

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development

Application to An Bord Pleanála

Scanron Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a 1.036 ha site at Daneswell Place, Former Printworks/Smurfit Site, Botanic Road, Glasnevin, Dublin 9.

The development, which will have a Gross Floor Area of 23,859 sq m (excluding 3,800 sq m basement carparking) will principally consist of the construction of a residential development comprising 240 No. apartments (97 No. one bed apartments, 137 No. two bed apartments and 6 No. three bed apartments) in 5 No. blocks as follows: Block A (36 No. apartments) is part 3 to part 5 No. storeys; Block B (44 No. apartments) is part 5 to part 6 No. storeys over basement; Block C (54 No. apartments) is part 5 No. storeys to part 7 No. storeys over basement; Block D (54 No. apartments) is part 5 to part 7 No. storeys over basement; and Block E (52 No. apartments) is part 5 No. storeys to part 6 No. storeys over basement. Balconies and Winter Gardens are provided to all blocks, facing north, south, east, and west.

The development provides resident amenity spaces (727 sq m) including gymnasium, swimming pool, cinema and flexi space at basement level and a concierge (82 sq m) at ground floor level in Block B. There are also 4 No. units proposed including a creche (197 sq m); café (234 sq m), residential management suite (76 sq m) and medical consulting unit (119 sq m) at ground floor level in Block A.

The proposed development also comprises the: extinguishment of the existing secondary vehicular access to Botanic Road at the south-west corner; 148 No. car parking spaces (140 No. at basement level and 8 No. at ground level); 8 No. motorcycle spaces (at basement level); bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; photovoltaic panels; green roofs; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the *Dublin City Development Plan 2016-2022*. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.botanic-shd.com.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed:



Agent: Sadhbh O'Connor. Thornton O'Connor Town Planning. No. 1 Kilmacud Road Upper, Dundrum, Dublin 14.

Date of erection of site notice: Thursday, 2nd July 2020