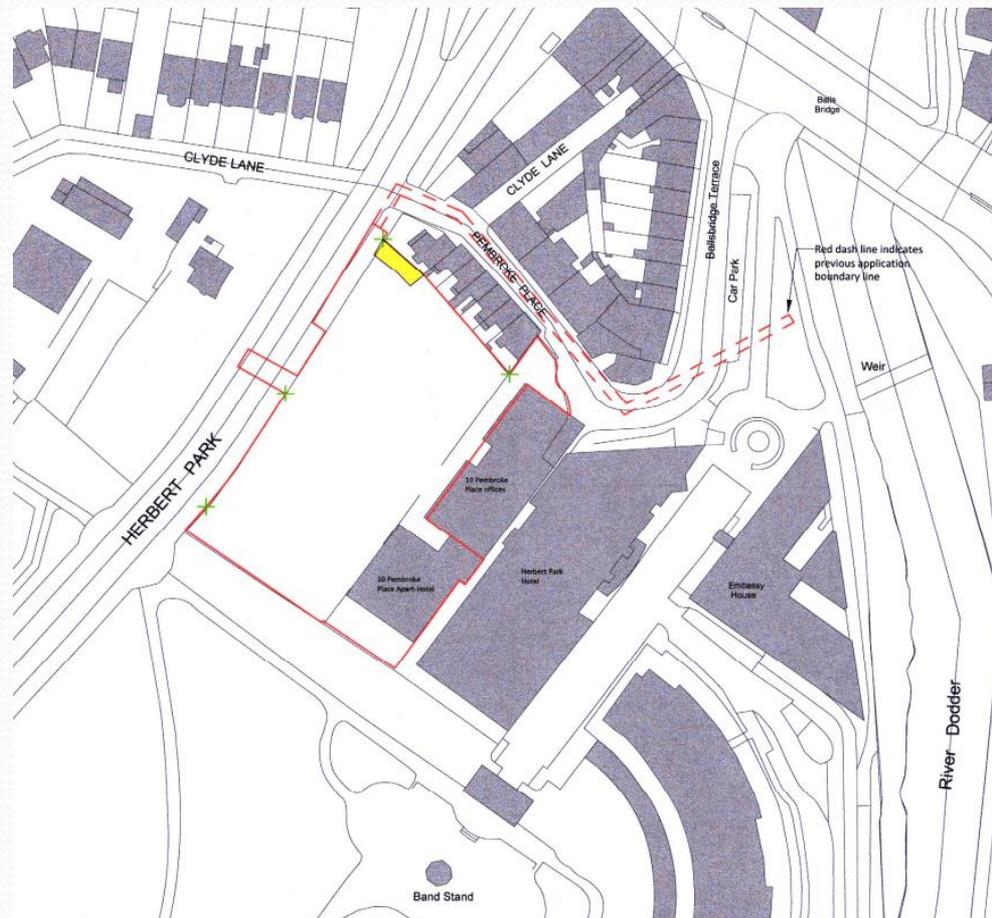


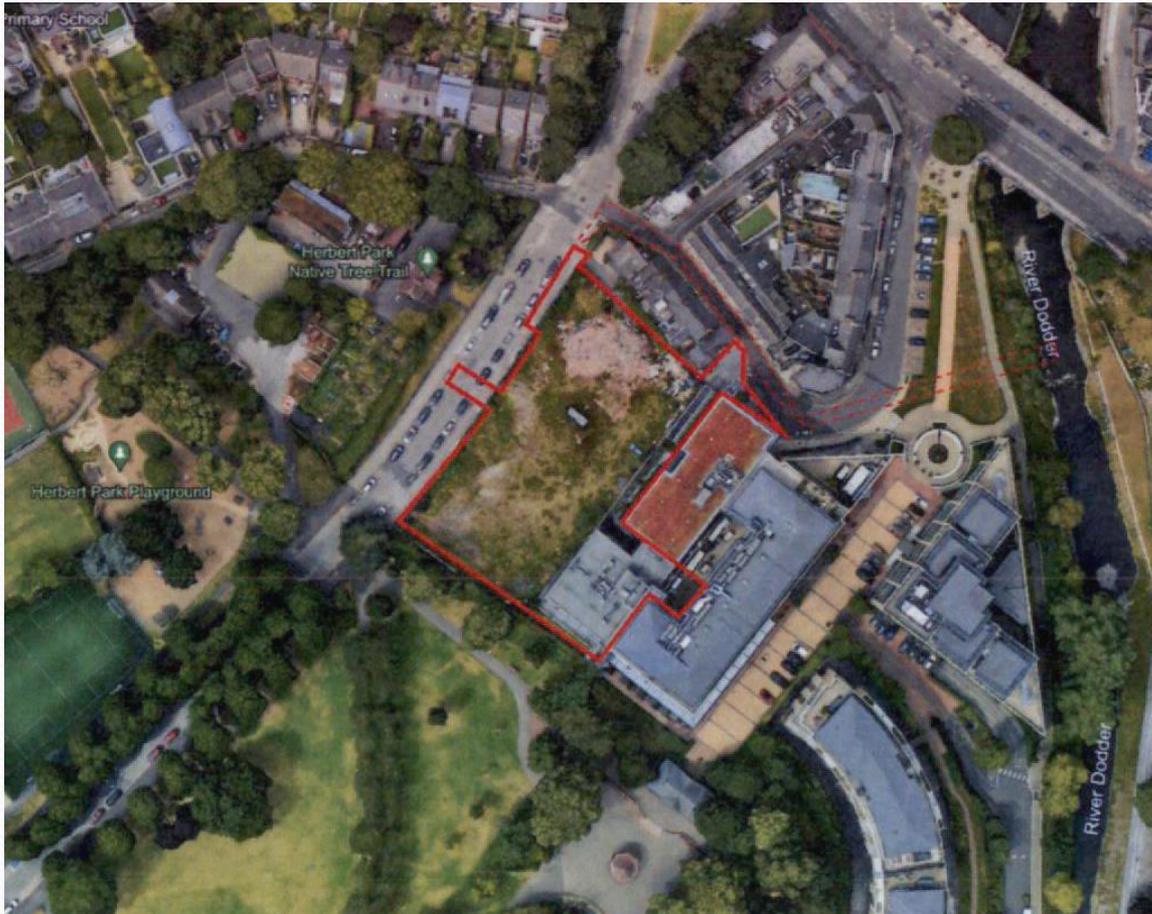
Dublin City Council Planning Dept

No's. 36, 38, 40 Herbert Park & 10 Pembroke Place, Dublin 4

Site Location Map



Site Location



Policy & History

- Current Development Plan the site is Zoned Z1
- The purpose of this zoning is to protect, provide and improve residential amenities.
- SHD - ABP-307197-20 - Permission granted for the proposed demolition of an existing dwelling and construction of 105 no. apartments in a residential block of 4, 6, 8 and 12 storeys over basement (10,465 sq.m GFA); and for extension of an existing aparthotel that consists of 10 no. additional aparthotel bedroom suites and associated floorspace (600sq.m GFA)..
- The demolition of former houses at Nos. 36, 38 and 40 Herbert Park was carried out under permission references DCC 3970/17 (ABP-300976) and ABP-307197-20.

Proposal To Date

- LRD6035/23-S1 – pre app given 24/5/23
- LRD-6035/23-S2 – opinion given 1/9/23, stating reasonable basis for making application
- LRD-6035/23-S2 – submitted 16/1/24 Due 11/3/24
- Issues raised at S2 - height, density, daylight/sunlight analysis, documentation/drawing issues

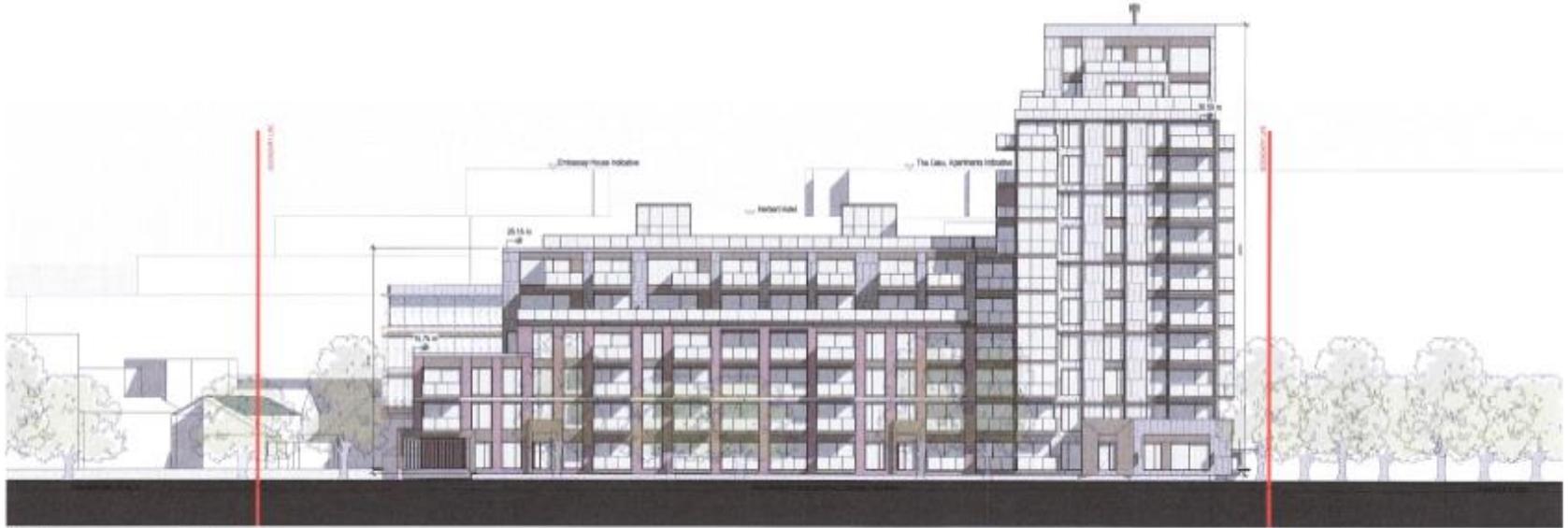
Proposal To Date

- LRD-6035/24-S3

The proposed development seeks following amendments to consented Strategic Housing Development ABP-307197-20.

- ❖ Addition of between 1no. and 2no. floors to the permitted building...12-storeys to 14-storeys
- ❖ Amendment to 51no. of the 103no: permitted apartment units, with no change to the overall total number of permitted units (i.e. 103no. dwellings).
- ❖ Amendments to permitted balconies to accommodate the new unit mix proposals
- ❖ Increase of typical 'floor to floor' height
- ❖ Removal of 1no. car parking space - now result in a total 83no. car parking spaces..... total of 236no. permitted and proposed bike parking spaces
- ❖ Adjustments to surface courtyard areas to accommodate new bicycle parking
- ❖ Adjustments to roof garden now proposed at roof level above Level 07

LRD6035/24: Permitted



① NW Elevation Contiguous Along Herbert Road
1-108

LRD6035/24: Proposed



LRD6035/24: Permitted



W Contiguous Elevation Herbert Park
1/20

LRD6035/24: Permitted



LRD6035/24: Proposed



LRD6035/24: Permitted



LRD-6035/24: Existing



LRD6035/24: Permitted



LRD6035/24: Proposed



LRD6035/24: Permitted



LRD6035/24: Proposed



LRD6035/24: Permitted



LRD6035/24: Proposed



LRD3065/24: Permitted



LRD3065/24: Proposed



LRD6035/24: Permitted



LRD6035/24: Proposed



LRD6035/24: Permitted



LRD6035/24: Proposed



LRD6035/24: Permitted



LRD6035/24: Proposed



Summary

- The application may be inspected online at the following website:
www.herbertparklrdamendments.com
- Last Date for Observations: 19th February 2024