

DUBLIN CITY COUNCIL

SITE NOTICE

LARGE SCALE RESIDENTIAL DEVELOPMENT

We, 1 Celbridge West Land Limited intend to apply for **Permission** for a Large-Scale Residential Development (LRD) at this site at Fortfield Road, Terenure, Dublin 6W.

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.

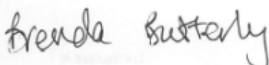
Vehicular/ pedestrian/ cyclist accesses will be provided from Fortfield Road with alterations to the existing boundary wall along Fortfield Road. The development will also include the upgrading of the existing Fortfield Road and College Drive junction to a 4-arm signalised junction (in conjunction with 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 planning application together with the Natura Impact Statement 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.fortfieldroadlrd2.ie

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:

Brenda Butterly (Agent)

Address: McGill Planning Ltd., 9 Pembroke Street Upper, Dublin 2, D02 KR83

Date of Erection of Site Notice: 19th of December 2024