



Dublin City Council

Comhairle Cathrach Bhaile Átha Cliath
PLANNING AND DEVELOPMENT DEPARTMENT

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Pamela Gill
Conroy Crowe Kelly Architects
65 Merrion Square
Dublin 4

P 2332

Date: 18/5/05

Ref: Marion Walsh/3107

Re: Residential Development at Grange Road, Donaghmede, Dublin 13

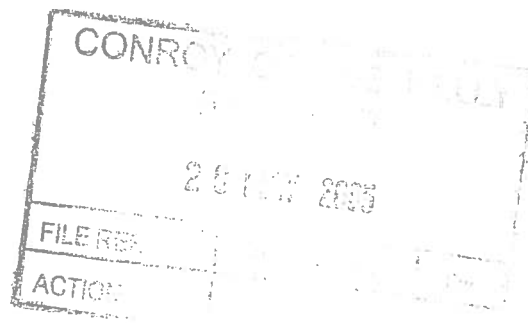
Plan No. 0132/02

Dear Sir,

I wish to inform you that the details submitted by you on the 21st March, 2005 are satisfactory and are in compliance with Condition No. 24 of the planning permission in respect of Plan No. 0132/02 granted by An Bord Pleanála on the 27th June, 2003 and are acceptable to the Planning Authority.

Yours faithfully,

Marion Walsh
Assistant Staff Officer
for Executive Manager



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A R C H I T E C T S

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Our Ref: 0101/RC/CB

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DAREY CONROY, I.R.A. SERIAL 8284
MICHAEL CROWE, I.R.A. SERIAL 8284
DANIEL KELLY, I.R.A. SERIAL 8284



14th February 2005

**RE: MIXED USE DEVELOPMENT AT GRANGE ROAD, DONAGHMEDE FOR
GANNON HOMES LTD.**

**COMPLIANCE WITH CONDITION No. 24 OF
PLANNING PERMISSION REG. REF. 0132/02 (02 PL.29N.131058)**

Dear Sirs,

We refer to the above development which was granted full Planning Permission on the 27th June 2003 by An Bord Pleanála subject to 46 conditions. We make submission below for part compliance with no. 24 of the above permission.

This submission relates to the street names of the development. Approval has been sought for a town name, **Clongriffin (Cluain Grífin)**, on the 1st November 2004 and formal approval has already been obtained for another part-compliance with this condition. This was in relation to the addresses for Phase 1 of Development on the southern section of the site (ref. Conroy Crowe Kelly letter dated 26th June 2004).

Condition No. 24

Prior to the commencement of development, proposals for development name, unit numbering scheme and associated signage shall be submitted to the planning authority for written agreement.

Reason: In the interest of orderly development.

Enclosed is an extract from the site layout of the development (Drawing N^o 0101CMP019) and we are proposing street names for the greater part of the site. Those streets not included are subject to current and future planning applications and we shall address those under separate cover in due course.

The proposed street names take their cue from local historical references, existing townlands and notable man-made features on or around the site. We have correlated streets by naming them along the same theme where possible thus in keeping with the design objective for legible character areas; we shall describe the background to each neighbourhood in this manner.

1. Ecclesiastical Origins

The townland name of Grange refers directly to the location of the grange which was granted to the Augustinian Priory of All Hallows in the mid 12th Century by the King of Leinster, Dermot McMurrough. The extent of the 12th century grange is not known but in the 16th century it comprised 9 farmsteads, 21 cottages, 20 gardens, an 80 acre meadow, a 12 acre meadow, an acre of gorse, an acre of rabbit warrens, a wood and 200 acres. The bounty of these lands would have supplied the Priory in Dublin (which was where Trinity College now stands). The streets and lanes of the corner of land to the south east of Fr. Collins Park have been addressed with this provenance in mind.

Priory Street (*Sráid na Prióireachta*), **Priory Lane** (*Lána na Prióireachta*), and **Priory Close** (*Clós na Prióireachta*) are named after the lineage of Augustinian Priors, a prior being the superior officer of the religious order or house. The members of certain religious orders are called Friars, particularly members of the four mendicant orders; the Augustinians, Carmelites, Dominicans and Franciscans. **Friars' Lane** (*Lána na mBráthar*) and **Friars' Street** (*Sráid na mBráthar*) are so called in reference to those monks.

Monks' Walk (*Siúlán na Manach*) is a short minor street linking Ballyhoy to the local park and Priory Street.

The street running east from Park Avenue, through the local park and north to Ballyhoy road has been called **King Street** (*Sráid an Rí*) in deference to the historical benefactor of the Priory, Dermot McMorrough. **Dermot Street** (*Sráid Dhiarmuida*) is also a direct reference to the same person and links Main Street to King Street.

2. Main Street & Station Square

This district has a compact urban feel and is defined by the spine road approaching from the Malahide Town Centre junction via Fr. Collins Park and culminating in the large urban square. A railway station is to be constructed on the east side of the square and will form a civic link between the new towns under construction on both sides of the railway line. The precinct is a metropolitan mix of retail, commercial and service uses. Residential development in this neighbourhood is high density and predominantly comprises apartment or duplex units in buildings of five storeys upwards. The railway station and the commercial element are the dominant elements of this sector and street names reflect these characteristics.

Main Street (*An tSráid Mhór*), **Station Street** (*Sráid an Stáisiúin*), **Station Square** (*Cearnóg an Stáisiúin*), **Railway Lane** (*Lána an Iarnróid*) and **Lake Street** (*Srid an Locha*) are self-explanatory; **Dargan Street** (*Sráid Uí Dheargáin*) is named after William Dargan, more commonly known as "the father of Irish railways" and **Bagwell Street** (*Sráid Bagwell*) is named after Senator John Bagwell. Bagwell was the general manager of the Great Northern Railway in the early 19th century and, interestingly, was kidnapped in 1923 as he walked home from the Sutton & Baldoyle station. His status as Senator was the motive and he was released unharmed. **Clongriffin Road** (*Bóthar Chluain Grífin*) is a direct reference to the new town name.

Market Street (*Sráid an Mhargaidh*), **Market Lane** (*Lána an Mhargaidh*), and **Market Square** (*Cearnóg an Mhargaidh*), are so-called because it is envisaged that this minor square between the busy Station Square and the green route to Fr. Collins Park will assume a more intimate character over time and come to support small-scale neighbourhood shops, bars and local services somewhat off the main thoroughfare.

Grant's Park (*Páirc an Ghróntaigh*) is an incidental park at the junctions of Lake Street, Dargan Street and Clongriffin Road and has been named after the landscape architect for this park and others within the Clongriffin masterplan.

3. Parkside

This neighbourhood consists of an upper and lower area intersected by the diagonal park system connecting Fr. Collins Park to Station Square. The principal streets are laid out in a formal manner and have a grain of mews lanes behind the structured edges. The area is residential and largely comprises terraced houses and duplex units. Most of the streets in this area obtain direct glimpses of the green route and/or Fr. Collins Park beyond; hence we have themed the streets such.

The north-south street bounding Fr. Collins Park has been called **Park Avenue (Ascaill na Páirce)** and the minor roads and courtyards all take their cue from this principal route; **Park Row (Rae na Páirce)**, **Park Lane (Lána na Páirce)** and **Park Villas (Bailíní na Páirce)**. **Park Terrace North (Ardán na Páirce Thuaidh)** and **Park Terrace South (Ardán na Theas)** are the leading streets on either side of the diagonal green route from Market Square to Fr. Collins Park.

4. North Lakeside

Taylor's map of 1816 noted a townland name of Ballyhoy on this undeveloped area of the site. Further research however revealed this to be a minor name within the greater townland of Maynetown. A townland of the same name is found near Raheny which appears to be derived from Baile Uí hEochaidh. Whilst Ballyhoy had previously been deemed inappropriate for the principal town name for the development, it is proposed that this name is used for streets located on this section of historic townland in the north west of the site.

Ballyhoy Road (Bóthar Bhaile Uí Eochaidh) is a long street running east to west from Fr. Collins Park to Station Street. The archaeologists' report for the Environmental Impact Statement notes the trace of an old avenue entering the north of the site from the west and Ballyhoy Road is approximately located on this line.

Ballyhoy Terrace East (Ardán Bhaile Uí Eochaidh Thoir), **Ballyhoy Terrace West (Ardán Bhaile Uí Eochaidh Thiar)** form the edges to a landscaped parking court; **Ballyhoy Gardens East (Gairdíní Bhaile Uí Eochaidh Thoir)** and **Ballyhoy Gardens West (Gairdíní Bhaile Uí Eochaidh Thiar)** are the east and west edges of a local amenity park. It is proposed that both the parking court and the local park have visual and pedestrian links up to the Mayne River linear park.

Ballyhoy Lane (Lána Bhaile Uí Eochaidh) and **Ballyhoy Row (Rae Bhaile Uí Eochaidh)** are mews lanes running behind the principal street systems which are entered through residential arches.

Lake Street (Srid an Locha) is a direct visual link between Main Street and the feature lake on the Mayne River which is an important element of the Mayne River linear park.

The numbering system for each street shall be submitted under a separate compliance submission as areas of this sector are subject to revised planning applications which may affect the overall numbering. It is anticipated that the numbering system along the Main Street shall run from Station Square to Fr. Collins Park in ascending order and that odd numbers and even numbers shall be on opposing street sides. Every front door to a building, whether residential or commercial, shall have its own number. Each and every unit entered by the front door shall then have its own letter, e.g. N^o. 45 Park Avenue, Apartment N^o. 2C, Clongriffin, Dublin 13 for an apartment, or N^o. 13, Main Street, Clongriffin, Dublin 13, in the case of shops or offices.

A notable omission on our part is any reference to the Mayne River as we deemed it appropriate to reserve this particular name for those dwellings north of the Parkway, all of which are subject to revised planning permission and shall be dealt with in due course.

We trust that the above is in order. Should you have any queries regarding the enclosed, please do not hesitate to contact us.

Yours sincerely,



Pamela Gill
CONRÓY CROWE KELLY ARCHITECTS

Encl: 4 copies Drawing N° 0357 CMP 019

Sources:

1. *Archaeological Desktop Assessment for Fr. Collins Park*, Mary McMahon BSocSc M.Litt MIAI Consultant Archaeologist, 2002.
2. *The Neighbourhood of Dublin*, Weston St. John Joyce, Hughes & Hughes 1912.
3. *The Train to Howth*, Michael J. Hurley, Merlin Press Ltd., 1996
4. *Archaeological/Cultural Heritage Impacts, EIS for Residential & Mixed-Use Development at Grange Road*, 2002, Margaret Gowen & Co. Ltd., Consultant Archaeologists.
5. Dr. Ó Cualaoich, An Brainse Logainmneacha (The Placenames Branch).