

SITE NOTICE

An Bord Pleanála

Dublin City Council

Planning Register Reference Number: WEBLRD6058/24-S3

Appeal Reference Number: ABP-322106-25

An appeal has been made to An Bord Pleanála against the decision made on 21st February 2025, by Dublin City Council, bearing the above planning register reference number, which decision was to Refuse Permission to 1 Celbridge West Land Limited. The application to the planning authority was described as:

The proposal will consist of a residential development (c.28,169.5 sqm GFA excluding basement) providing 284 no. Units consisting of 19 no. 4-bed, 2-3 storey houses and 265 no. Apartments within 4 blocks ranging in height up to 6 storeys.

The 4 blocks of apartments provide 10 no. studios, 117 no. 1-beds, 129 no. 2-beds, and 9 no. 3-beds, along with a creche (c.100sqm + external space of 153sqm), community culture and arts space (c.1,214.6sqm + external spaces of 199sqm) and residential amenity space (c.301.3sqm).

Block A ranges in height from 3 to 4 storeys and provides 61 no. residential units

Block B ranges in height from 4 to 5 storeys and provides 66 no. residential units

Block C ranges in height from 4 to 5 storeys and provides 74 no. residential units

Block D ranges in height from 5 to 6 storeys and provides 64 no. residential units

Blocks A and B are connected by a single storey pavilion building providing the community culture and arts space.

All residential units will be provided with associated private open spaces to the north/ south/ east/ west.

Vehicular/ pedestrian/ cyclist accesses will be provided from Fortfield Road with alterations to the existing boundary wall along Fortfield Road. The development will also include the upgrading of the existing Fortfield Road and College Drive junction to a 4-arm signalised junction (in conjunction with a separate, concurrent planning application to South Dublin County Council Reg. Ref. SD24A/0268W) and the relocation and upgrading of bus stop 2397 on Fortfield Road with the provision of a covered bus shelter.

The proposal will also include 165 no. car parking spaces, 633 no. cycle parking spaces and 14 no. motorcycle parking at surface and basement level (located under blocks A, B and C), public and communal open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision (including ESB substations) and all associated works required to enable this development including connection to the Uisce Eireann network.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

The LRD application may also be inspected online at the following website set up by the applicant: www.fortfieldroadlrd2.ie at Fortfield Road, Terenure, Dublin 6W.

The Board has received revised proposals and a revised Natura Impact Statement which comprise the following: A revised basement layout (as an alternative proposal for the Board's consideration) to provide an additional 38 no. residential car parking spaces. No other changes to the development as originally submitted to Dublin City Council on 19th December 2024 are proposed.

The revised proposals and revised Natura Impact Statement may be inspected and/or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of Dublin City Council, Civic Offices, Wood Quay, Dublin 8.

This notice is being erected at the request of An Bord Pleanála.

Any person may make written submissions or observations to the Board in relation to the revised proposals and revised Natura Impact Statement within **five weeks** beginning on the date of erection of this notice. Any such submissions or observations must be accompanied by the statutory fee of **€50**, unless the submissions or observations are made by certain prescribed bodies or existing participants, and should be addressed to The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1.

This notice was erected on 7th May, 2025.

Signed:



Brenda Butterly,
McGill Planning Limited, 9 Pembroke St Upper, Dublin 2