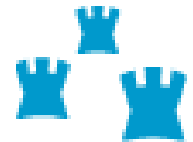


# STRATEGIC HOUSING DEVELOPMENT APPLICATION

Maxol Filling Station and former Michael Grant  
Motors

Beach Road, Dublin 4  
(Site of 0.385 hectares)



Dublin City  
Baile Átha Cliath

# Summary of Strategic Housing Development (SHD) Process

- Applications for development in excess of 100 dwellings or 200 student accommodation bedspaces are made directly to An Bord Pleanala
- Pre-application consultations take place with the planning authority and An Bord Pleanala prior to lodgement
- An Bord Pleanala give an opinion on whether the proposal constitutes a reasonable basis for an application
- Application is lodged
- Presentation made to elected members
- A Chief Executive's Report is forwarded from Dublin City Council to An Bord Pleanala within eight weeks of lodgement of the application. This includes a summary of views expressed by elected members

# Application Details

**Planning Authority Reg. Ref:** SHD0010/21

**An Bord Pleanála Reference:** ABP-310299-21

**Applicant:** Maxol Property Ltd

**Location:** Maxol Filling Station and former Michael Grant Motors, Beach Road, Dublin 4

**Site Area:** 0.385hectares

**Zoning:** Z1 – ‘to protect, provide and improve residential amenities’.

**Existing Uses on Site:** Petrol station with ancillary retail unit, car showroom (vacant)

**Brief Description:** 112 apartments with communal spaces, in a six-storey building over a basement level with 79 car spaces and 224 bicycle spaces

**Total gross floor area:** 12,273m<sup>2</sup> including basement and single storey 25m<sup>2</sup> ESB substation/switchroom

## **Consultations with Dublin City Council**

1 April 2020

2 July 2020

## **Consultation with An Bord Pleanála**

16 December 2020

## **Opinion received from An Bord Pleanála**

## **Application Lodged**

21 May 2021

## **Prescribed bodies notified**

**Website address** <https://beachroadshd.ie>

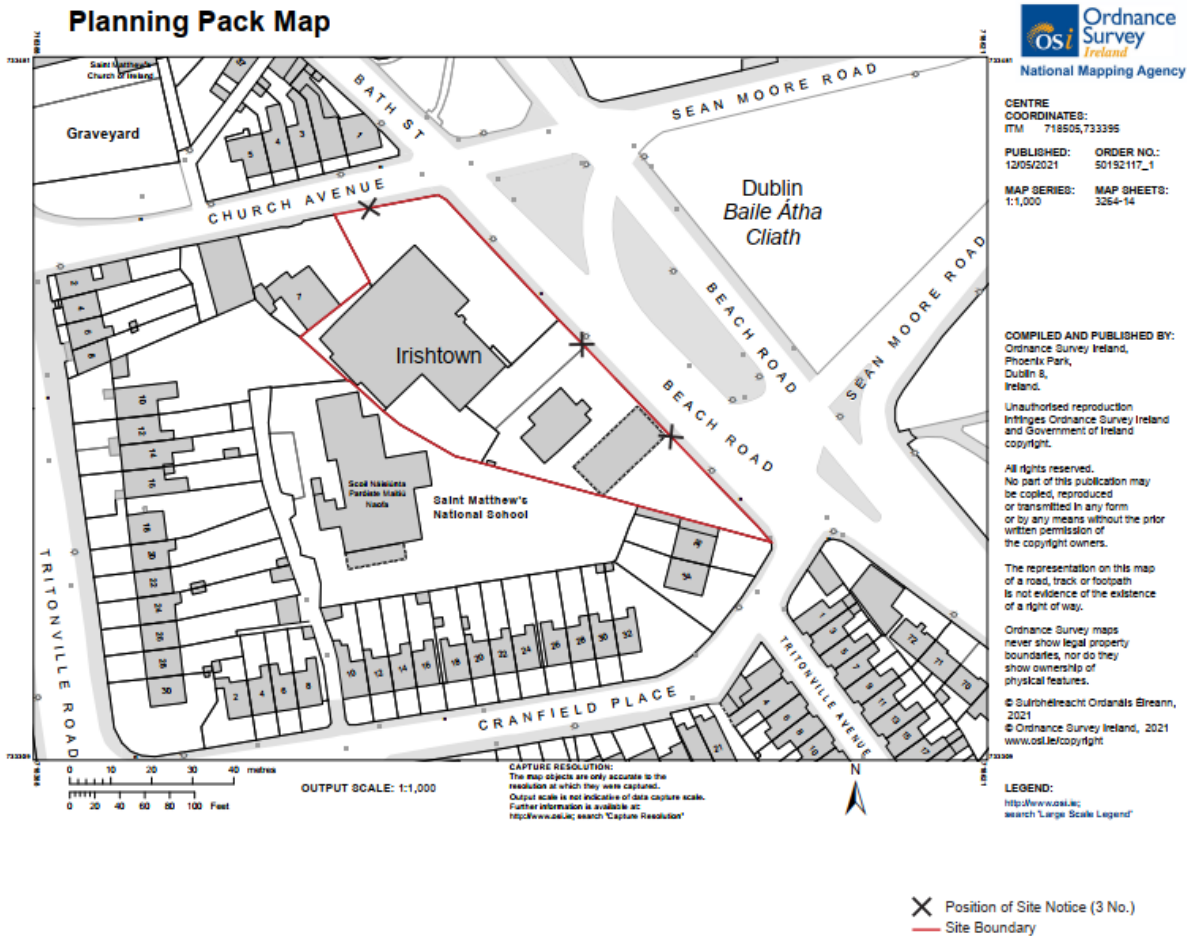
## **Last date for observations:**


24 June 2021

# Documentation submitted includes:

- Application form
- Planning Report
- Statement of Consistency
- Material Contravention Statement
- Statement of Response to An Bord Pleanala Opinion
- Part V drawings
- Traffic/Transportation Impact Assessment and Travel Plan
- Car Parking Management Plan
- Mobility Management Plan
- Environmental Impact Assessment Screening, AA Screening and Natura Impact Statement
- Childcare Demand Audit
- Site Specific Flood Risk Assessment
- Landscape Report
- Daylight Assessment
- Social infrastructure Audit
- Housing Quality Assessment
- Architectural Design Statement

# Site Location Map



 Position of Site Notice (3 No.)  
 Site Boundary

OSI Licence Number /Order No.: 50192117\_1

[illegible]

JOHN FLEMING  
ARCHITECTS

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Maxxi Property Limited

### Beach Road Apartment

Ordinance Survey - Site Location Map

NAME	DATE
...	...

2018年12月31日

P-OS-000

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RESEARCH ARTICLE

### PLANNING



Scale 1:500

0 10 20 30 40 50

Church Avenue

Sean Moore Road

Beach Road

Crumlin Place

St. Matthew's National School

Irish Mercantile Marine Memorial

Building 1  
Former Service Garage  
1175cm

Building 2  
Marine Service Station  
130cm

Site Notice 1

Site Notice 2

Site Notice 3

Legend:

- Position of Site Notice
- Existing buildings and other structures to be demolished, including front boundary walls.
- Boundary Line

AREA TO BE DEMOLISHED

Building 1 - 1175cm  
Building 2 - 130cm  
TOTAL - 1311sqm

JOHN FLEMING ARCHITECTS

10008/A3 1738

P-C-500

PLANNING

# Zoning

Z1 – ‘to protect, provide and improve residential amenities’





# Planning History

2001/18

Permission granted for a five-storey building over basement  
90 residential units proposed; permission granted for 83  
residential units



# Development Permitted on Site (Live Permission)



# Proposed Development

Demolish and remove all structures on site (total 1,311 m<sup>2</sup>)

Construct a **six-storey** building (with set-backs at third, fourth and fifth floor levels) with **112 apartments** (56 one-bedroomed and 56 two-bedroomed)

297m<sup>2</sup> of **communal space** including a gym, lounge, work space, bookable room, office and parcel store

Single **basement** level (2,679m<sup>2</sup>) with **79 car parking spaces** (including 2 car club spaces), 4 motorcycle spaces, **224 bicycle spaces** and ancillary areas

Total gross floor area of the proposed development is **12,273m<sup>2</sup>** including basement and single storey detached ESB substation/ switchroom

# Proposed development also includes

**Vehicular and pedestrian access** from Beach Road with additional pedestrian access via Church Avenue

**Private open space** -balconies and terraces on the Beach Road and Church Avenue frontages and on the northwestern, southeastern and southwestern facades to the rear of the building

**Semi-private and public open space** at ground level

**Hard and soft landscaping** including boundary treatments, changes in levels, plant, PV panels, SUDs' measures including a green roof, 10 bicycle spaces at ground level, waste collection area, site excavation and development works

# Key Statistics

- Site Area 3,850m<sup>2</sup> (0.385ha)
- Gross floor area including basement: 12,237m<sup>2</sup>
- Plot Ratio 2.5
- Site Coverage 44%
- Residential Density – 291 dwellings per hectare
- Car Parking – 79 spaces
- Bicycle Parking – 224 at basement level and 10 at surface level
- Height – 6 storeys
- Residential Units - 112
- Residential Mix - 56 x one-bedroom , 56 x two-bedroom
- Dual Aspect - 50%
- Communal Open Space 700m<sup>2</sup>
- Public Open Space 392m<sup>2</sup>

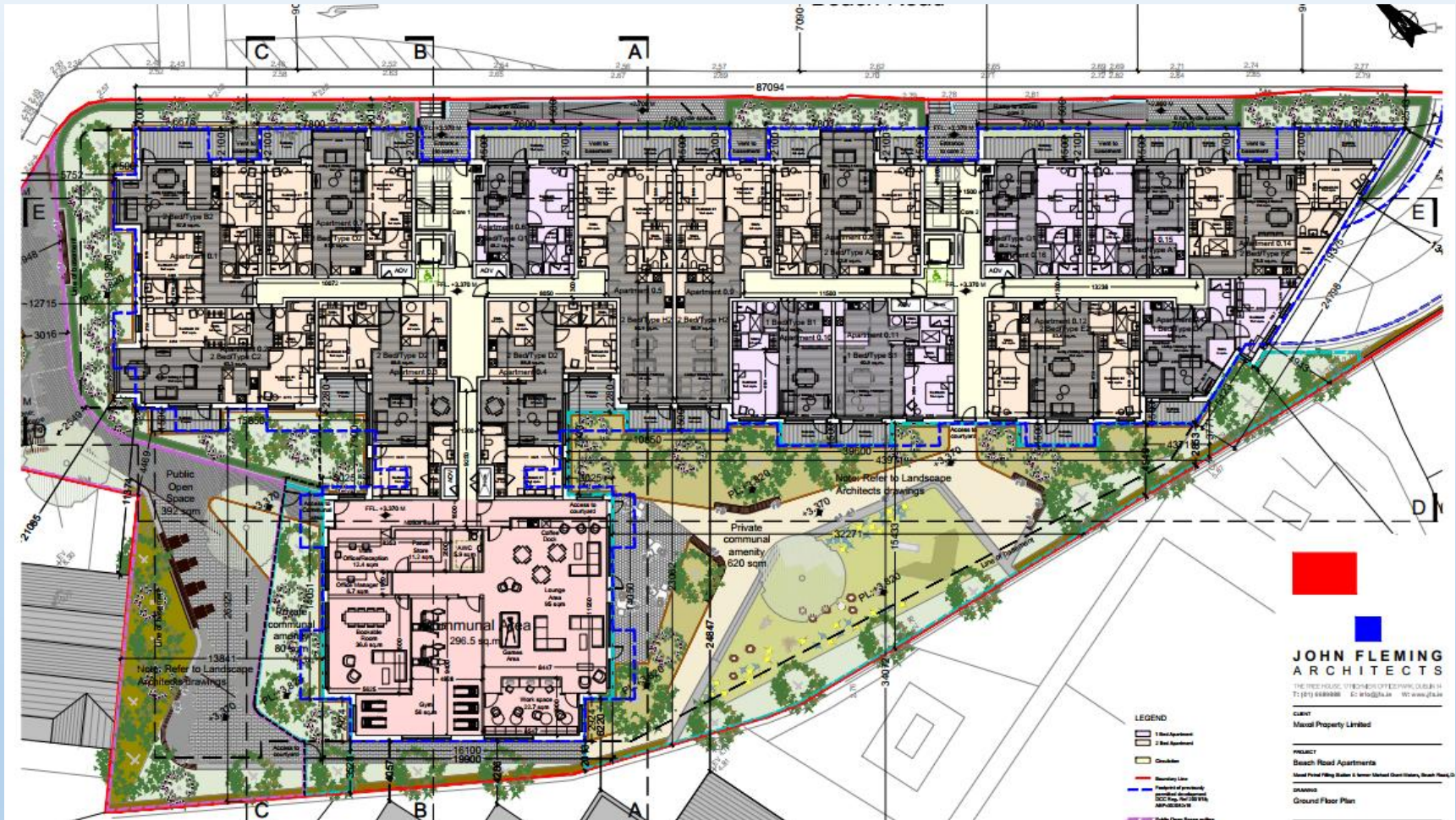


# Proposed Layout





# Ground Floor Layout





Part V units outlined in yellow

## Part V units outlined in yellow



[illegible]



# Proposed Elevations

Outline of permitted development shown in blue



# Aerial View of Site



# Proposed





# Existing



# Proposed



# Existing





# Proposed



# Existing





# Proposed





# Existing



# Proposed

