



(a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)

(b) Local Government Act 2001 (as amended)

In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:

Application No: 3515/19

Proposal: Pursuant to the requirements of the above, notice is hereby given by Dublin City Council of the proposal to construct the following scheme:

Comprising 71 No. apartments arranged in six blocks with associated parking and site amenity space as well as a new Scout/ Community Hall. The proposed new buildings range from 3-5 storeys in height. Three 3-storey blocks address Chapelizod Road; three 5-storey blocks are located to the north/ rear of the site.

Block A, a 3 storey high building consists of 9 no. apartments 3 no. 2-bedroom and 6 no. 1-bedroom. Block B, a 3 storey high building consists of 6 no. 2-bedroom apartments. Block C, a 3 storey high building consists of 6 no. 2-bedroom apartments.

Block D, a 5 storey building consists of 15 no. apartments, including 5 no. 3-bedroom; 5 no. 2-bedroom and 5 no. 1-bedroom.

Block E, a 5 storey building, consists of 25 no. apartments, including 5 no. 3-bedroom; 10 no. 2-bedroom and 10 no. 1-bedroom.

Block F, a 5 storey block consists of 10 no. 3-bedroom apartments.

All dwellings have external terraces or balconies. Ground floor units are own-door access. Block A, B & C are approached directly from Chapelizod Road. Ground floor terraces that address Chapelizod Road are screened by trees planted behind the existing stone wall. A pocket park space is located at the centre of the scheme.

Plant room, bin stores and bicycle parking enclosures are located within separate enclosures with green planted roofs. 44 no. car parking spaces are distributed through the site.

The Scout/ Community Hall consists of a 150 sq.m general purpose, hall space, with associated facilities, meeting and storage spaces.

Chapelizod and environs are designated an architectural Conservation Area (ACA) by Dublin City Council. The subject site is immediately adjacent to the ACA boundary line. The site lies adjacent to the Phoenix Park, included in the Record of Monuments and Places (RMP) of

County Dublin. The site is bounded to the rear by the historic park perimeter enclosing stone wall, itself a protected structure in the Dublin City Development Plan 2016-2022; RPS 6781.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

Location: Springvale, Chapelizod Road, R109 (opposite the Nativity of the Blessed Virgin Mary Catholic Church), Dublin 20 (Protected Structure)

Applicant: Housing Project Management Unit

Site Notice:

Site notices in situ and legible on date of inspection, as per submitted plans.

Site Location:

The subject site is located on the northern side of Chapelizod Road on the eastern outskirts of the village opposite the Nativity of the Blessed Virgin Mary Church. The site is currently occupied by disused allotments on the western extent of the site and vegetation and mature trees on the eastern part of the site.

Zoning:

Z1 – ‘To protect, provide and improve residential amenities’.

Z4 – ‘To provide for and improve mixed-services facilities’.

Proposed Development:

Proposed construction by Dublin City Council of 71 No. apartments arranged in six blocks with associated parking and site amenity space as well as a new Scout/ Community Hall. The proposed new buildings range from 3-5 storeys in height. Three 3-storey blocks address Chapelizod Road; three 5-storey blocks are located to the north/ rear of the site.

Block A, a 3 storey high building consists of 9 no. apartments 3 no. 2-bedroom and 6 no. 1-bedroom. Block B, a 3 storey high building consists of 6 no. 2-bedroom apartments. Block C, a 3 storey high building consists of 6 no. 2-bedroom apartments.

Block D, a 5 storey building consists of 15 no. apartments, including 5 no. 3-bedroom; 5 no. 2-bedroom and 5 no. 1-bedroom.

Block E, a 5 storey building, consists of 25 no. apartments, including 5 no. 3-bedroom; 10 no. 2-bedroom and 10 no. 1-bedroom.

Block F, a 5 storey block consists of 10 no. 3-bedroom apartments.

All dwellings have external terraces or balconies. Ground floor units are own-door access. Block A, B & C are approached directly from Chapelizod Road. Ground floor terraces that address Chapelizod Road are screened by trees planted behind the existing stone wall. A pocket park space is located at the centre of the scheme.

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Site Planning History

The following history files are of relevance:

- 0124/93 Permission refused for the erection of a 2 storey Scout Den.
- 0442/99: Construction of single storey band hall with associated car parking and site works. Clarification of additional information was sought but does not appear to have been supplied at the time.
- 0378/02: (LAW) Development by Dublin City Council comprising the following at Springvale, Chapelizod Road, Chapelizod.
- Twenty three-storey three-bedroom family dwellings.
 - Thirty two two-bedroom apartments located in a four storey block including 325m² of offices at ground level.
 - Seven one-bedroom apartments located in two and four storey blocks.
 - Six one-bedroom special needs apartments located at ground level in two and four storey blocks.
 - A four-storey block comprising of a scouts/community hall with ancillary storage, an office, a venture room, a kitchen and toilet facilities (area 588m²) on two floors and with offices (1915m²) on the remaining floors.
 - 104 underground car parking spaces and a bicycle enclosure with access from Chapelizod Road.

The four storey scouts/community and office building will be approximately 14.55m in height. The four-storey apartment/office building facing Chapelizod Road will be approximately 13m in height with the top third floor set back 2.4m from the face of the lower floors.

The three and two-storey dwellings and apartments block vary from approximately 6.9m to approximately 9.6m in height. The four storey block comprising of 1 bedroom apartments will be approximately 13.2m in height.

The external wall finishes will be brick, coloured render and stone. The boundary walls will comprise of the existing stone wall to the Chapelizod Road

and a new stone wall to match the existing on the Phoenix Park boundary wall which is a protected structure.

Roof finishes will be in metal. Windows and screens will be selected hardwood. The Area Committee as appropriate were informed of the initiation of the Part 8 planning process for the proposed development and the intention to bring the proposal to the October 2019 City Council Meeting for formal approval at its meeting's on the 19th June 2019 and 18th September 2019 respectively.

Observations

A number of observations have been received. These issues have been summarised and have been taken into consideration during the assessment of this application. Appendix 1 contains the details of the submitters/observers.

Issue	Comments
Parking and Traffic Issues	Car parking is a crippling problem for Chapelizod and there is no space in the village for extra overflow of cars. 112 spaces should be provided as required by the Area 3 parking requirements. Exposed bike stands are unrealistic and bikes may be stolen so will not be utilised. Non assigned car parking space will cause neighbour feuds which is not conducive to positive community development.
	Reduced parking for the site is being justified by the Quality Bus Corridor which will be removed as Bus Connects proposes to reduce the services to Chapelizod by removing existing services and diverting existing buses onto the Chapelizod Bypass and proposing 2 per hour and 4 at rush hour. This will provide just 26% of current service capacity.
	No traffic management plan for Chapelizod Road when site has been developed.
	Existing community services generate parking requirements and vehicular traffic and should be taken into consideration by the Roads department during the determination of the application.
	Many areas have had to implement pay and display to deal with parking pressures.
	There are only 8 on street parking spaces near the site but permits for 8 nearby houses would occupy these.
	A minimum of one a half spaces should be provided in accordance with the numbering scheme of the apartments.
	The Scout/Community Hall should have designated parking and set down areas.
	Local senior citizens are isolated as there is no public transport and future occupants face the same issues.
	Insufficient car parking provided and no visitor parking. Previous scheme in 2002 had 104 parking spaces for 65 units and a scout hall.
	There are no segregated cycle lanes on the R109.
	Location of entrance/exit and sight lines are insufficient for the volume of traffic on the road and speed on the road.
	No electric car charging points proposed or for electric motorcycles, no secure bike parking or Dublin bike scheme.
Potential Toxic Infill Material	Springvale site has previously been filled and there may be issues with leachate and fermentation of site gases upon development which will be a potential hazard. This may leak into the Liffey.

	Common knowledge the site was used for illegal dumping and building material could contain asbestos. All hazardous material should be removed. No environmental risk assessment has been carried out to date.
	Development would result in Sick Building syndrome due to unknown waste under the site
	Potential for class action against DCC as a result of the toxicity of the site.
	Future residents will be unaware of the predisposed health hazards
	The material should be excavated safely and underground parking provided.
	Local authorities have an obligation under law to carry out an inventory and risk assessment of all historic and unregulated waste disposal sites
	The historic waste fill is considered toxic under current EPA legislation.
	As infill material has not been compacted or naturally occurring this could give rise to subsidence and sink holes.
Capacity of existing services in village	Existing services are inadequate to cater for development. None of the current development proposals in the area include commercial or retail gains for the village and local services are currently oversubscribed (e.g. GP's etc.). Other developments in the area should be taken into consideration and the feasibility of Chapelizod to expand so quickly.
	Concern regarding the implications of 71 new families on the capacity of the local national school.
	Has DCC considered child care facilities including playgrounds etc. Have DCC reviewed current community facilities?
Capacity of site servicing	Water pressure is poor in the area.
	Water supply and sewage disposal is insufficient. Sewers regularly block and overflow into the Liffey. Separate foul and surface water system should be installed in Chapelizod
	Some culverts are unmapped.
	DCC is already in breach of Water Directives. Chapelizod Residents Association will ask the EU commission to find DCC in breach of the Water Directive with regards to spillage of sewage and leachate pollution into the Liffey. If convicted of being in breach, DCC will incur remedial expenditure in excess of €100m.
	Until the current Ringsend Wastewater Treatment Plant is operating efficiently the development should be delayed.
Impact on Phoenix Park and the Wall	Views to and from the Park will be adversely impacted by the construction of the building. Development will appear as 7 storey when viewed from the Park. Aesthetics of the development not in keeping with the setting of the Park – there should be no visual impact on the Park.
	Structures will be built 1.5m from the wall and main blocks 2.6m away.
Inappropriate Housing Mix	Examples such as Ballymun, Fatima mansions and St Michael's estate have not been successful for social housing. A mix of affordable and social housing should be provided.
	High concentration of social housing is associated with anti-social behaviour.
	Urgent need for housing should not be a reason for bad planning.

	Transient nature of the apartment living will present high turnover of residents which will not contribute to local area/
Procedural Matters	Application should be subject to the full rigours of the planning process not Part 8.
	Drawings are inaccurate and documents are misleading
	Objection to the rushing through of the plans and it is an undemocratic decision to railroad the development through. Concerned regarding the lack of engagement with residents and there has been little meaningful engagement from any Councillors.
	Scheme would have been better managed by a private housing association. They have one objective – to deliver and manage housing where as local authorities have many. Arrears are higher for DCC than voluntary housing associations (VHA) and the costs of new/refurbished units is cheaper when undertaken by VHA's.
	Social impact audit did not take into account the site topography and was done by a foreign company using google maps.
	Planning notice makes no reference to previous usage or infilling.
	Development Plan is contract between DCC and its citizens. Therefore, sufficient parking should be provided and DCC cannot resile from the contract when it is inconvenient.
	Consideration of the impacts of the proposed project in conjunction with a number of environmental reports has not been undertaken as such reports have not been adequately provided for or are out of date/unreliable. The cumulative effects with other development area sufficient to trigger an EIA. An EIA should have been undertaken as there is a likelihood of significant effects on the environment arising. Risk screening process should be applied in the form of a preliminary intrusive hydrogeological assessment of the site. Insufficient consideration of impact of contaminated materials in the screenings.
	Mobility management plan should be prepared at Planning Stage
	Conflict of interest for the Local Authority to do both screenings and determination of applications in relation to Appropriate Assessment and EIA. Insufficient information has been put before council to make a determination regarding the need for a full appropriate assessment.
	No framework in place to address the assessment requirements necessitated under Part 4 of the Water Framework Directive.
	Application should include a Social Audit and Urban Design Statement.
Design	Monolithic block and devoid of any sympathy for the surrounding area and will dominate the skyline. Due to the change in levels on the site the five storey buildings will be more prominent.
	Balconies should not be permitted to overlook the Phoenix Park
	Application is overdevelopment of the site, the height of the apartment blocks to the rear is too imposing and scale and density of development is out of keeping with the area. DCC has ignored the historic sloping of the site.
	DCC shallow plan apartment module/matrix is inefficient and is the wrong site for rapid build modules. An alternative proposal should include deeper apartment typologies allowing a more efficient use of the site.
	Proposal does not address the need to provide a civic scale matching the importance of the site and acting as a gateway to the village.

	The architecture is too domestic in scale and fails to mimic a traditional street frontage and the 5 storey blocks present as monolithic.
Environmental	Concern regarding impact on birds as the Phoenix Park supports 28 species of conservation concern. Development will disrupt bird and wildlife in the area.
	10 species of bats in Ireland 6 of which are in the park and Chapelizod. Proper mitigation for bats should be done.
	Badger setts will be impacted as well impacts on other animals such as foxes, hedgehogs, rabbits etc. Nothing in the plan to prevent deer from jumping into the site.
	DCC has failed to declare the Liffey as a salmonid river.
	Mature trees will be lost which are of significant local importance. All trees should be retained
Historic issues, Protected Structures and ACA issues	Many heritage buildings nearby including Phoenix Park boundary wall, 1 & 2 Hibernian Terrace, Catholic Church opposite the site which will be impacted both visually and potentially by the piling. Any development should consider the proximity of the ACA boundary. The development should contribute positively to its character and distinctiveness.
	Park wall may be damaged by piling and the wall does not rest on modern foundations. Park walls are national monuments and the views are protected views to the park. Phoenix Park wall has been damaged already due to preliminary works.
	Site has historical significant being the site of the Kings House and Gardens.
	Development interferes with the historic link and protected views between Hibernian Terrace and Hibernian Military.
	Development will create a dangerous precedence in relation to the perimeter of the Phoenix Park.
Other Issues	The development is flawed on grounds such as social mix, lack of parking and amenities.
	Proposed development should be sustainable on all grounds and not a waste of public land and money.
	The development does not protect or improve existing residential amenity rather it is injurious to it. Infilling could ruin the character of the village.
	Allotments should be continued.
	Land should be developed for a school, health or community centre.
	No consideration of safety of children coming to and from schools and crèches.
	Scheme will increase population by 5%.
	The units only have a lifespan of 60 years.
	COVA scheme is more appropriate for the site and limits development to 3 stories
	There is sufficiently zoned land for residential but not open space.
	Should emulate the Knock Riada social housing development.
	Local historians claim there is a tunnel running from the Park to the Catholic Church and this claim should be explored.
	Insufficient allocation of greenspace for the development.
	Private and public spaces not clearly defined.

Interdepartmental Reports

Drainage Division

There is no objection to this development and the following recommendations have been made:

There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

- Records of public sewers are indicative and must be verified on site.
- The development is to be drained on a completely separate foul and surface water system.
- The proposal for the management of surface water as indicated on the drawings submitted is not acceptable. The developer shall submit two revised copies of a detailed site plan to the Drainage Division for written approval. These plans shall be submitted not later than the submission of the commencement notice for the development. The main points to note in the revised drawings are:
 - i. Revised surface water storage calculations must be submitted to the Drainage Division prior to commencement of construction to account for 20% Climate Change as per the “Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment”.
 - ii. The development shall incorporate Sustainable Drainage Systems in the management of surface water, with a minimum requirement of a 3 stages treatment approach. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction.
 - iii. The developer shall submit a revised flood risk assessment for the proposed development addressing:

The impact of 20% Climate Change as per the “Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment”.

- An appropriate petrol interceptor shall be installed on the internal drain from the car park. Please refer to section 20 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
- All surface water discharge from this development must be attenuated to two litres per second in accordance Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.
- Where pipelines are to be taken-in-charge by Dublin City Council, as-constructed drawings of all pipelines complete with CCTV surveys, to a standard specified by Drainage Division, must be submitted to Drainage Division for written sign-off. This must be submitted no later than the completion of each phase of the development works on site. Please refer to Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0. The outfall surface water manhole from this

development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

- All private drainage such as downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reason: In the interest of the proper planning and development of the area.

City Archaeologist

There is no objection to this development and the following recommendations have been made;

- a) If, during the course of site works and construction archaeological material is discovered, the Planning Authority should be notified immediately. Further, it is obligatory under the National Monuments Amendment Act 1994 that such is brought to the attention of the National Monuments Service, Department of Culture, Heritage and the Gaeltacht, and the National Museum of Ireland.
- a) In the event of an archaeological find on site, the Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department of Culture, Heritage and the Gaeltacht) shall determine the further archaeological resolution of the site.
- b) If, however, no archaeological remains are encountered, then no further archaeological mitigation will be required.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

Transportation Planning Division:

There is no objection to this development and the following recommendations have been made:

- a) At the vehicular access/exit points to the development, the public footpath shall be continued at a raised level across the site entrance and exit, but shall be ramped and dropped as necessary (e.g. 32mm kerb over carriageway) to facilitate car-entry/exit. Measures shall be implemented, including contrasting materials, signing, and road marking, etc. to ensure that vehicles entering/leaving the development are aware that pedestrians/cyclists have priority across the site entrance and that vehicles must yield right-of-way. Details shall be agreed in writing with the Environment and Transportation Department prior to commencement of the development.
- a) Prior to the commencement of development the developer shall submit, for the written agreement of the Environment and Transportation Department, details of the signage to be put in place advising motorists of the proposed one way system to be operated at the western vehicular entrance to the site and within the site.
- b) Cycle parking provided shall be secure and well lit. Key/fob access should be required to bicycle compounds.
- c) Prior to the occupation of the development the developer shall submit a Mobility Management Plan for the written agreement of the Environment and Transportation Department. The developer shall ensure that future tenants of the proposed development comply with this strategy. A Mobility Manager for the overall scheme shall be appointed to oversee and co-ordinate the preparation of individual plans.
- d) Prior to commencement of development, and on appointment of the main contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including traffic management, hours of working, noise management measures and off-site disposal of construction/demolition waste.

- e) The materials to be used in the proposed new road layout should be agreed with the Roads Maintenance Division of Dublin City Council.
- f) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of development, shall be at the expense of the developer.
- g) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interest of the proper planning and development of the area.

Prescribed Bodies

An Taisce:

The site is a sensitive one being on the approach to historic Chapelizod Village and directly opposite the Catholic Church an adjoining late-Georgian terrace at Hibernian Terrace which are Protected Structures within an ACA where heritage aspects are afforded legal protection, including protection of the setting and curtilage. The site further lies between the rich natural environment settings of the Liffey Valley and the historic walled city park, the Phoenix Park, both designated Conservation Areas, where views to and from the proposed development and existing views which might be impacted or changed by it, are an important factor in the consideration of development.

It is essential that any significant new development at the Springvale site complements, respects and preserves the character of both the natural and built heritage settings and contributes appropriately to the vitality of Chapelizod village and protects and reinforces its overall historic character.

It is considered that the scale and density of the proposed scheme is excessive in view of the overriding need to protect the sensitive and easily damaged natural and built heritage elements immediately adjacent to and around the site as described. Having regard to the ACA, Protected Structure and Conservation Area designations. In its current form the proposed development will result in damage to and loss of the relationship of the Church of the Nativity of the Blessed Virgin Mary and Hibernian Terrace to the Phoenix Park and historic views between the two. It is therefore recommended that the proposed scheme is revised with a view to reducing likely adverse impacts in this regard.

Irish Water:

Irish Water has reviewed the plans and particulars submitted with the application and would draw the Planning Authorities' attention to the presence of IW assets (water and wastewater networks) in proximity to the boundary of the planning application including the following:

- 5 inch water main
- 101mm water main

IW requests engagement to ensure no conflict with IW infrastructure and adequate protection and access to existing infrastructure is maintained at all times. Note that any change to existing road or footpath levels may involve a change in depth of cover over existing pipelines. The applicant is required to engage with Irish Water in respect of Deed of Easement and wayleaves prior to the commencement of development,

Any proposal by the applicant to build over or divert existing water or wastewater services shall be submitted to Irish water prior to the works commencing. For information on the

diversion process please send a query to diversions@water.ie and include details of the proposed development, as well as the approximate location of the Irish Water asset. Please refer to the diversion and build over page on the Irish Water website for further details at the following link: <https://www.water.ie/connections/developer-services/>

Where the applicant proposes to connect to a public water/ wastewater network operated by IW, the applicant must sign a connection agreement with IW prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. In the interests of public health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme. All development is carried out in compliance with Irish Water Standards codes and practices. Further details on Irish Water Standard Code and Practices can be found on the Irish Water website <https://www.water.ie/connections/developer-services/>

Queries relating to the terms and observation above should be directed to planning@water.ie

Policy Context

Dublin City Development Plan 2016-2022

Relevant policies and objectives include:

- **SN7:** To support and encourage the future growth of a wide range of public, social and community services
- **SN25:** To actively support urban regeneration
- **SN30:** To promote sustainable neighbourhoods
- **QH5:** To promote residential development addressing any shortfall in housing provision
- **QH7:** 'To promote residential development at sustainable urban densities throughout the city in accordance with the core strategy, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area'
- **QH8:** To promote the sustainable development of vacant or under-utilised infill sites
- **QH18:** 'To promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood, in accordance with the standards for residential accommodation'
- **QH19:** 'To promote the optimum quality and supply of apartments for a range of needs and aspirations, including households with children, in attractive, sustainable mixed-income, mixed-use neighbourhoods supported by appropriate social and other infrastructure'
- **QH21:** To ensure that new houses provide for the needs of family accommodation with a satisfactory level of residential amenity
- **QH22:** 'To ensure that new housing development close to existing houses has regard to the character and scale of the existing houses unless there are strong design reasons for doing otherwise'
- **SC14:** 'To promote a variety of housing and apartment types which will create both a distinctive sense of place in particular areas and neighbourhoods, including coherent streets and open spaces'
- **SC25:** 'To promote development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture befitting the city's environment and heritage and its diverse range of locally distinctive

neighbourhoods, such that they positively contribute to the city's built and natural environments. This relates to the design quality of general development across the city, with the aim of achieving excellence in the ordinary, and which includes the creation of new landmarks and public spaces where appropriate'.

- **CHC4:** To protect the special interest and character of all Dublin's Conservation Areas.

Urban Development and Building Height Guidelines for Planning Authorities (2018)

These Guidelines have recently been issued which state that "*planning authorities shall not provide for blanket numerical limitations on building height*" (SPPR1).

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018

These Guidelines set out standards for apartment development, in recognition that apartments continue to be an increasingly common form of housing in Ireland's urban areas. The policies set out in the Guidelines take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes.

Planning Assessment

This is a Part 8 application for a residential development varying in height from 3 storeys to 5 storeys comprising 71 apartments and a community scout hall building on the outskirts of Chapelizod Village. The western part of the site is occupied by allotments which are currently unused with the eastern part of the site being heavily vegetated.

The Development Plan at 16.10.1 *Residential Quality Standards – Apartments* contains standards under the following headings that shall apply to the proposed development:

- Floor area.
- Aspect, Natural Lighting and Ventilation
- Private Open Space
- Safety and Security
- Acoustic privacy
- Site coverage and plot ratio

Many of these standards align with the requirements of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018* which also apply and are considered in more detail below.

Plot ratio & Site Coverage: The plot ratio is 0.68 which is in accordance with the indicative plot ratio standards set out in the Development Plan (Section 16.5) for Z1 areas which is 0.5-2.0 and Z4 areas which is 2.0. The site coverage is 21% which meets the indicative site coverage in the Development Plan Guidelines for Z1 areas (45%-60%) and Z4 areas (80%).

Density: The Dublin City Development plan does not set out targets or maximum standards for densities rather it recognises that the density of a proposal should respect the existing character, context and urban form of an area and seek to protect existing and future residential amenity. In addition, it recognises that public transport capacity will also be used to determine the appropriate density allowable. The application results in a moderate density development - 88 dwellings/ha. It is recognised that the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018* identify that high density development may be appropriate in sites within easy walking distance (i.e. up to 5 minutes or 400-500m) of reasonably frequent (min 15-minute peak hour frequency) urban bus services. The site is located within walking distance of a number of bus stops both to and from the city.

It is therefore considered that the proposed density is generally acceptable and indicative that the site is capable of accommodating the level of development proposed.

Height: The subject site is located in the outer city as defined in Figure 39 of the Dublin City Development Plan where building heights are permissible up to 16m for residential developments. The maximum height of the development is 17.365m (Block D, E and F). Whilst this exceeds the parameters set out in the Development Plan it is noted that the *Urban Development and Building Height Guidelines* were adopted in December 2018 and set out national planning policy guidelines on building heights in urban areas in response to specific policy objectives set out in the National Planning Framework and Project Ireland 2040. The Guidelines state that Specific Planning Policy Requirements (SPPRs) take precedence over any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes with SPPR1 prohibiting planning authorities providing for blanket numerical limitations on building height through their statutory plans. As such SPPR3 allows planning authorities to approve development, even where specific objectives of the relevant development plan may indicate otherwise where developments have been appropriately and favourably assessed against the criteria set out in Section 3.1 Development Management Principles. SPPR3 states:

“It is a specific planning policy requirement that where;

- (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and*
- 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines;*

then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.....”

Having regard to the criteria set out under Section 3.1, it is considered that the proposed maximum building height is acceptable.

Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018

Apartment Mix:

(Specific Planning Policy Requirement 1 & 2): This policy requires consideration of the development mix and developments may include up to 50% one bed or studio units (but no more than 20-25% as studios) with no restriction on three bedrooms. In accordance with the standards the application proposes the following mix:

- 1 bed – 29.58%
- 2 bed (3P) – 4.26%
- 2 bed (4P) – 38.03%
- 3 bed (5P) – 28.17%

Apartment Size:

(Specific Planning Policy Requirement 3): Each of the proposed apartments areas are in accordance with the floor areas set out in SPPR3 for all apartments as demonstrated in the application. In addition, the 10% additional area as required by the Guidelines has been provided.

Dual Aspect:

(Specific Planning Policy Requirement 4): 33% of the units are required to be dual aspect in central and accessible locations with 50% dual aspect in suburban or intermediate locations.

100% of the units are dual aspect which will provide for a good standard of internal amenity for occupants.

Ceiling Height:

(*Specific Planning Policy Requirement 5*): The ground floor ceiling height of each block is at least 2.7m in height in accordance with the Guidelines which require a minimum of 2.7m.

Lift and Stair Cores:

(*Specific Planning Policy Requirement 6*): This policy requires no more than 12 apartments per single lift core. None of the floors propose more than 12 apartments accessing a lift core.

Internal Storage:

Each apartment has internal storage in accordance with the Guidelines standards set out in Appendix 1 of the Guidelines.

Private Amenity Space:

Private amenity space for each apartment is provided via a balcony/terrace or ground floor patio area. All apartments meet or exceed the standards set out in the Guidelines and all of the balconies meet the minimum 1.5m depth in order to provide for functional area of open space.

Security Considerations:

It is considered that the proposed development generally considers the security of residents appropriately. The layout of the development ensures that apartments overlook the internal areas within the site with windows on all elevations of the blocks providing for this passive surveillance. The development has been adequately set back from Chapelizod Road with a clear delineation between public and private land.

Communal Amenity Space:

An open space area of some 132sqm is provided as private communal open space with 1504sqm of public open space provided for. The communal areas are provided for in between the residential blocks in a number of locations.

Refuse storage:

There a number of bin storage areas located throughout the site adjacent to the apartment blocks in secure and accessible locations.

Cycle parking:

The Development Plan sets out cycle parking standards which require 1 space per apartment whilst the Guidelines require 1 space per bedspace. It is proposed to provide 120 no. stacked long stay cycle parking spaces in 4 no. dedicated bicycle stores within the development. A further 50 no. visitor cycle parking spaces of the Sheffield stand type would be provided within the development. The quantity and location of the proposed cycle parking are acceptable to the Transportation Planning Division.

Car parking:

The Guidelines recognise that in suburban/urban locations served by public transport or close to town centres or employment areas, planning authorities must consider a reduced overall car parking standard and apply an appropriate maximum car parking standard. The subject site is located in Parking Area 3 as identified on Map J of the Dublin City Development Plan. A maximum car parking standard of 1.5 no. spaces per dwelling applies in this area. As such, a maximum of 110 no. car parking spaces should be provided. It is proposed to provide 44 no. surface car parking spaces inclusive of 3 no. disabled car parking spaces. As such, 0.6 spaces would be provided per dwelling. Whilst the Transportation Planning Division would normally seek a minimum of 1 no. car parking space per dwelling in Parking Area 3, it is noted that, as

per the Transport Statement document submitted, 2016 Census Data indicates that 45% of residents in Chapelizod use motorised vehicles to travel to school, work or college. It is also noted that car parking spaces would be allocated by a site manager based on the needs of residents. As per the Transport Statement document submitted, it is proposed to prepare a Mobility Management Plan (MMP) for the development. The MMP will set out pro-active measures to promote sustainable modes of transport amongst residents and visitors. These measures would be carried out by the management company of the proposed development which would appoint a mobility manager. Having regard to the proximity of the site to Chapelizod Village, bus stops on the Chapelizod Road and the car share base (GoCar) to the north-west of the site, it is considered that an adequate quantity of car parking would be provided to serve the proposed development. It is noted that no provision has been made for car parking to serve the proposed scout / community hall. Given the modest scale of this facility, however, this division has no objection to same. The provision of a set down area and 16 no. visitor bicycle spaces to the front of the scout / community hall is considered acceptable.

Minimum Living/Dining/Kitchen and Bedroom Widths & Floor Areas (Appendix 1):

The living/dining/kitchen and bedrooms floor areas are generally in accordance with the standards set out in Appendix 1.

Overall Design, Scale, Bulk and Massing

The residential element of the site has been laid out in a series of blocks centred around the car parking areas and communal amenity areas. Blocks A, B and C overlook front and overlook Chapelizod Road providing for an effective street edge development which defines this part of the Road. The bulk of the development has been provided to the rear of the site where 5 storeys are proposed across three main blocks with more “village scale” development being provided to the front of the site in order to appear as an extension of the village. In order to achieve this continuation impression, the development incorporate alterations to the brick colour and similar window openings and proportions together with varied rooflines and screened balconies for facade articulation.

Generous setbacks between the blocks have been provided which breaks down the mass of the development and allows for communal amenity spaces to be provided which enhances the openness of the site. Views across the site into the Phoenix Park from these gaps in the site maintain glimpses of the Park.

Overall it is considered that the scale and massing of the development has been effectively considered and is generally in keeping with the scale of development in the area, whilst providing for an appropriate transition in scale to surrounding development and the Phoenix Park to the rear.

Material usage includes brick in a range of soft complementary shades (cream, light grey, soft red and mid grey) together with reconstituted stone around window openings and as a fascia to the entrance core canopies which has been selected to relate to some of the detailing found throughout Chapelizod village.

The Scout Hall located to the east of the site is a two storey building providing for a double height hall located in an area where as many trees as possible have been retained to ensure the tree line will appear continuous from Phoenix Park. Additional areas for meeting rooms, storage and food preparation are provided to the rear of the site with access located to the north western corner of this part of the site. The building has been clad in timber with a clear finish to preserve its appearance and has been purposefully selected to appear different to the residential buildings to reflect its use and purpose as a community focused building.

Overall it is considered that the proposed development addresses the site context appropriately.

Impact on Residential Amenities

The closest residential properties are located on the southern side of Chapelizod Road opposite the site and as such there are no anticipated impacts on the residential amenities of these properties through overlooking, overshadowing or loss of privacy due to the setbacks from the properties which range from 20m to 28m.

Internally, the distances between blocks and opposing windows range from 10m to 19m. Whilst the 11m setback between Blocks C and D is somewhat limited, it is noted that the windows to Block D are secondary windows to the living areas with the primary window and balcony doors facing east and the windows Block C serve a bedroom which mitigates against the impact of the proximity of the Blocks. Similarly, the 10m setback between Blocks B and C are from secondary windows. The remainder of the separation distances are considered to be generally acceptable having regard to the urban context of the site.

Shadow diagrams have been provided for the development which indicate that the majority of the impacts occur on the site itself with some evening shadowing to the Park to the north. The communal amenity areas will experience some shadowing throughout the day, particularly the courtyard to Block E, however given the presence of alternative areas of amenity space within the site itself, this is considered acceptable.

Flood Risk

A flood risk assessment has been prepared which identifies and sets out possible mitigation measures against the potential risk of flooding from various sources which can include coastal, fluvial, pluvial, groundwater and human/mechanical error. The likelihood of flooding was low for tidal, fluvial and ground water with pluvial and human/mechanical error having a high likelihood however the consequence of such incidents was noted as being moderate and therefore the residual risk overall was low based on appropriate mitigation measures such as appropriate drainage design and up to date inspection and maintenance regime.

Tree Survey

A Tree Survey has been prepared assessing the trees within or growing immediately adjacent to the subject site. The survey notes that the majority of trees on the site are in fairly good condition. The majority of actions set out in the survey including pruning and works to the trees with a number of trees removal or monitoring for death based on their health.

Ecological Appraisal

An Ecological Appraisal of the site has been undertaken which details the surveys and assessments carried out to identify the presence of any protected or otherwise significant ecological features of the site. The report makes reference to mitigation measures proposed to limit the potential disturbance to habitats and species. This includes:

- Seasonal clearance for vegetation to protect nesting birds.
- Pre-construction re-surveys for badger and NPWS consultation to determine appropriate protective measures to take regard of a disused badger sett outside the subject site but located within the zone of influence of indirect effects.
- Controlled felling of a tree with low bat roost suitability, under supervision of a suitably experienced and licensed bat ecologist.
- Appropriate directional lighting and appropriate luminaire types, locations and fittings to protected bat foraging habitats from light spill

- Retention of a fenced and unlit 'wilderness' area at the eastern end of the site.

Conservation Impact

The subject site is located within a Conservation Area and lies adjacent to the enclosing perimeter wall of the Phoenix Park and as such a Conservation Impact report has been prepared. It is further noted that the Chapelizod ACA boundary extends to the southern boundary of the site. The Conservation Report details the early history of the area and the subject site itself and includes a description of the Phoenix Park boundary walls. The report also considers the proposed development including its proposed setbacks from the boundary wall and considers that works proposed area sufficient distance from the wall and any maintenance which will be required can be carried out on from the subject site if required. The report concludes that the Protected Structure will not be adversely impacted by the subject proposal.

Requirement for Appropriate Assessment

Under Article 6 (3) of the EU Habitats Directive and Regulation 30 of SI NO.94/1997 "European Communities (Natural Habitats) Regulations (1997) any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 site must be subject to an Appropriate Assessment. This requirement is also detailed under Section 177 (U) of the Planning and Development Act 2000 (as amended).

Aecom have undertaken an Appropriate Assessment Screening and have determined that *"there is no requirement for Stage 2 Appropriate Assessment"* as there is no potential for likely significant effects on European Sites.

Environmental Impact Assessment

Current EIA legislation requires projects that are likely to have significant effect on the environment to be subject to EIA assessment under Requirements derived from EIA Directive 85/337/EC (and subsequently amended by directives 97/11/EV, 2003/4/EC, 2009/31/EC, 2011/92/EU and most recently 2014/52/EU. The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 have now transposed the most recent 2014 Directive into law.

The projects which require EIA are listed in Annex I and Annex II of the EIA Directive as amended. Projects listed in Annex I of the EIA Directive have mandatory EIA requirements. Annex II projects are considered on a case-by-case basis at national level and thresholds have been set for Annex II projects in Irish legislation. But even projects which do not meet the threshold may require an EIA if the project is likely to have significant effects on the environment (sub-threshold development).

Schedule 5 (Part 1) of the Planning and Development Regulations 2001-2018 (as amended) sets mandatory thresholds for projects. The proposed development does not meet or exceed the mandatory threshold for projects set out in the Schedule therefore a mandatory EIA is not required.

Schedule 5 (Part 2) of the Planning and Development Regulations 2001-2018 (as amended) sets out national thresholds and includes at Section 10(b)(i) *Construction of more than 500 dwelling units*. As the development relates to 71 dwelling units it is considered to be a subthreshold development

Section 120 (1)(a) of the Planning and Development Regulations 2001-2018 (as amended) states that:

Where a local authority proposes to carry out a subthreshold development, the authority shall carry out a preliminary examination of, at the least, the nature, size or location of the development.

and

Section 120 (1)(b)(i) of the Planning and Development Regulations 2001-2018 (as amended) states that:

Where the local authority concludes, based on such preliminary examination, that— (i) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required. [emphasis added]

Having regard to the nature, size and scale of the development together with its urban location, there is no real likelihood of significant effects on the environment arising from the proposed development and the need for environmental impact assessment can therefore be excluded.

Recommendation:

Drainage

a) There is no objection to this development, subject to the developer complying with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

b) Records of public sewers are indicative and must be verified on site.

c) The development is to be drained on a completely separate foul and surface water system.

d) The proposal for the management of surface water as indicated on the drawings submitted is not acceptable. The developer shall submit two revised copies of a detailed site plan to the Drainage Division for written approval. These plans shall be submitted not later than the submission of the commencement notice for the development. The main points to note in the revised drawings are:

i. Revised surface water storage calculations must be submitted to the Drainage Division prior to commencement of construction to account for 20% Climate Change as per the “Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment”.

ii. The development shall incorporate Sustainable Drainage Systems in the management of surface water, with a minimum requirement of a 3 stages treatment approach. Full details of these shall be agreed in writing with Drainage Division prior to commencement of construction.

iii. The developer shall submit a revised flood risk assessment for the proposed development addressing:

iv. The impact of 20% Climate Change as per the “Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment”.

e) An appropriate petrol interceptor shall be installed on the internal drain from the car park. Please refer to section 20 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

f) All surface water discharge from this development must be attenuated to two litres per second in accordance Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

g) Where pipelines are to be taken-in-charge by Dublin City Council, as-constructed drawings of all pipelines complete with CCTV surveys, to a standard specified by Drainage Division, must be submitted to Drainage Division for written sign-off. This must be submitted no later than the completion of each phase of the development works on site. Please refer to Section 5 of the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

h) The outfall surface water manhole from this development must be constructed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0.

i) All private drainage such as, downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reason: In the interest of the proper planning and development of the area.

City Archaeologist

There is no objection to this development and the following recommendations have been made;

a) If, during the course of site works and construction archaeological material is discovered, the Planning Authority should be notified immediately. Further, it is obligatory under the National Monuments Amendment Act 1994 that such is brought to the attention of the National Monuments Service, Department of Culture, Heritage and the Gaeltacht, and the National Museum of Ireland.

b) In the event of an archaeological find on site, the Planning Authority (in consultation with the City Archaeologist and the National Monuments Service, Department of Culture, Heritage and the Gaeltacht) shall determine the further archaeological resolution of the site.

c) If, however, no archaeological remains are encountered, then no further archaeological mitigation will be required.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

Environment and Transportation

There is no objection to this development and the following recommendations have been made:

a) At the vehicular access/exit points to the development, the public footpath shall be continued at a raised level across the site entrance and exit, but shall be ramped and dropped as necessary (e.g. 32mm kerb over carriageway) to facilitate car-entry/exit. Measures shall be implemented, including contrasting materials, signing, and road marking, etc. to ensure that vehicles entering/leaving the development are aware that pedestrians/cyclists have priority across the site entrance and that vehicles must yield right-of-way. Details shall be agreed in writing with the Environment and Transportation Department prior to commencement of the development.

b) Prior to the commencement of development the developer shall submit, for the written agreement of the Environment and Transportation Department, details of the signage to be put in place advising motorists of the proposed one-way system to be operated at the western vehicular entrance to the site and within the site.

c) Cycle parking provided shall be secure and well lit. Key/fob access should be required to bicycle compounds.

d) Prior to the occupation of the development the developer shall submit a Mobility Management Plan for the written agreement of the Environment and Transportation Department. The developer shall ensure that future tenants of the proposed development comply with this strategy. A Mobility Manager for the overall scheme shall be appointed to oversee and co-ordinate the preparation of individual plans.

e) Prior to commencement of development, and on appointment of the main contractor, a Construction Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended construction practice for the development, including traffic management, hours of working, noise management measures and off-site disposal of construction/demolition waste.

f) The materials to be used in the proposed new road layout should be agreed with the Roads Maintenance Division of Dublin City Council.

g) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of development, shall be at the expense of the developer.

h) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interest of the proper planning and development of the area.

The project is being funded by the Department of Housing, Planning and Local Government.

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development.

This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 (as amended) and Section 179 of the Planning and Development Act, 2000 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001 (as amended).

Resolution:

"That Dublin City Council Notes Report No. 286/2019 and hereby approves the contents therein."

Owen P. Keegan

Chief Executive

Date: 1st October 2019

APPENDIX A

LIST OF CONSULTEES & THIRD PARTIES

CONSULTEES

Irish Water Colvill House, 24 - 26, Talbot Street, Dublin 1

Minister for Arts, Heritage & Gaeltacht Development Applications Unit Dept. of Arts, Heritage & The Gaeltacht, Newtown Road, Wexford

An Taisce, Tailors Hall, Back Lane, Dublin 8

Heritage Council, Kilkenny City, Kilkenny

An Chomhairle Ealaíon 70, Merrion Square, Dublin 2

Manager of Environment & Planning Fáilte Ireland 88-95, Amiens Street, Dublin 1

Conservation Section Block 3, Floor 3, Civic Offices, Wood Quay, Dublin 8

THIRD PARTIES

Chapelizod Community for Democracy and Sustainability Ltd c/o Ferrys Solicitors, 345 Ballyfermot Road, Dublin 10

Chapelizod Residents Association

Chapelizod Heritage Society – 4 St Mary's Terrace, Martin's Row, Chapelizod

J Byrne – Chair of An Claiomh Glas c/o 17 Finnsparck, Finnstown Cloisters, Lucan

Peter Marriott – on behalf of Chapelizod Old Village Association (COVA), The Bandroom, Maidens Rows & Greg Zakrzewski on behalf of (COVA)

The Liffey Valley Park Alliance

Dr Jospeh McLaughlin – 63 The Island, Chapelizod

Artur Krupnik – 17 St Laurence Grove Chapelizod

Niamh Mc Cluskey – 24 Belgrove Lawn Chapelizod

Dr Ursula Nusgen, 91 The Island, Chapelizod

Margaret Donnelly 71 Lucan Road, Chapelizod

Rowena Janota - 77 Martins Row, Chapelizod

Janine Zube – 8 Mulberry Cottages/Martins Row, Chapelizod

Patrick Breheny -1 St Mary's Terrace, Martins Row, Chapelizod

Sean Treanor - 34 Belgrave Park, Chapelizod

Mary Jane Fegan – 6 Glenaulin Park, Chapelizod

Oliver Fegan – 6 Glenaulin Park, Chapelizod

Chapelizod Pharmacy Main Street, Chapelizod

Enda Healy- 1 Chapelizod Road, Chapelizod

Claire Doyle – 30 Millrace, Martins Row, Chapelizod

Martina Hynes – 16 Laurence Brook, Lucan Road, Chapelizod

Kate o Brien – 34 St Laurence Road, Chapelizod

Tony O Grady – 5 The Millrace Martins Row, Chapelizod

Keith Mc Guirk – 13 The Moorings, Chapelizod (3 submissions)

Fergal Towey – Dublin Road, Athlone, Co. Westmeath

Karen Towey – Mullymux, Roscommon

Claire Towey – 62 Kings Hall, Chapelizod

Rory Daly – 8 Glenaulin Park, Chapelizod

Fergal Downey – 36 Belgrove Lawn, Chapelizod

Catherine Bernard – 85 The Steeples, St Laurence Road, Chapelizod

Chris Byrne – 7 Glenaulin Park, Chapelizod

Robert Lawlor – 8 Mulberry Cottages, Martin Row, Chapelizod

Fergus Mc Carthy - 76A Martins Row, Chapelizod

Lisa Cantillon - 76A Martins Row, Chapelizod

Colm O Connell – 50 Mill Race, Martins Row, Chapelizod

Anthony Buggy – 1 Martins Row, Chapelizod

Jerry Kivlehan - 74 Block D, The Island, Chapelizod

Catherine Purcell – 6 Monastery Heath Green, Clondalkin

Declan Duddy – 48 Northcliffe, Chapelizod

Niall and Caroline Brosnan – 13 St Laurences Grove, Chapelizod

Dara Breaden - 63 Martins Row, Chapelizod

Pia Dolan - 63 Martins Row, Chapelizod

Fergal Shelvin - Glenburnie, Knockmaroon Chapelizod

Kieron O'Neill – 34 St Laurence's Road, Chapelizod

Eunan Dolan – 63 Martins Row, Chapelizod

Oliver Treanor - 34 Belgrove Park, Chapelizod

Jake Zakrzewski – 2 New Row Chapelizod

Greg Zakrzewski – 2 New Row Chapelizod

David Skinner – 1 Park Lane Chapelizod

Zola Zakrzewski – 2 New Row Chapelizod

Geraldine Scully - 4 Isolde Gardens Chapelizod

Cathy Norris – 693 Lucan Road Chapelizod (2 submissions)

Eileen Murphy – 3 Mullingar Terrace, Chapelizod

Gerard Conroy - 4 Isolde Gardens Chapelizod

Claire Garrigan – 50 St Laurence's Rd Chapelizod

Jack Judge – 4 Weirview, Glenaulin, Chapelizod

Carmel Donnelly – 15 St Laurence Grove, Chapelizod

Warren Lawless – 695 Lucan Road, Chapelizod

Linda Garrigan, 50 St Laurence's Road Chapelizod

Michael Evans, 50 St Laurence's Road, Chapelizod

Michael Garrigan - 50 St Laurence's Road, Chapelizod

Margaret V.B Doyle - 19 Northcliffe, Martins Row, Chapelizod

Clodagh McDonagh – 8 Laurence Brook Chapelizod

Patricia Egan – 23 The Weir Apartments, Chapelizod

Brendan Kane – 10 Glenaulin Park Chapelizod

Ann Mc Call - 10 Glenaulin Park Chapelizod

Harry Kane – 10 Glenaulin Park Chapelizod

Alison Mc Sorley – 687 Lucan Road, Chapelizod

Charles Byrne – 150 Lucan Road, Chapelizod

Paul Byrne – 150 Lucan Road, Chapelizod

Ann Kavanagh – 150 Lucan Road, Chapelizod

Phyllis Byrne – 150 Lucan Road, Chapelizod

Martin and Mairead Byrne - 150 Lucan Road, Chapelizod

Anna Blair – 14 St Laurence's Grove, Chapelizod

Michael Healy – 1 Mulligan Terrace, Chapelizod

Kathleen Mc Kay – 9 Belgrove Lawn, Chapelizod

Sive Geoghegan – 27 Laurence Brook, Chapelizod

Audrey Kelly – Clonbur House, Martins Row, Chapelizod

Tim Kelly - Clonbur House, Martins Row, Chapelizod

Barbara Healy – Loyola, 4 Mullingar Terrace, Chapelizod

Thomas Lee – 2 Hibernian Terrace, Chapelizod

Sean Rabitte - – 2 Hibernian Terrace, Chapelizod

Lorna Geoghegan – 28 Laurence Brook, Chapelizod

Patrick Geoghegan – 28 Laurence Brook, Chapelizod

Louise Taylor – 27 Laurence Brook, Chapelizod

Phyllis Keogh – 69 Martins Row, Chapelizod

Linda Murphy – 2 New Row, Chapelizod

Marjorie Branigan – 64 Martins Row, Chapelizod

James O' Brien – 20 Northcliffe, Martins Row, Chapelizod

Gerry Murphy – 69 Martin's Row, Chapelizod

Julie Maisel – 25 Belgrove Lawn, Chapelizod

Gemma Motley – 5 The Moorings, Chapelizod

Michael M Corcoran – 1 Hibernian Terrace, Chapelizod (3 submissions)

Adam Corcoran – 1 Hibernian Terrace, Chapelizod

C. Farrell – 17 Victoria Road, Clontarf East, Dublin 3

Aisling Reilly - 1 Hibernian Terrace, Chapelizod

Roisin O Grady – Apt 43 The Weir, Chapelizod (2 submissions)

Damien Byrne – 5 The Moorings, Chapelizod

Stephen Kelly – Donore Harriers Sports Centre, Chapelizod Road

Connie Ni Chorrduibh – Ashview, Chapelizod

Paul Gormley - Ashview, Chapelizod

Agnes Gormley – Ashview House, Chapelizod Road

Siobhan Hyland – 1 Isolde Gardens, Chapelizod

Eve Hyland Martin - 1 Isolde Gardens, Chapelizod

Joan Merriman – 4 Hibernian Terrace, Chapelizod

John Martin - 1 Isolde Gardens, Chapelizod

Guillermo Rosello – 200 The Island Apartments, Martins Row, Chapelizod

Grace Hyland Martin - 1 Isolde Gardens, Chapelizod

Peter Marriott – The Weir, Chapelizod

Dave Kavanagh, 19 Knock Riada, Lucan Road, Chapelizod

John Tighe, 19 Knock Riada, Lucan Road, Chapelizod

Sarah Garrigan - 50 St Laurence's Road, Chapelizod (2 submissions)

John Treacy – 11 Belgrove Lawn, Chapelizod

Priscilla Sonnien – 21 Main St, Chapelizod

Stephen Kinsella – 12 St Laurence Terrace, Chapelizod

Ciara Tyrrell – 9 Mulberry Cottages, Martins Row

Eithne Griffin – 30 Lindsay Road, Glasnevin Dublin 9

Pauline Garrigan - 50 St Laurence's Road, Chapelizod

Colin Denney – 36 Millrace, Chapelizod

Andrea Simic – 4 Weirview, Glenaulin, Chapelizod

John Egan – 21 Main Street, Chapelizod

Emmet Bergin – 25 Main Street, Chapelizod

FM J Feeny – River Cottage, 61 Martin's Row, Chapelizod

April Meyer – Mullingar Terrace, Chapelizod

Anne Fagan – Weir View, 92 Martins Row, Chapelizod

Nuala Deighan – 4 St Mary's Terrace, Martins Row, Chapelizod

Mary Murphy – The Ink Bottle, 5 Martins Row, Chapelizod

Dan Kennedy – 7 Belgrove Lawn – Chapelizod

Gerard Claffey – 10 Knockmaree, St Laurence Road, Chapelizod

V Ferguson, 8 Glenaulin Drive, Chapelizod

Anthony Collins – Knockmaree, St Laurence Road, Chapelizod

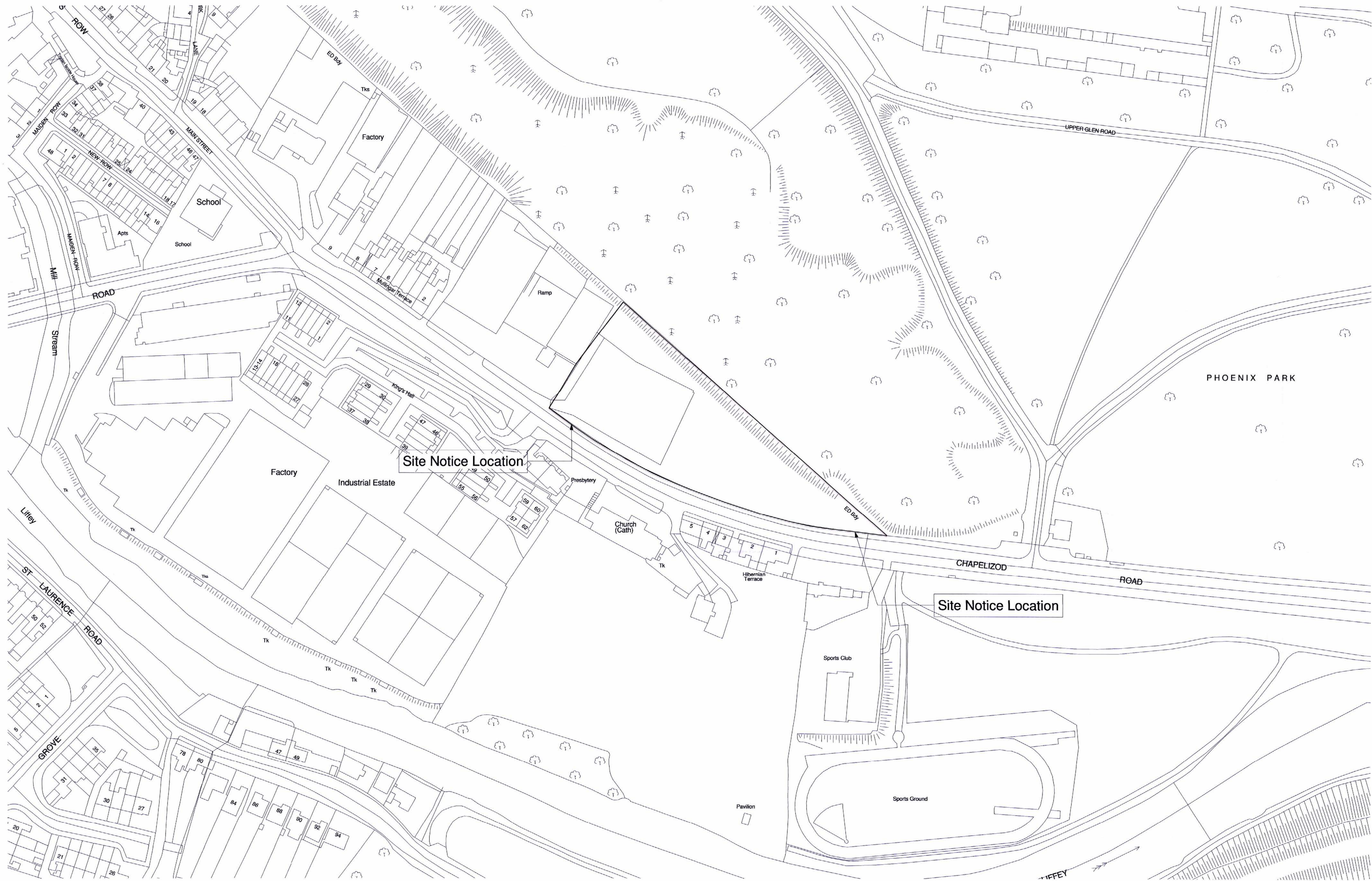
Cristina Greorin – 63 The Island, Chapelizod

Irene Griffen – 9 Mulberry Cottages, Chapelizod

Angela Tinney – Palmerstown

Hugh Tinney – 49 Palmerston Ave

Teresa Gallagher - (email only)

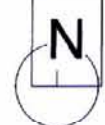
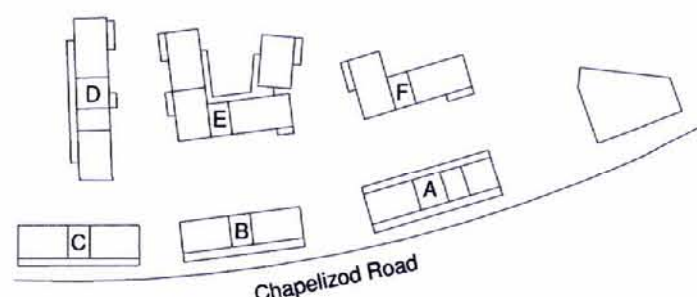


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T2 11.07.19 PART 8 APPLICATION
T1 01.11.18 TENDER ISSUE
Rev Date Description

RS
RS
Initials

Project name

Springvale - Dublin Proposed Apartment Blocks

Drawing number

Rev

3519B - LB - SP - 00 - DR - A - 0100 T2

Drawing DCC PLAN. / 3515/19
RECEIVED 17 JUL 19

Site Location Plan

Purpose of issue

Date

Planning

08/09/18

Scale

Drawn

1 : 1000 @ A1

RS

Client

Checked

Dublin City Council

SL

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abkdublin.com

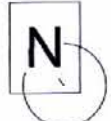
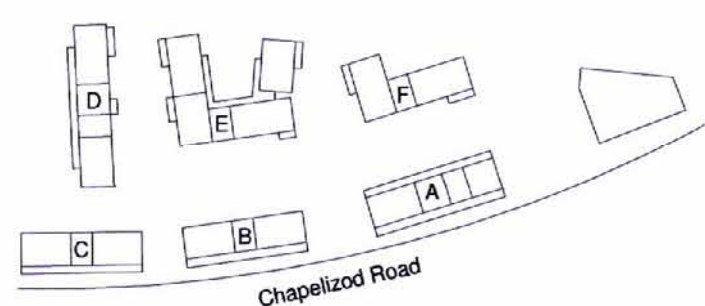
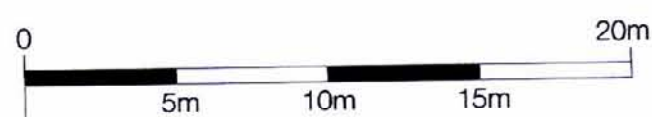
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T3	11.07.19	PART 8 APPLICATION
T2	23.11.18	TENDER AMENDMENTS
T1	01.11.18	TENDER ISSUE
Rev	Date	Description

RS
RS
RS
Initials

Project name

Springvale - Dublin
Proposed Apartment Blocks

Drawing number Rev

35198 - LB - SP - 00 - DR - A - 0110 T3

Drawing DCC PLAN. / 3515/19
RECEIVED 17 JUL 19

Site Layout Ground Floor Plan

Purpose of issue Date
Planning 03.09.18

Scale Drawn
1 : 250 @ A1 RS

Client Checked
Dublin City Council SL

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