

**DUBLIN CITY COUNCIL**  
**SITE NOTICE**  
**LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD)**

The Land Development Agency intend to apply for permission for a Large-scale Residential Development (LRD) at a site known as Plots 5 and 6 to the north of Main Street and bounded by Belltree Avenue to the north; Park Street to the west and Lake Street to the east at Clongriffin, Dublin 13.

The proposed development will consist of the construction of a mixed use development comprising of two Blocks (i.e. Blocks 5 and 6) providing a total of 408 no. apartment units, as follows:

- Block 5 ranges in height between 3- and 6-storeys and provides for 138 apartment units (comprising 58 x 1 bed; 78 x 2 bed and 2 x 3 bed units) with all apartments being provided with private balconies/terraces. A total of 879 sq.m of Communal Open Space is provided at podium level (736 sq.m, including children's play space) and at 4th floor roof terrace of 143 sq.m). At ground floor level provision is made for 502 sq/m of Community / Arts and Cultural floorspace. Provision is made for 79 car parking spaces, comprising 45 no. on-site car parking spaces (below podium level at ground floor level), accessed via a new vehicular access onto Park Street and 34 no. on-street car parking spaces. A total of 4 motorcycle spaces and 290 no. bicycle spaces (comprising 220 no. residents' spaces and 70 no. visitor spaces) are provided. Other facilities provided at ground floor level include refuse / bin stores and associated staging areas; energy centre, plant rooms and an integrated ESB substation and associated switch room. An on-street loading bay is provided along Lake Street.
- Block 6 ranges in height between 4- and 7-storeys and provides for 270 apartment units (comprising 122 x 1 bed and 148 x 2 bed units) with all apartments being provided with private balconies/terraces. A total of 2,678 sq.m of Communal Open Space (including children's play space) is provided within a central courtyard at podium level. At ground floor level provision is made for 707 sq/m of Community / Arts and Cultural floorspace and a childcare facility of 413 sq.m (with an ancillary play area of 125 sq.m). Provision is made for 181 no. car parking spaces, comprising 118 no. on-site car parking spaces (below podium level at ground floor level), accessed via a new vehicular access onto Lake Street and 63 no. on-street car parking spaces. A total of 9 motorcycle spaces and 568 no. bicycle spaces (comprising 418 residents' spaces; 136 no. visitors spaces and 14 no. creche spaces) are provided. Other facilities provided at ground floor level include refuse / bin stores and associated staging areas; energy centre, plant/tank rooms and 2 no. integrated ESB substations and associated switch rooms. An on-street loading bay is provided along Dargan Street.

Other works include: (a) the provision of road infrastructure, comprising the construction and/or extension of surrounding streets, including Dargan Street (located between Block 5 and Block 6), Market Street (to the south of Block 5) which includes an external multi-functional community / arts and cultural events space of 315 sq.m, and sections of Lake Street (to the east of Block 5); (b) green infrastructure provision in the form of a public open space / landscaped pocket park extending to 1,433 sq.m in area (i.e. Grant Park, that is located to the east of Lake Street at its junction with Dargan Street) together with street planting and public lighting throughout; and (c) all associated engineering and site works (including underground services and utility connections) necessary to facilitate the development.

The LRD application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2022-2028.

The LRD planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). The LRD application may also be inspected online at the following website set up by the applicant: [www.clongriffinlrd.com](http://www.clongriffinlrd.com)

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

**Signed:**



**Agents Address: Declan Brassil & Co., Lincoln House, Phoenix Street, Smithfield, Dublin 7**  
**Date of erection of site notice: 15 August 2024**