

# Dublin City Council

South Central Area Committee Meeting

17<sup>th</sup> July 2019

# Strategic Housing Development Application

Reg. Ref: ABP-304686-19

|                   |  |
|-------------------|--|
| <b>Applicant:</b> | Jackie Greene Construction Limited   |
| <b>Location:</b>  | Lands immediately east of the Assumption National School,<br>Long Mile Road, Walkinstown, Dublin 12                  |
| <b>Proposal:</b>  | Construction of 153 residential units with concierge and gym,<br>129 car parking spaces, 198 bicycle parking spaces. |
| <b>Website:</b>   | <a href="https://www.longmileroad.ie">https://www.longmileroad.ie</a>  |

# What has happened to date?

## **Section 247 consultations with the Planning Authority**

- Meeting was held on 23<sup>rd</sup> November 2018

## **Meeting with An Bord Pleanála**

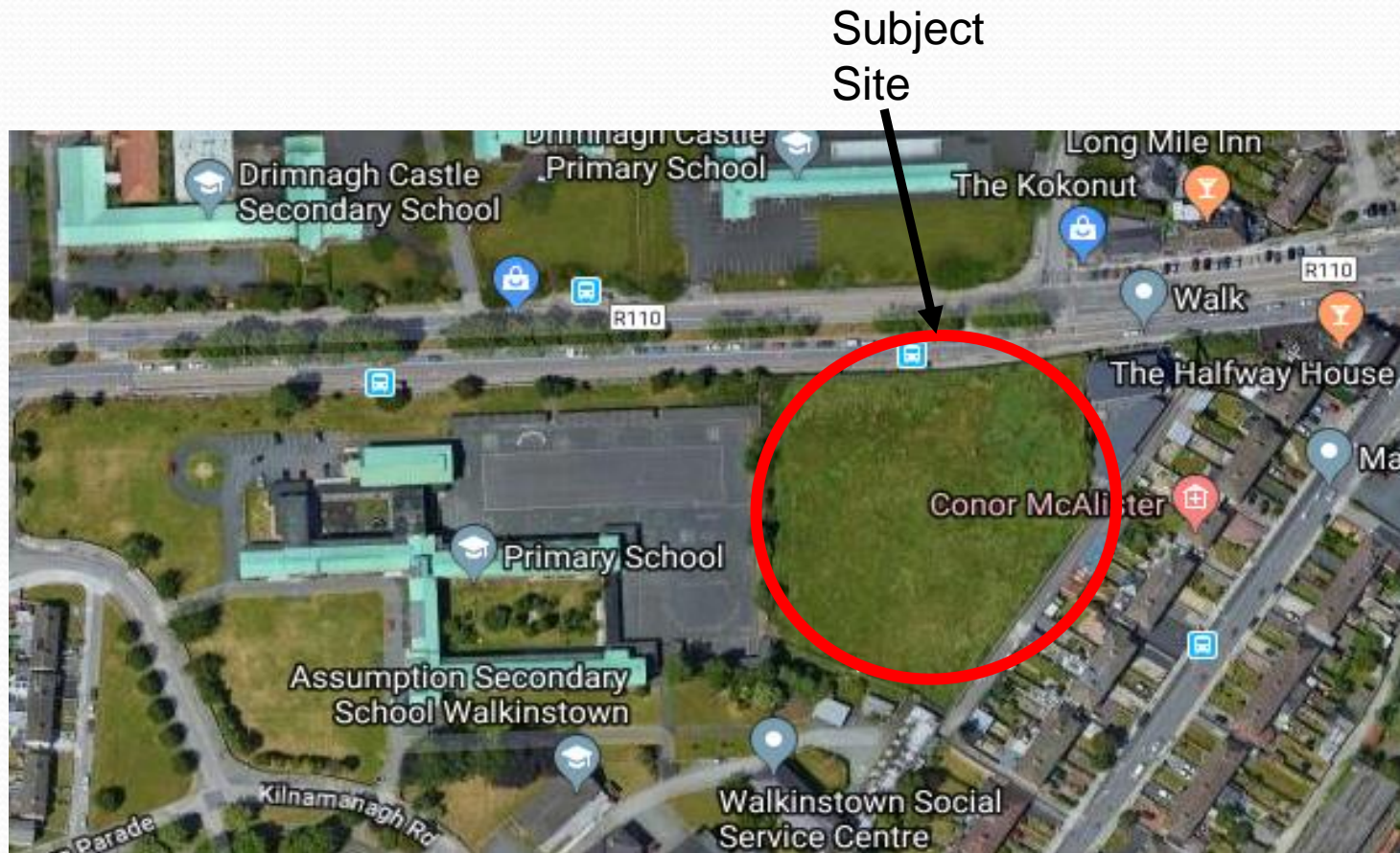
- 4<sup>th</sup> April 2019

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

- Building Heights
- Contextual Elevations and Cross Sections
- Detailed Landscaping Plan
- Building Materials and Durability
- Mobility Management Strategy
- Housing Quality Assessment
- A Daylight/sunlight analysis
- Draft Construction management plan and draft waste management plan.
- On receipt of the application by DCC, all relevant internal departments were notified.



# Site Location



# Development Description Summary

- Construct 153 residential units with a concierge and a gym in two apartment blocks and a duplex/maisonette blocks.
- New vehicular access from Longmile road
- 129 Car parking spaces, 5 motorbike parking spaces, 198 secure bike parking spaces
- 5,126sqm of open space
- Landscaped car free, pedestrian and cycle route around the perimeter (to be used by emergency vehicles also)
- Esb substation and Plant rooms
- Boundary treatments and landscaping
- An Environmental Impact Screening Report is submitted



# Proposed Development

## Building Height

- 3-6 Storeys
- Max Height: c. 19.175m

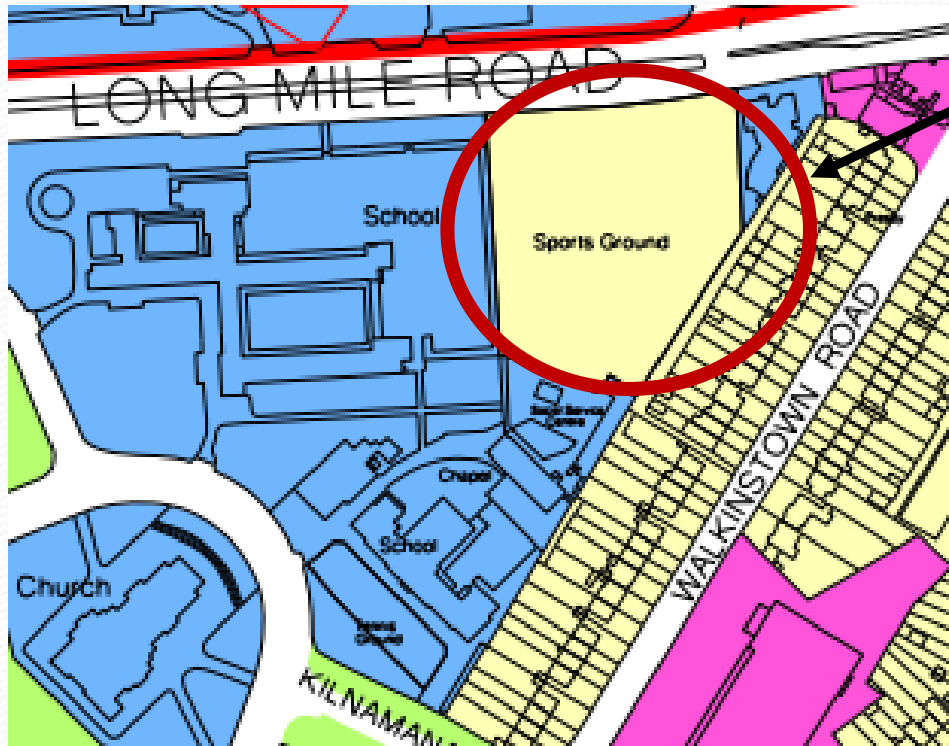
## Residential Mix

- 15no. Duplex/Maisonettes comprising
  - 7no. 1 bed
  - 8no. 2 bed
- 138 Apartments comprising
  - 1no. Studio
  - 54no. 1 bedroom
  - 76no number 2 bedroom
  - 7no 3 beds

## Access

- New vehicular access from Long Mile Road
- 4 Pedestrian access points from Long Mile Road

# Development Plan – Zoning Objective



Subject  
Site

**Use Zoning Objective- Z1 Sustainable Residential Neighbourhoods**

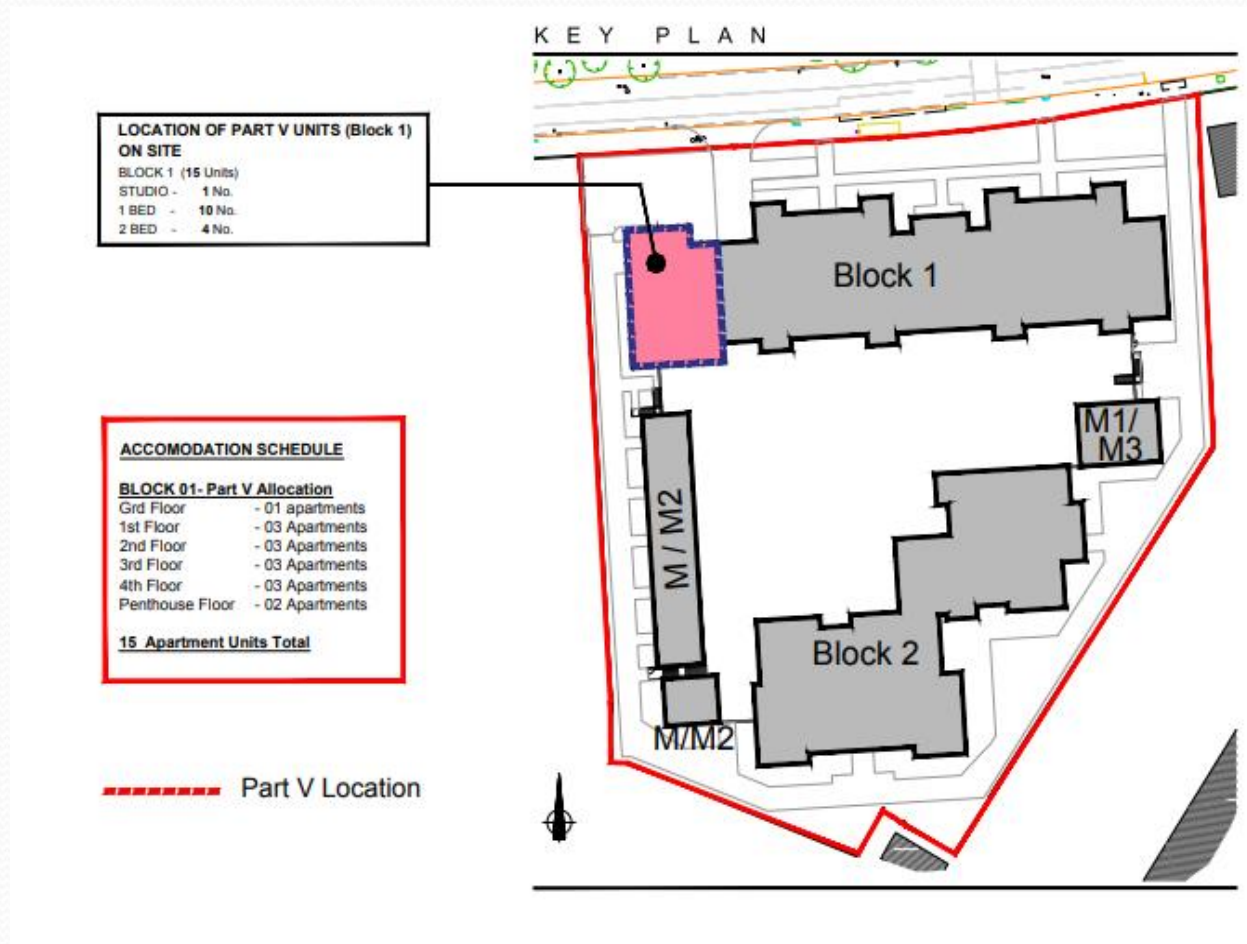


# Proposed Site Layout





# Part V – 15 Units



The site plan shows two blocks, Block 1 and Block 2, separated by a central courtyard area. A red oval highlights a specific area within Block 1, which contains a winding path, several trees, and a small structure. The plan includes various labels for different areas and features, such as 'LONG MILE ROAD', 'MAISONNETTES', 'BLOCK 1', 'BLOCK 2', 'Rear Access Lane', and 'Rendered block boundary wall - 2m height'. The plan also shows a 'Low wall and railings 1.5m height' and a '7.0m TC' (Total Clearance) area. The plan is a detailed architectural drawing showing the layout of the blocks, the courtyard, and the surrounding infrastructure.



# Northern and Southern Elevations



# Eastern and Western Elevations





# Photomontages





# Next Steps

- Public Consultation period ends 5.30pm 18<sup>th</sup> July 2019
- Elected Members comments at meeting will be summarised and sent to ABP with Chief Executive's report
- Further details of the application can be viewed at:  
[www.longmileroad.ie](http://www.longmileroad.ie)
- Guidance on SHD procedure on ABP website  
<http://www.pleanala.ie/>
- Chief Executive Report due by 9<sup>th</sup> August 2019
- An Bord Pleanála due to decide case by 3<sup>rd</sup> October 2019





*Go raibh maith agaibh*