

**The Chairman and Members of
North West Area Committee.**

Meeting: 16th April 2024

Item No: 5

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

**Proposed Development of 110 Residential Dwellings on grounds at the Former
Church of Annunciation, Cardiffsbridge Road, Finglas, Dublin 11**

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 110 residential dwellings at a site c.0.78 ha at the site of the former Church of Annunciation on Cardiffsbridge Road, Finglas, Dublin 11. This site will be developed as part of the National Social Housing PPP Programme.

Site Location & Context

This site at Cardiffsbridge Road, Finglas is located around 5.7km North West of the City Centre and lies broadly north of the Tolka Valley Park. The site is located in Finglas West, at the corner of the Cappagh Road (R103) and the Cardiffsbridge Road (R103). The site is located immediately west of Coláiste Eoin north of Coláiste Íde College of Further Education. The Church of the Annunciation was formally located on the site and is proposed to be relocated north of the subject site. The subject site is 0.78 ha (net area 0.71)



Image

Above - Proposed View Cardiffsbridge Road

Proposed Development:

The development proposal presented here was developed by the Design Team in response to a design brief developed by Dublin City Council. The proposed development has undergone an iterative design review process with key stakeholders including representatives from North West Area Office, Housing Department and DCC technical teams in consultation with the Project Technical Advisors.

The complex ranges in height from 4 to 5 storey consisting of 110-unit residential scheme for Older Persons, with Community, Arts and Cultural facilities, as per the SDRA zoning requirements. The community space is located at ground floor level, overlooking the public open space, and addressing Cardiffsbridge Road, with residential apartments predominantly to upper levels.

The proposed development includes:

- One apartment block ranging from 4 to 5-storeys, containing: 110 residential units (106 no. 1-bed and 4 no. 2-bed); and 434 sq.m. of community, arts and cultural facilities.
- 15 no. car parking spaces and 87 no. cycle spaces.
- 935 sq.m. of public open space and 609 sq.m. of communal open space.
- One vehicular and pedestrian access and one dedicated pedestrian access off Cardiffsbridge Road.
- Boundary treatments, public lighting, site drainage works, internal road surfacing and footpath, ESB meter rooms, plant rooms, stores, bin and bicycle storage, landscaping; and
- All ancillary site services and development works above and below ground.

DCC Housing Department with the Project Architects held a public information session on the 28 November 2023. The consultation was well attended by members of the public. The team presented designs at a point in time during design development.

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

1. Site Location Map
2. Proposed Site Plan
3. Proposed Elevations
4. 3 D Images

This report is for information and noting by the North West Area Committee.

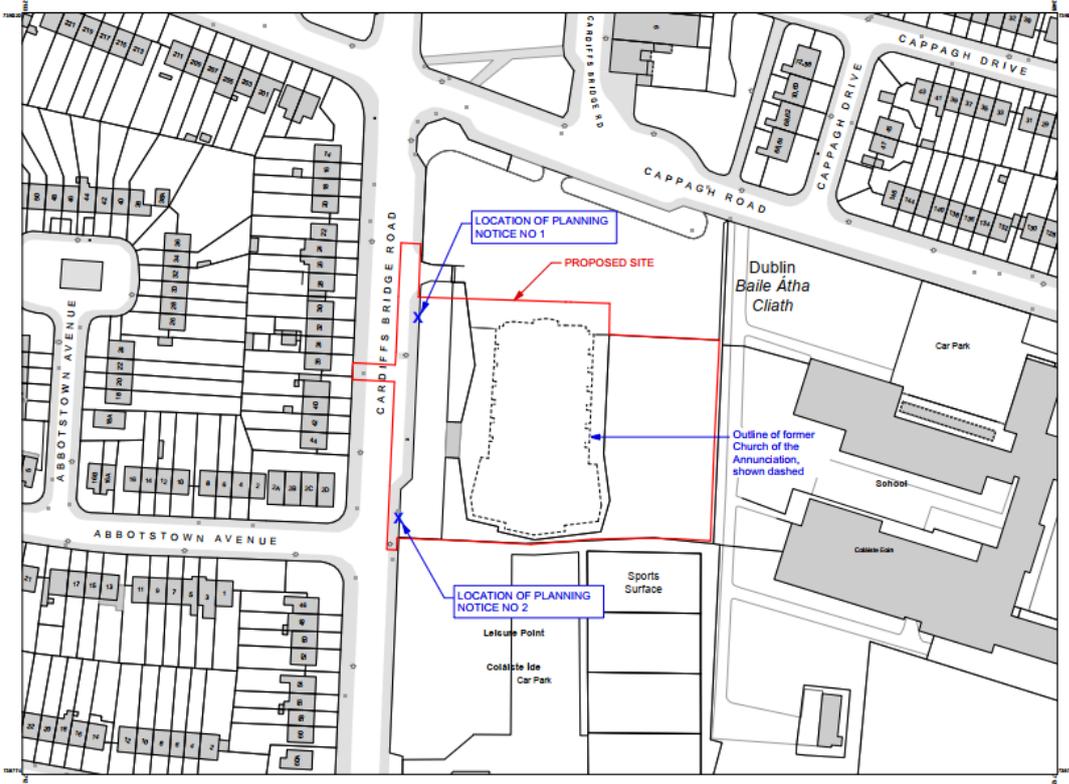
Dave Dinnigan

Dave Dinnigan
Executive Manager

OSi PLACE Map



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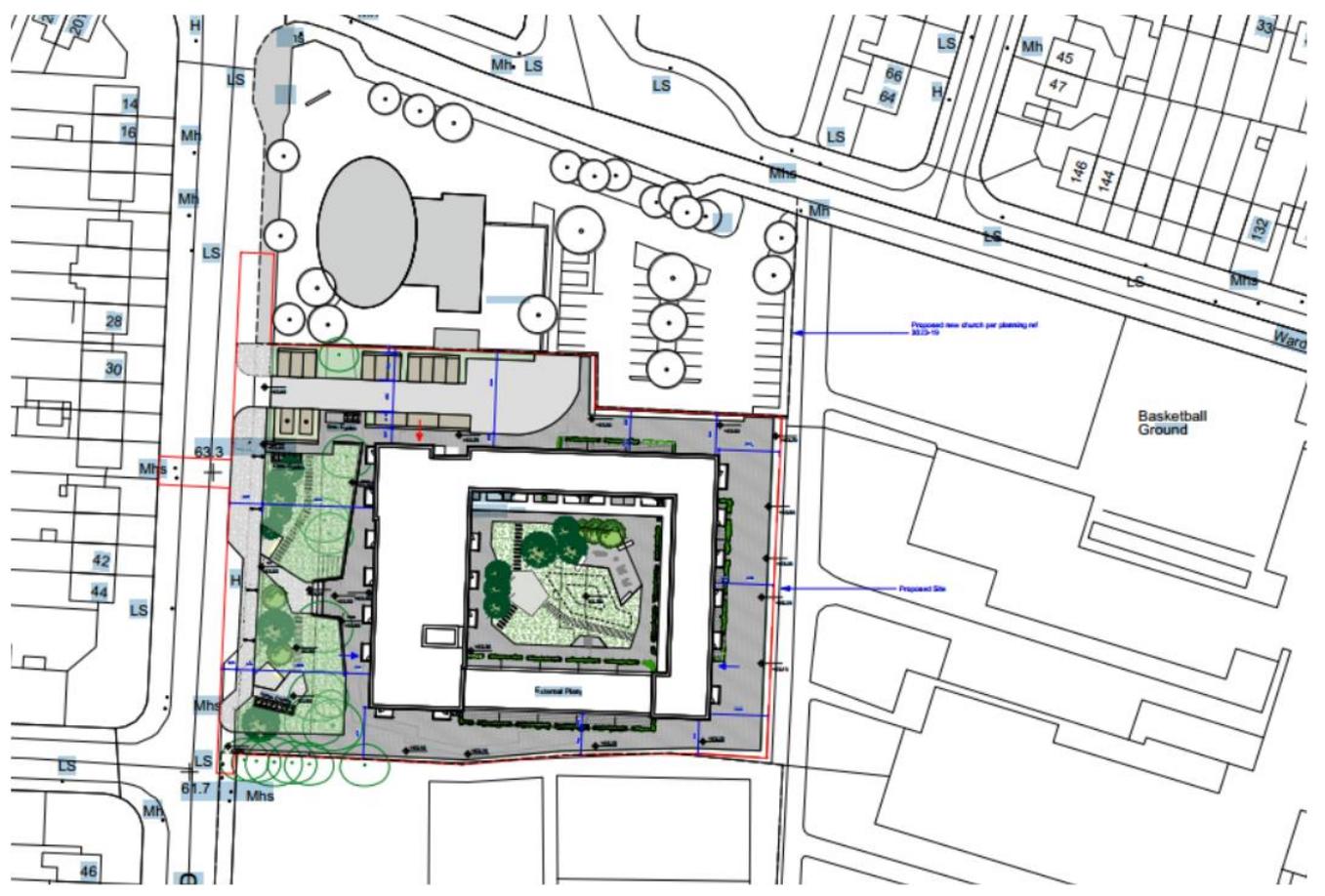
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Proposed 3D Massing



View Looking at the West Elevation onto Cardiffsbridge Road