

**Meeting Date: 21 February 2022**

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**For Information Purposes Only**  
**Notification of initiation under Part 8 Planning and Development**  
**Regulations 2001 (as amended)**

**Proposed Development of 83 dwellings at the Collins Avenue/Swords Road Junction,**  
**Whitehall**

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Dublin City Council wishes to give notice that it intends to initiate the process leading to an application under Part 8 of the Local Government Planning & Development Regulations 2001 (as amended) for the construction of a residential development comprising 83 dwellings on a site at the junction of Collins Avenue and the Swords Road. This site will be developed as part of Bundle 3 (SHB3 Project) of the National Social Housing PPP Programme.

**Site Location & Context**

This site proposed for development is a brownfield site measuring 1.07h at Whitehall, located c 3.6 km north of Dublin City Centre, at the junction of Collins Avenue and the Swords Road. The site is bounded to the north by a three lane section of Collins Avenue, to the west by lands leased by Dublin City Council to Whitehall Colmcilles GAA and to the south by Highfield Hospital. The site is well served by schools, retail & leisure facilities and by public transport, with a bus corridor located less than 100m west of the subject site.

Dublin Port Tunnel is located beneath the subject site and represents a significant site design constraint for the proposed development. Consultation with TII is ongoing and any concerns raised at design stage will be addressed in detail in the Development Assessment Report.

Aerial images of the subject site are included as Images 1 & 2 below. The site proposed for development is outlined in red in Image 1. Image 2 provides an aerial image of the subject site with a graphic illustration of the proposed Part 8 development to be delivered under the SHB3 Project and the permitted development to the south (currently under construction).

Image 1: Aerial Image of subject site



Image 2: Aerial Image of subject site.



**Proposed Development:**

The proposed development has undergone an iterative design review process with key stakeholders including representatives from North Central Area Office, Housing Department and Dublin City Council technical teams including Architects and Planners.

The proposed development includes:

1. 2no. residential apartment blocks providing 83 apartments. Of the 83 apartments, 41no. are 1 bed units; 30no. are 2 bed units; and 12 no. are 3 bed units. (10% of the units are constructed to universal design standards).
2. Landscaped Public Open Space.
3. Landscaped Communal Open Space for resident use.
4. Car/Cycle Parking facilities.
5. Meeting room for resident use.
6. Ancillary facilities such as bin stores & mobility scooter storage.

I attach the following drawings to this report to illustrate the design proposal:

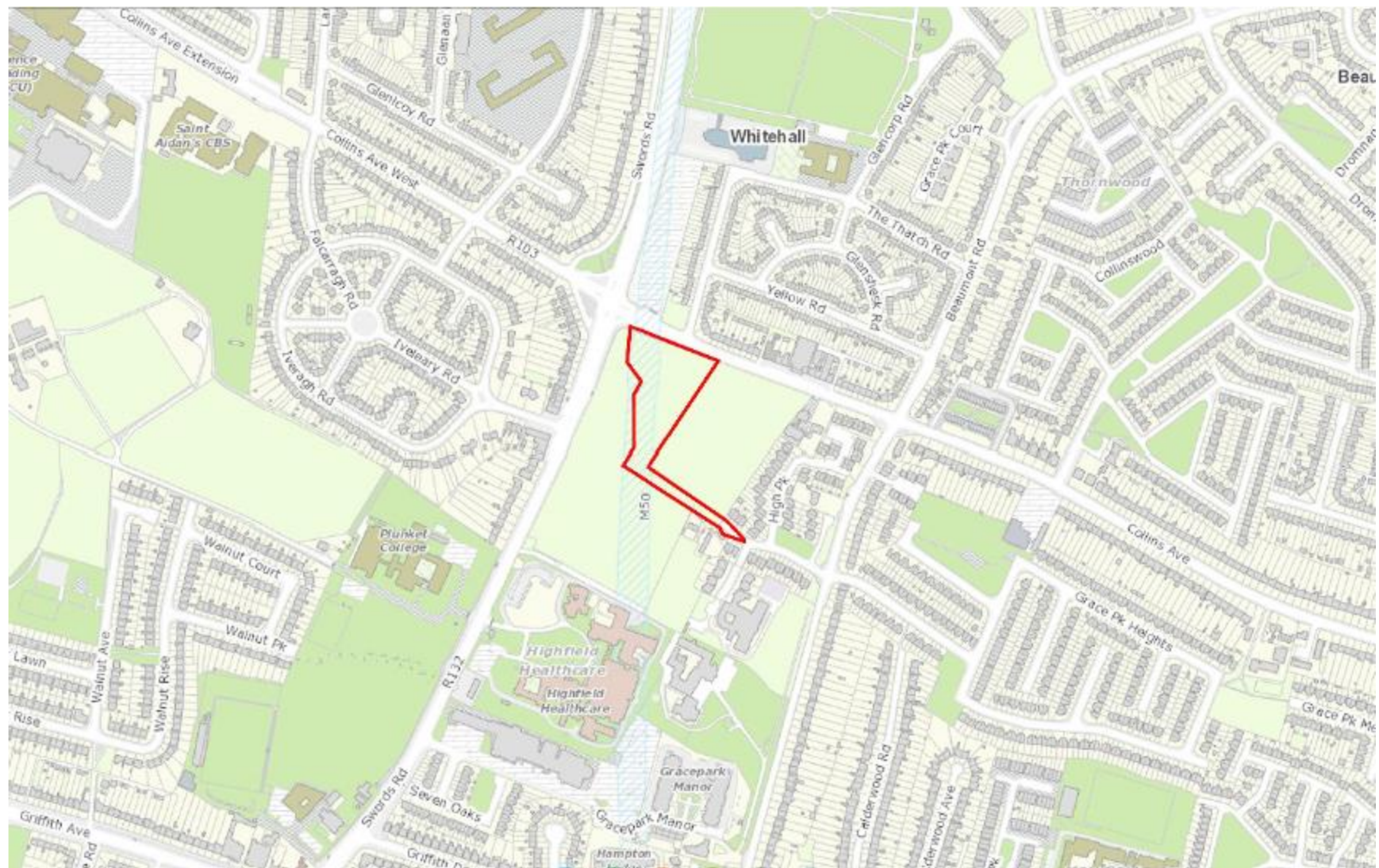
1. Site Location Map
2. Proposed Site Plan
3. Proposed Elevations & 3 D Images

The proposed development was previously presented to Elected Members of the North Central Area Committee at their November 2021 meeting.

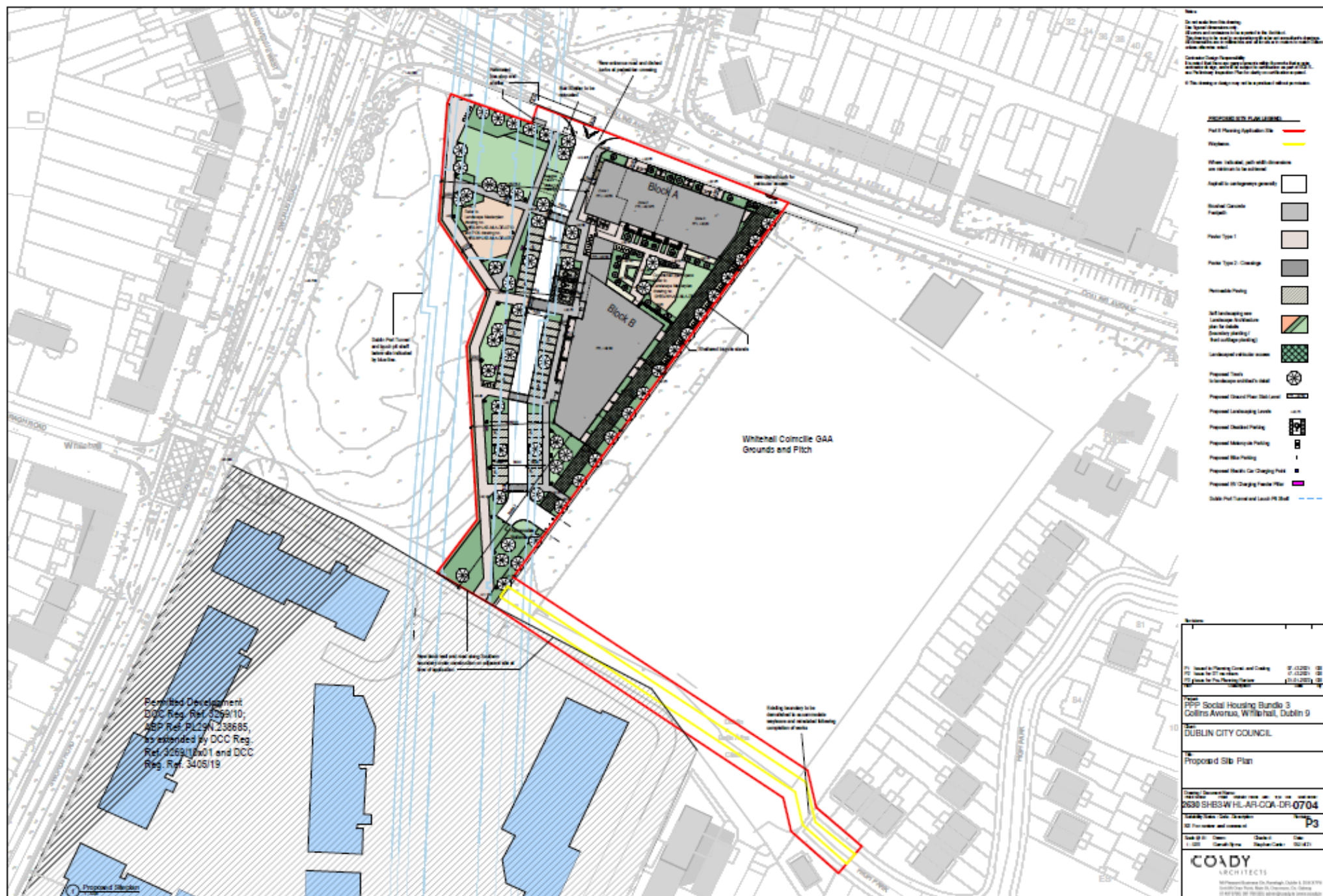
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**Dave Dinnigan**  
**Executive Manager**













## Whitehall, Dublin 9 - Elevations



Elevation onto GAA pitch



Elevation onto Collins Ave.



Elevation onto POS



View onto GAA pitch



View onto POS



