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Dublin City Council  
Presentation to Elected Members

**Social Housing PPP Bundle 3**  
**Site at East Wall Road, Dublin 3**

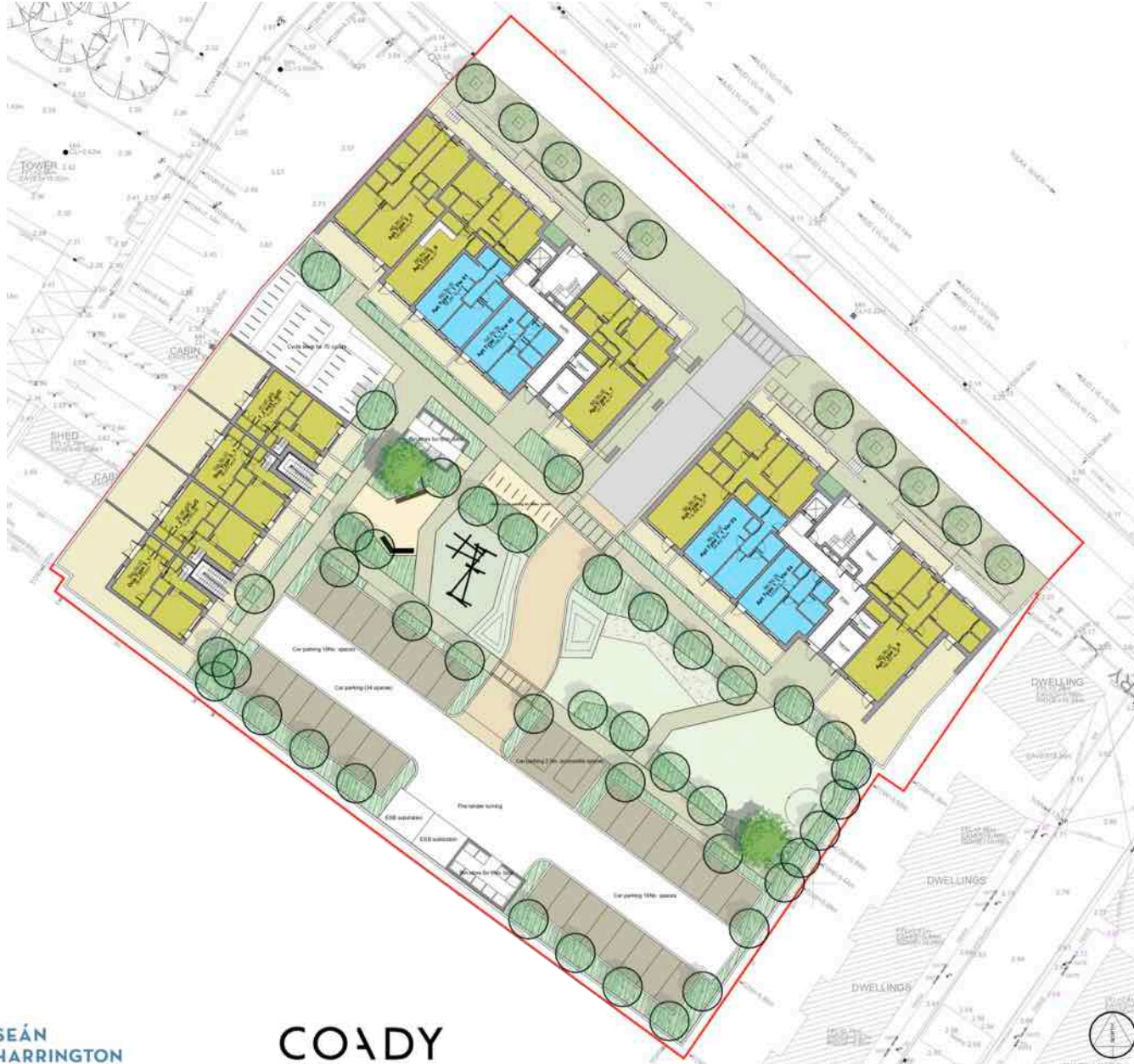
*11th January 2022*

# East Wall Road, Dublin 3 – Site Location



- East of North Strand Fire Station
- South of Fairview Park
- Excellent transport links
- Z4 zoning, includes residential
- Potential future development of DFB site to be considered
- 2-6 storey buildings anticipated
- Amenity of existing dwellings to be protected (daylight and overlooking)

# East Wall Road, Dublin 3 – Proposed Site Plan



## Block to East Wall Road – 60 units

- 13no. 1 bed 2 person apartments
- 28no. 2 bed 4 person apartments
- 19no. 3 beds 5 person apartments
- 10% to UD standards (@ ground floor)
- Caretaker's office included

## Duplex block – 8 units

- 4no. 1 bed 2 person apartments
- 4no. 3 beds 5 person duplexes

## Development standards

- 68no. Apartments
- Net area for density calc = 0.50Ha
- Density = 135.3uph
- 34no. Carpark spaces (0.5/apt)
- 88no. cycle spaces
- Communal open space = 755m<sup>2</sup>

# East Wall Road, Dublin 3 – 3d views



1. Birds eye view from north east



2. Birds eye view from south east



3. View from East Wall Road

# East Wall Road, Dublin 3 – Elevations



1. North Elevation to East Wall Road



2. South Elevation to courtyard



3. Duplex elevation to courtyard



4. 3d view of courtyard

# East Wall Road, Dublin 3 - Materials



1. Clay bricks, mineral painted render



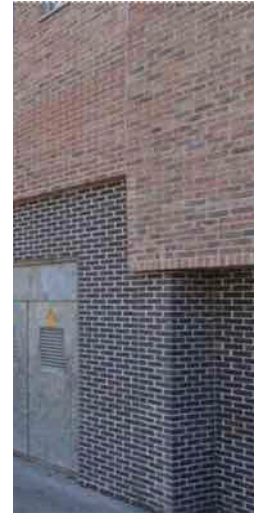
4. Elevation details to East Wall Road



2. Precedent for balconies



3. Precedents for brick finish



5. Balcony arrangement to East Wall Road

# East Wall Road, Dublin 3 - Planning Timelines

Current Target Dates	
Pre-Part 8 Consultation	January 2021 - February 2022
Notice of intent to commence formal Part 8	March 2022
Commencement of Public Consultation Period	March 2022
Assessment of formal Part 8 submissions	June 2022
Central Area Committee Update on Part 8 Proposal	June 2022
Report to City Council on Part 8 Proposal	July 2022