

FINGAL COUNTY COUNCIL

SITE NOTICE

LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) APPLICATION

Rondesere Limited intends to apply for a Planning Permission for a Large-Scale Residential Development (LRD) on a site at Grange Road, Baldoyle, Dublin 13.

The site is bounded to the north by Myrtle Road and existing residential development, by Grange Road to the south separating the subject site with Baldoyle Industrial Estate, by Longfield Road and Beshoff Motors Car Dealers to the east and an educational facility currently under construction on lands adjoining the west of the subject site. The proposed Large-scale Residential Development consists of the following;

1. Demolition of existing, single storey, storage structures on the subject site (c. 446.5 m² GFA).
2. The construction of a residential development (c. 15, 234.11 m² GFA) comprising of 120 no. apartment units (15 no. studio units, 18 no. 1 bed units, 78 no. 2 bed units, 7 no. 3 bed units, 2 no. 4 bed penthouse units) within 1 no. block (ranging in height from 4 - 12 storeys over basement level).
3. The construction of a basement to be accessed off Myrtle Road with provision of c. 47 no. car parking spaces, including accessible spaces, electric vehicle charging points and residential visitor parking.
4. Addition of 2 no. crèche drop off car parking spaces at surface level.
5. Provision of 360 no. 'long stay' residential bicycle parking spaces at basement level together with additional 60 no. visitor bicycle parking spaces in secure locations at surface level.
6. All apartments are provided with private terraces / balconies.
7. Provision of c. 1877 m² of open space to serve the development including green roof garden terraces between 5th and 10th floor level.
8. Provision of a childcare facility at ground floor level (c. 156.6 m² GFA) with capacity in the order of 35 no. children and associated, secure, open play area (c. 117.1 m²).
9. Provision of Café unit (c. 70 m² GFA) at ground floor level with associated outdoor seating area.
10. Provision of associated gymnasium at ground and first floor level (c. 273.12 m²).
11. Provision of Multipurpose Room (c. 48 m² GFA) and Residents Lounge (c. 20 m²) at first floor level.
12. Total non-residential use is c. 567.72 m² (3.73 % of overall development).
13. The development will also provide for all associated ancillary site development infrastructure including: ESB sub-station, bike stores, bin stores, plant rooms, public lighting, new watermain connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments; associated scheme signage, and all associated site development and excavation works above and below ground necessary to facilitate the development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal Development Plan 2023-2029.

The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority (Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin) during its public opening hours. The application, including EIAR and NIS, may also be inspected online at the following website: www.baldolelrd.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:



Francis Whelan MRIAI (Managing Director, Architecture).

Agent Address: CWPA Planning & Architecture, North Street Business Park, Unit 10, Seatown West, Balheary Demesne, Swords, Co. Dublin, K67 C992.

Date of Erection of Site Notice: 14th of December, 2023.

NOTE TO 3RD PARTIES:

Please phone 8905541 (Swords Office) to check:

(1) that a valid Planning Application has been received by Fingal County Council and (2) where File may be inspected.

All Submissions/ Objections are posted on the Council's Website