

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

Bartra Property (Eblana) Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at a 0.2768 ha site at the Old School House, Eblana Avenue, Dún Laoghaire, Co. Dublin.

The development will consist of the demolition all existing buildings on site (2,629 sq m) including a section of the northern boundary wall located to the western side of the site and the construction of a part-four to part-six storey over part basement/ part lower ground floor Build-to-Rent Shared Living Residential Development comprising 208 No. single occupancy bedspaces (including 4 No. accessible rooms) with circulation core (6,501 sq m); and a kiosk fronting Eblana Avenue for the sale of food and beverages to the public (16.7 sq m) with associated external seating area.

The development also consists of the provision of communal kitchen/dining/living and library spaces at each floor level to serve the residents of each floor; communal resident amenity space for all residents at lower ground and ground floor levels including the provision of a lounge/games room, multi-purpose/dining space, gymnasium/fitness space and TV/cinema room; a roof garden at fifth floor level (348.8 sq m) facing north, east and west; landscaped amenity areas at lower ground/ ground floor level (206.7 sq m); resident facilities including launderette, linen room and concierge/administration management suite; bicycle parking spaces; car parking incorporating 4 No. visitor car parking spaces, 1 No. disabled car parking space, 1 No. car share parking space and a short-term set down area; bin storage; boundary treatments; green roofs; hard and soft landscaping; provision of a pedestrian link between Eblana Avenue and Croften Square; storage areas; plant; photovoltaic panels at roof level; switch room; substation; lighting; and all other associated site works and service connections above and below ground.

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 Dún Laoghaire – Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.bartraeblanashd.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).

Signed: 

(Agent) Patricia Thornton

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

Date of Erection of Site Notice: 18th April 2019