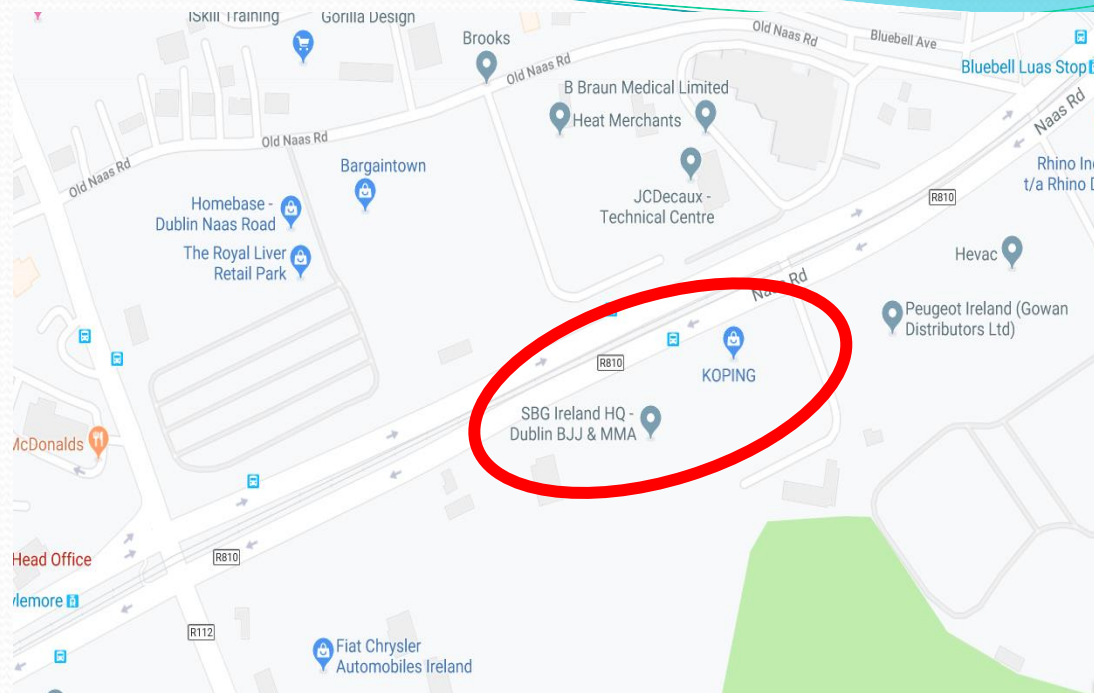
- 04/03/19

## **An Bord Pleanála issued the Notice of Pre-Application Consultation Opinion**

- Further consideration/amendment of the documentation as it relates to the interface between the proposed development and the Naas Road
- Further consideration and amendment of the documentation as it relates to the pedestrian and cycle routes in the proposed development
- Proposals for the management and operation of the proposed development as a 'build to rent'
- A mobility management strategy
- A housing quality assessment A sunlight/daylight analysis
- On receipt of the application by DCC, all relevant internal departments were notified.



# Site Location



# Development Description Summary

- Provision of **492 residential units**
- Provision of **3,347 sqm commercial use** including;
  - Ground floor; **car showroom** (350sqm), **shop** (146 sqm) **shop/convenience store** (437sqm) and **4 number café/restaurants** ranging in size from 48 sqm to 177 sqm)
  - First floor; 3 commercial units at first floor level comprising of a medical centre (517sqm) and 2 number shared office spaces (566sqm and 150sqm respectively)
  - **Crèche** unit at ground and first floor (382sqm) and associated outdoor play space.
- Provision of 238 number car parking spaces (200 number at basement level to serve the residential development) including the provision of 10 number car club spaces, 516 number cycle spaces
- The proposed development will also include the provision of communal open space including courtyard areas
- An **Environmental Impact Assessment Report** has been submitted with this application



# Proposed Development

## Building Height

- Development rises from 4 storeys at south to 8 storeys to the north facing Naas Road
- Max Height: c. 24.10
- 8 storeys to Naas Road
- 4 north south “Finger” Blocks to rear stepping down to 4 storeys

## Apartment Mix

- 49% studio and 1 bed units
- 51% of the units two bedroom (both 3 p and 4 p units).
  - 104 number studios
  - 136 number 1 bedroom units
  - 252 number 2 bedroom units

## Part V

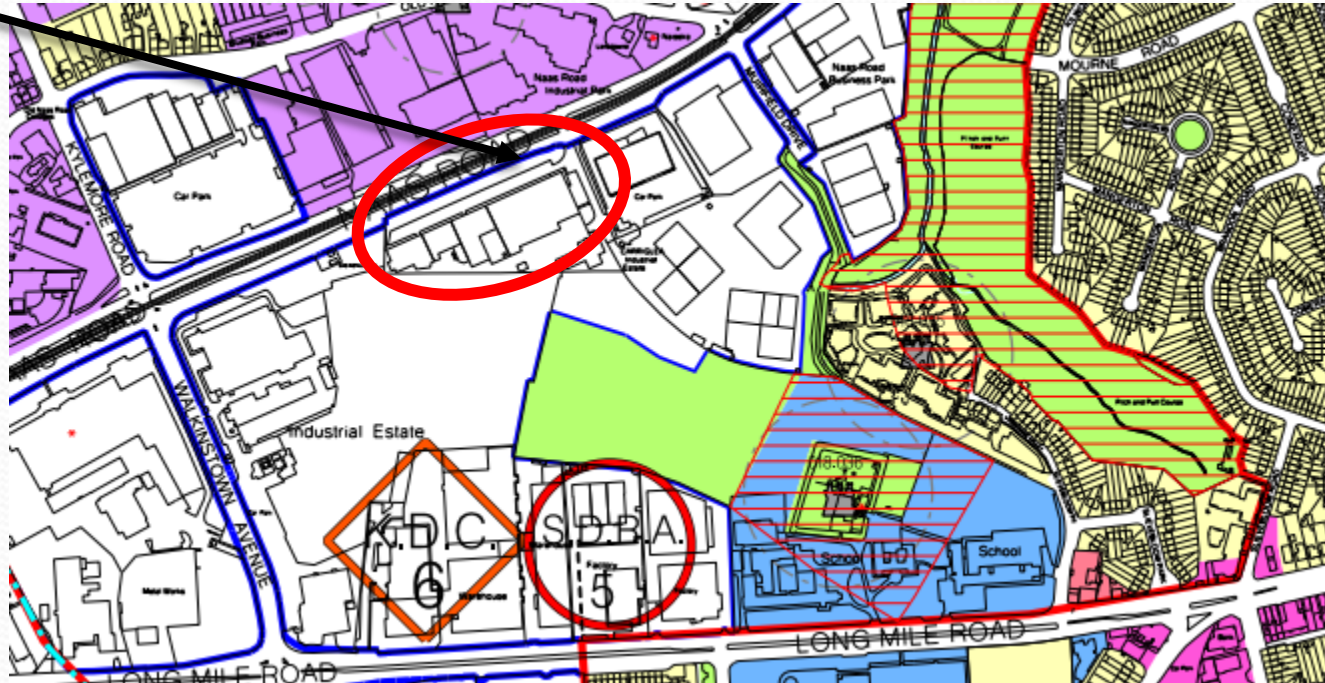
- 49 Units in total
- Mix of Studio and 1 bed Units

## Access

- Off existing access from Naas Road
- One access will be provided to the surface parking close to the junction with the Naas Road.
- Basement access off the access road to the Industrial estate

# Development Plan – Zoning Objective

Site



## Use Zoning Objectives

z14:the social, economic and physical development   
rejuvenation of an area with mixed use of which residential and 'Z6'  
would be the predominant uses.



# Naas Road Local Area Plan

## Objective

*'To create a great place to work and live, and create a new urban identity for the Naas Road lands area plan by regenerating existing developed lands as a sustainable mixed-use area.'*

## Naas Road LAP Green Infrastructure Strategy Map





# Site Layout/Ground Floor Plan





# Communal Amenity Space



Playground



# Northern and Southern Elevations



# Eastern and Western Elevations



Elevation - West



# Photomontages



# Conclusion

- No Third Party Submissions were received within the Public Consultation period
- Members comments at meeting will be summarised and sent to ABP with CE report
- Further details of the application can be viewed at: <https://www.concordeshdnaasroad.ie>
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by June 27<sup>th</sup> 2019
- An Bord Pleanála due to decide case by 22<sup>nd</sup> August, 2019





*Go raibh maith agaibh*