

August 2019

Planning Report



Proposed Strategic Housing Development on Lands at Clongriffin, Dublin 13

Clongriffin SHD 1

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Table of Contents

1.0	Introduction	2
2.0	Site Location and Description	3
3.0	Relevant Planning History	10
4.0	Pre-Application Consultation	17
5.0	Proposed Development	23
5.1	Clongriffin Masterplan	23
5.2	Proposed SHD Application 1	27
5.3	Proposed Build to Rent Model.....	38
6.0	Local Planning Policy Context	39
6.1	Dublin City Development Plan 2016-2022.....	39
6.2	Clongriffin-Belmayne Local Area Plan 2012-2018	52
7.0	Construction Management and Phasing.....	61
8.0	Appropriate Assessment Screening	63
9.0	Environmental Impact Assessment Report.....	63
10.0	Conclusion.....	63
	Appendices - Planning Application History & Breakdown of Units Constructed, Under Construction, Permitted and Proposed At Clongriffin.....	65

1.0 Introduction

Downey Planning, Chartered Town Planners, 1 Westland Square, Pearse Street, Dublin 2, have prepared this Planning Report, on behalf of the applicant, Gerard Gannon Properties. This report accompanies a planning application to An Bord Pleanála for a proposed strategic housing development on lands at Clongriffin, Dublin 13.

This application is accompanied by a comprehensive range of documentation which specifically seek to address the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Planning and Development (Strategic Housing Development) Regulations 2017, items raised by the Planning Authority and An Bord Pleanála during the pre-application consultations, national planning policy and guidelines, the Dublin City Council Development Plan 2016-2022 and the Clongriffin- Belmayne Local Area Plan 2012 (extended until 2022).

The lands subject to this SHD application form part of a wider masterplan development proposal for Clongriffin which provides for a total of 1,950 residential units and c.22,727.5 q.m. of commercial development across 15 no. blocks. The masterplan lands are divided into three separate planning applications, in accordance with the legislative provisions of the SHD process, such that two of which are SHD applications (Clongriffin SHD 1 and Clongriffin SHD 2) whilst the third application is being lodged to Dublin City Council under Section 34 of the Planning and Development Act, 2000 (as amended). The entire masterplan lands are being assessed within one Environmental Impact Assessment Report and within one Appropriate Assessment Screening Report.

The proposed development subject to this SHD application, will be provided in 9 no. blocks (i.e. Blocks 6, 8, 11, 17, 25, 26, 27, 28 & 29) at Clongriffin, Dublin 13. The proposed development will consist of the construction of a mixed-use development consisting of 1,030 no. apartments (421 no. one beds, 541 no. two beds, and 68 no. three bed units) of which 352 no. units are residential and 678 no. units are 'build to rent' residential units with ancillary residential amenity facilities; 2 no. crèches, 10 no. retail units and 1 no. gym, The proposed 9 no. blocks will range in height from 3-17 storeys and comprise an infill development that formed part of the overall masterplan granted for Clongriffin that was previously permitted under Reg. Ref. 0132/02 (An Bord Pleanála Ref. PL29N. 131058). The development will be provided on a site which extends to c. 6.332 ha.

The applicant is committed to delivering a high-quality development at Clongriffin, with a diverse range of residential unit types, complemented by ancillary facilities for the enjoyment of residents and with mixed uses that are proposed for the town centre. It is important to note that as well as the proposed development, significant social and physical infrastructure is already in place in the area. This includes the 26 ha Fr. Collins Park and includes extensive landscaped spaces, soft and hard landscaped spaces, children's playgrounds, a skate park and running/cycling tracks. For further details on the design approach for the scheme, please refer to the masterplan update, architectural drawings, architectural design statements, and the landscape architectural drawings and associated landscape reports which accompany this application.

This planning report examines the location, context, and planning history of the application site. It also provides details on the pre-application consultation with An Bord Pleanála and the Planning Authority prior to lodgement of this request. This report should be read in conjunction with the 'Statement of Response to An Bord Pleanála Pre-Application Consultation Opinion', 'Statement of Consistency with

Planning Policy’, the ‘Material Contravention Statement’, the ‘Sustainable Neighbourhoods BTR Justification Report’, the ‘Clongriffin School Demand Assessment Report’ and the ‘Community & Social Infrastructure Audit Report’, all of which have been prepared by Downey Planning.

2.0 Site Location and Description

The application site is located in Clongriffin which is within the functional area of Dublin City Council and is approximately 9.5 kilometres to the north east of Dublin City Centre and 5km to the east of the main Dublin – Belfast road (M1/M50). The lands are easily accessible via the Hole in the Wall Road and the R139 which connects to the M1 and the M50 Motorway which is a major arterial route around the city centre, and indeed connects to the Malahide Road which provides access directly into Dublin City Centre. Main Street provides direct vehicular access from the Hole in the Wall Road into Clongriffin and comprises dedicated bus lanes and cycle lanes that connect to Clongriffin Train Station.

The lands are also easily accessible by a variety of public transport modes with Clongriffin Train Station and Dublin Bus providing frequent reliable transport modes directly into the centre of Dublin. There are c. 48 no. trains directly into Dublin Connolly Train Station on a weekday with similar return services. Dublin Bus also provides frequent bus services with Bus Stops 6318, 6317, 7245, 7236, 7246 and 6316 providing services directly into Dublin City Centre via the Malahide Road QBC. There are also pedestrian footpaths and cycle lanes along Main Street with pedestrian paths also provided on all existing streets. Thus, the subject lands are easily accessible to both public transport users and pedestrians.



Fig. 1 – Site Context Map illustrating lands at Clongriffin

Clongriffin is a large urban area in north Dublin which has experienced significant growth in the last number of years. The subject lands form part of an overall masterplan development on c.53.56 hectares of land that was approved under Reg. Ref. 0132-02 (ABP Ref. PL29N.131058). Large numbers of residential dwellings have already been constructed with much of the necessary social and physical infrastructure provided including:

- Clongriffin Dart Station constructed and in operation;
- Clongriffin Main Street constructed including the extension of Malahide Road QBC;
- Dublin Bus services operational;
- Internal Road Network constructed up to wearing course;
- Multi-storey car park constructed;
- Park and Ride facility constructed;
- Station Square plaza completed;
- Class 1 Public Open Space (Fr. Collins Park) – Constructed and operational;
- Mayne River Linear Park complete up to attenuation pond;
- Landscaping of principal streets and public squares completed including Station Square;
- Internal drainage network for foul and surface water constructed including attenuation pond;
- Local shops and services.

These services/facilities were provided under the granted masterplan permission with c. 1,685 residential units constructed to date at Belltree, Belltree Green, Belltree Park, Marrsfield, Park Terrace and Park Edge, with a further 503 units currently under construction and 82 units permitted and intended to be implemented. The residential units constructed to date are located to the south of Main Street and to the east of Father Collins Park and are predominantly 2-3 storey residential dwellings gradually increasing in height to 6 storey apartment developments in close proximity to Clongriffin Train Station.



Fig. 2 – Aerial Photo depicting existing infrastructure in place at Clongriffin including road infrastructure

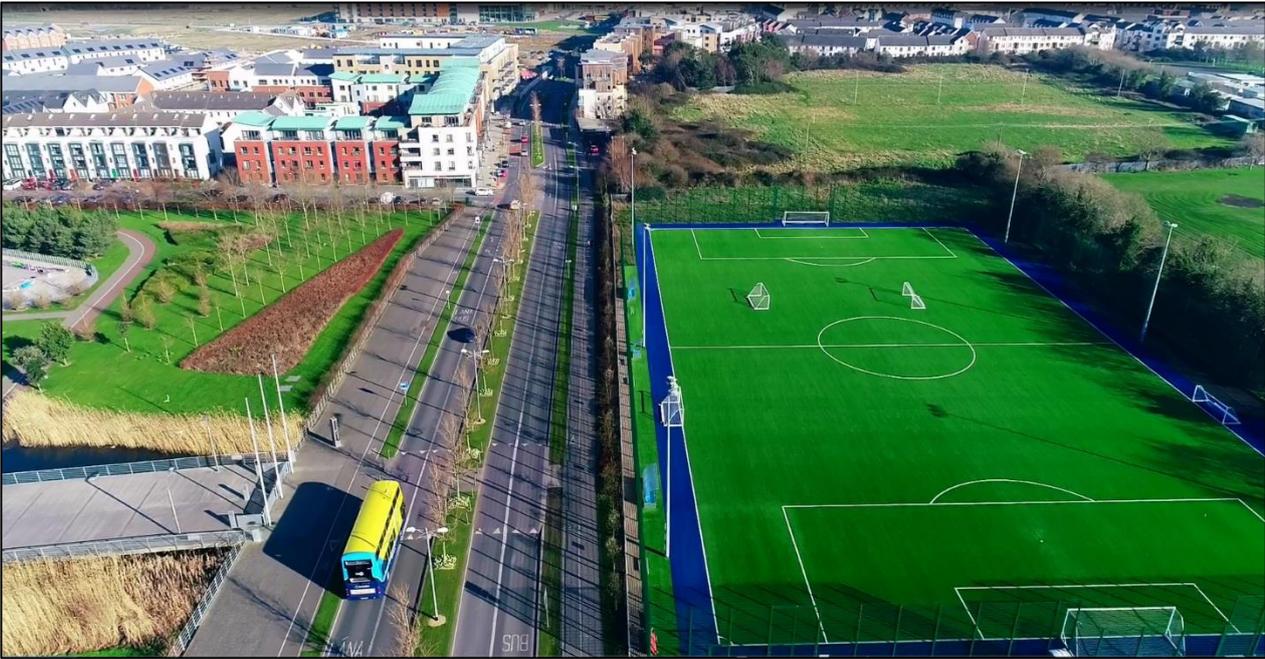


Fig. 3 – Drone Photo depicting existing infrastructure in place at Clongriffin including Father Collins Park



Fig. 4 – Drone Photo depicting existing infrastructure in place at Clongriffin including aspects of the River Main Corridor



Fig. 5 – Drone Photo depicting existing residential units constructed and under construction at Clongriffin

Furthermore 13,950 sq.m of commercial development has been constructed to date with a further 706 sq.m under construction with the units predominantly along Main Street and within the Town Centre adjoining the Train Station. In addition, a hotel commercial development of 8,080 sq.m. has been permitted at Block 19. There are a number of offices, health centres, shops, cafes/restaurants/takeaways and shops that currently operate within the centre of Clongriffin including Centra, Stacks Pharmacy, Clongriffin Medical Centre, Clothes Alterations, Body Transformation Studio, Revv Barbers, Romayos Diner etc. There are also a number of community and social facilities available within Clongriffin including two community centres at Clongriffin Hub and Clongriffin Junction which hold weekly events including Men’s Sheds, Yoga Classes, Dance Academy etc.

There are significant sports and leisure facilities within Clongriffin with Trinity Sports & Leisure Club which offer facilities including a 25m swimming pool, scuba diving, aqua aerobics classes, sporting hall accommodating indoor football, basketball, keep fit classes, lounge areas including a darts and pool lounge as well as accommodating parties, boxing clubs etc. The applicant has also developed a relationship with Trinity Sports & Leisure such that residents within Clongriffin avail of a free year’s membership and ongoing discounted fees.

There are also additional services provided within Father Collins Park which is Ireland’s first wholly sustainable park and extends to 26 hectares. The park comprises high quality playground facilities, circuit track, skate park, sports pitches including all weather pitches and provides a high-quality amenity and open space park for residents in Clongriffin. The River Mayne Linear Park also provides high quality public open space for residents with the overall vision for the corridor to provide a walking route from Clongriffin to Belcamp to the west.



Fig. 6 –Father Collins Park, Clongriffin



Fig. 7 – Drone Photo depicting existing residential units constructed and Father Collins Park

There are 15 no. blocks outstanding within the ownership of the applicant that formed part of the parent masterplan and the associated parent permission has since expired. 5 of the 15 infill blocks have current live planning permissions which are not intended to be implemented and will be superseded by this application. These lands are all infill lands that are serviced with road infrastructure, public transport, drainage, etc. These 15 no. blocks are subject to a masterplan update that was prepared in 2018 and was submitted to Dublin City Council and is being submitted with this Strategic Housing Development application. These blocks include Blocks 3, 4, 5, 6, 8, 11, 13, 14, 15, 17, 25, 26, 27, 28 and 29. The masterplan aims to infill these outstanding blocks from the original masterplan which were not constructed within the lifetime of the permission due to the economic downturn but which are fully serviced and ready for development. The overall masterplan lands are set out in Figure 8 below.



Fig. 8 – Clongriffin Masterplan Lands – Remaining Infill Sites subject to planning applications outlined in red

As previously stated, the masterplan lands are divided into three separate planning applications, in accordance with the legislative provisions of the SHD process, such that two of which are SHD applications (Clongriffin SHD 1 and Clongriffin SHD 2) whilst the third application is being lodged to Dublin City Council (Clongriffin Planning Application).

This SHD application (SHD 1) relates to c. 6.332 ha of the overall masterplan lands and comprise blocks 6, 8, 11, 17, 25, 26, 27, 28 and 29. The lands are existing infill lands readily available and cleared for

development, are surrounded by existing development including residential and commercial development and are served by existing infrastructure. The lands subject to this application are located on lands to the north, south and north east of Marrsfield Avenue (plots 25, 26 & 27), to the south of Belltree Avenue, north of Dargan Street, east of Park Street and west of Lake Street (plot 6), to the north and east of Station Street (plots 8, 11 & 28), to the south of Bridge Street and north of Dargan Lane (plot 17) and to the west of Grange Lodge Avenue and south of Main Street (plot 29), Clongriffin, Dublin 13. The Railway Line bounds the application site to the east with greenfield lands further to the east. The lands are bounded to the north by the River Mayne Corridor park and to the west by existing residential development at Belltree Park. To the south of the site there are mixed use commercial and residential units along Main Street that bound Block 29 to the north whilst the Clongriffin Train Station is located to the north of proposed Block 17.

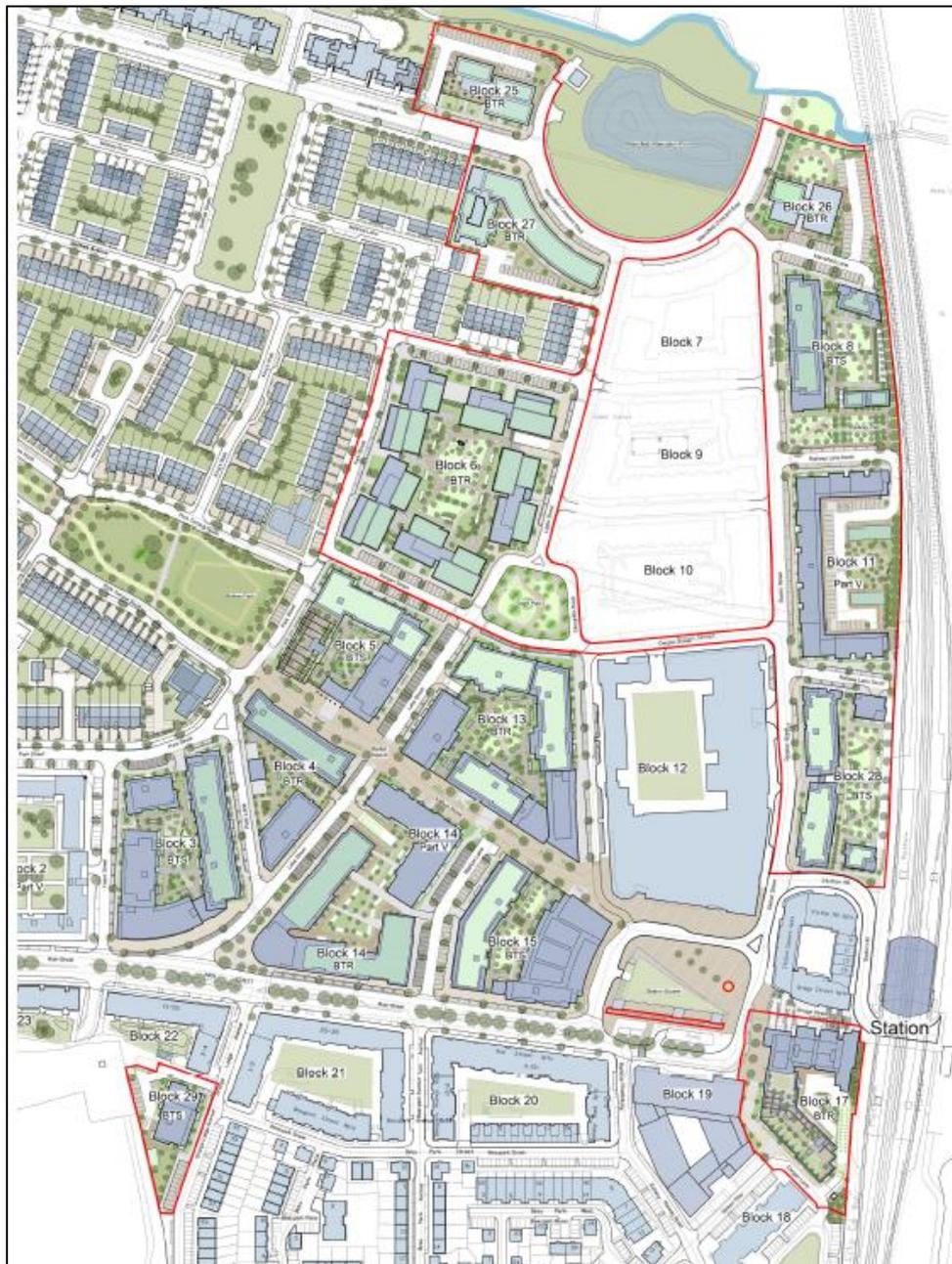


Fig. 9 – Site Layout Plan for SHD 1 with subject site outlined in red – Blocks 6,8,11,17,25,26,27,28 & 29

The lands subject to Clongriffin SHD 1 are set out in Figure 9. The applicant and the design team have been involved in the evolution of the lands since inception to date and has culminated in a high quality town centre.

In light of the above, it is evident that the subject site is well served by a wide range of existing social and community facilities and is well located in terms of proximity to large retail centres and existing high-quality public transport. This level of infrastructure is considered sufficient to support the proposed development and indeed the injection of population as a result of the proposed development will help sustain the long-term viability of this social and physical infrastructure. The proposed development of this infill site represents an important opportunity to deliver much needed housing in the Dublin City Council area and to meet the ever-increasing demand for housing in the Greater Dublin Area.

3.0 Relevant Planning History

Downey Planning have carried out an examination of the planning history of the subject site, via a search of Dublin City Council's planning portal, which determined that there have been a considerable number of planning applications made on the subject lands. A full detailed breakdown of the planning history of Clongriffin is included within the Appendices of this planning report.

The parent permission for the overall development at Clongriffin is as follows:

- Reg. Ref. 0132/02 – PL29N. 131058** – Planning permission was granted by An Bord Pleanála on 27th June 2003 for a 10 year planning permission for a residential mixed use town development on lands North of grange road, Donaghmede, Dublin 13, bounded by the Dublin-Belfast railway, Mayne river Father Collins Park providing for a total of 3576 dwellings and 80600sqm of mixed retail, commercial, leisure and community uses, associated car parking and engineering works and with provision for a new railway station. Consequent upon the request for additional information the proposed development now provides 783 one, 1900 two, 311 three, 82 four bedroom dwellings comprising 838 houses (including one special needs house for St Mary's Hospital and school, Baldoyle) 428 Duplex units and 2310 apartments ranging from 2 to 6 storeys, plus penthouse. The mixed use town development includes 73 retail units, (8719sqm.), Supermarket (1,692sqm), offices (44,036sqm) and media-associated uses,(8,386sqm), 2 banks (471sqm), 2 restaurants (2576sqm), 3 public Houses (993sqm), a 25 bed day hospital with 2 operating theatres, associated facilities and consulting rooms (2198sqm), doctors/ dentists surgery, (222sqm) veterinary Surgery (271sqm),4 child care facilities (875sqm),community centre (566sqm), provision for Garda Services unit(66sqm), public stairway and lift and escalator enclosure (204sqm) for proposed over-track railway station,70 units Aparthotel (3694sqm), 2 Hot food- take-aways, (228sqm), Cinemaplex (5700sqm), Gym- fitness centre (893sqm) Pharmacy (166sqm), 2 off licences (235 sqm), betting office (95sqm), 2 ATM'S, Motor showrooms(935sqm), 3 motor service units (985sqm),19 enterprise units (1542sqm), with caretakers unit (50sqm) and 3 no. recycling kerbside centres. It also includes underground town carpark and park and ride carpark (420 spaces), taxi rank, drop off points, and a bus interchange associated with a new railway station. Commercial uses will range from street level of residential buildings to office buildings ranging from 4 to 6 storeys with 2 land mark office buildings at 8 and 12 storeys each. The development shall include civic town squares, and spaces a linear park along the South side

of the Mayne River with attenuation pond and for new boundary treatment to the North, South, and East sides of Father Collins Park. The Application also provides for site development works for reserved sites for future uses which include a 50 bed Nursing home, Community building, offices, Restaurants, Cafe, Hot food, Take away, and 106 Apartments. Access to the development is provided from the hole in the wall Road via a new road through Father Collins Park and a new east-west Road parallel to the mayne river and with pedestrian and cycle access only from Grange Road. Provision is made for a future road link to lands east of the railway no vehicular access is provided to Grange Road other than to 17 houses which front on to it. This application also makes provision for a new railway station, to be constructed by or on behalf of Coras Iompair Eireann in phase with the development and to which Gannon Homes LTD will provide funding.

This application is the parent permission for the overall c. 53.56 hectares at Clongriffin. As of January 2019, there has been c. 2,270 units that have been constructed, permitted or approved for planning permission and these are set out below and set out in the Appendices attached to this report-

Granted Developments that are constructed and complete:

To date there has been 1,685 units constructed along with 13,950 sq.m. of commercial development in accordance with the following permissions:

- **Reg. Ref. 0132/02 – PL29N. 131058** – Under the parent permission 911 residential units were constructed and 3,157 sq.m of commercial development including creche, retail, pharmacy unit, doctor surgery, café/takeaway and solicitor units were constructed in Block 1, Beaupark, Block 20, Block 21, Grange Road, Site B1, Plot A, Block 22, Block 23 and Parkedge Plot B.
- **Reg. Ref. 5847/03** – Planning permission was granted on 31st March 2004 for the construction of 98 apartments in a single block 4 storeys high with a set-back at the third floor, patios to the ground floor on the northwest and west elevations, balconies to the first and second floors on the northwest and west elevations and private roof terraces at the third floor to all elevations. The accommodation comprises 43 one bedroom units and 55 two bedroom units, and 102 related car parking spaces on lands north of Grange Road, Donaghmede, Dublin 13, within approved development Reg. Ref. 0132/02 (02PL. 29N. 131085) and access via the approved road network from Hole in the Wall Road. 98 residential units have been constructed.
- **Reg. Ref. 5945/04** – Planning permission was granted on 9th June 2005 for revisions to Blocks 12, 16, roads, car parks, town square and associated site works in the previously approved development (Ref. 0132/02 & PL 29N131058) for a large mixed-use residential development on lands north of Grange Road, Donaghmede, Dublin 13, bounded by the Dublin-Belfast Railway, Mayne River and Father Collins Park. Permission was sought for a 6 storey over basement block comprising: A 708 space 4-storey public car park accessed from road 19. Supermarket (2575 sq.m.) 1 no. 1st floor retail (2815 sq. m.), 4 no. retail units (388 sq.m.), 1 no. off licence (80 sq.m.), kiosk (26 sq.m.), juice bar/cafe (137 sq.m.), cafe (139 sq.m.) 67 bedroom hotel with bar, restaurant and outdoor terrace at first floor (5049 sq.m.), Outdoor

pavement seating with canopies on south elevation (105 sq.m.), Associated signage, Offices (1823 sq.m.), 2 no. sub-stations, 4 no. one bed apartments, 4 no. two bedroom apartments with private balconies on north and west elevations. 25 no. three bed. duplex units with private terraces at third floor podium garden level above carpark and plantroom (500 sq.m.) 91 space underground private car park for private and commercial use under Block 12 accessed from road 18 and a 464 space Park and Ride car park (16,053 sq.m.), which extends under the town square, public roads, civic pedestrian route, Block 12 and Block 16. The approved development is to be omitted and replaced by: 6-7 stories over 2 storey basement comprising: 5 no. retail units (1,725 sq.m.), 1 no. cafe (190 sq.m.) with outdoor pavement seating on south elevation (80 sq.m.), associated signage, substation, 14 no. one bed., 55 no. two bed. and 2 no. three bed. apartments and 16 no. two bed. duplex units. All with balconies or roof terraces on the south, east and west elevations accessed from 1st floor podium garden level. Residential car parking accessed by 2 no. car lifts from new vehicular road. 120 units and 10,425 sq.m. of commercial development within Blocks 12 and 16 have been constructed.

- **Reg. Ref. 3195/05** – Planning permission was granted on 20th April 2006 for 179 residential units and a creche (368 m2) in three blocks ranging in height from two to five and six storeys, comprising 29 one-bedroom, 100 two-bedroom and 50 three-bedroom apartments, 10 of which are two-bedroom duplex units with private roof terraces at Blocks 34, 35 and 36 (to the north of Marrsfield Avenue. 179 residential units and 368 sq.m. of commercial development have been constructed.
- **Reg. Ref. 1691/06** – Planning permission was granted on 18th May 2006 for an amendment to previously permitted development Reg Ref. 0132/02 (02PL.29N.131058) for an increase from the permitted 31 units to provide for 41 no. units. The lands subject to this application are located at Grange Abbey (to the north of the N32) on Railway Road. 41 residential units have been constructed.
- **Reg. Ref. 2405/12** – Planning permission was granted on 20th December 2012 for the construction of 147 dwellings on lands at Marrsfield Avenue and Panhandle Park, Clongriffin, Dublin 13. The proposed development is a revision to approved planning permission Reg. Ref. 0132/02 (PL29N. 131058) for a large mixed-use development at Clongriffin, Dublin 13, and proposes to omit 213 dwellings (21 no. 2 bedroom houses, 71 no. 3 bedroom houses, 1 no. 4 bedroom house, 24 no. 1 bedroom duplex units, 78 no. 2 bedroom duplex units, 6 no. 3 bedroom duplex units and 12 no. 3 bedroom triplex units) originally permitted for this site and to replace with 147 dwellings comprising 47 no. 3 bedroom houses and 36 no. 4 bedroom houses ranging in height from 2 to 3 storeys, 56 no. 2 bedroom and 3 no. 1 bedroom apartments comprised within 6 no. 3 storey blocks and 2 no. 4 storey blocks, and 1 no. 1 bedroom duplex, 2 no. 2 bedroom duplex units and 2 no. 3 bedroom triplex units in 2 no. blocks of 2 and 3 storeys. Private balconies and/or terraces are provided for all apartments and duplex units. The development sites are accessed from Main Street, Park Avenue and Marrsfield Avenue and the development includes 246 parking spaces and all associated and ancillary site works. 8 no. units of this permission have been constructed to date.

- **Reg. Ref. 3653/13** – Planning permission was granted on 21st March 2014 for the construction of 20 no. residential dwellings including 9 no. 3-storey 3-bedroom houses & 11 no. 2-storey 3-bedroom houses, each with its own car parking space in its front or side garden, and all associated site works on lands adjacent Park Avenue. 20 no. units of this permission have been constructed.
- **Reg. Ref. 3154/13** – Planning permission was granted on 3rd February 2014 for the change of use of part of the permitted hotel (Reg Ref 5945/04) to 32 residential apartments - 7 no. one bedroom, 23 no. two bedroom and 2 no. three bedroom. Permission was granted for 30 no. units (condition attached) within Block 12, Clongriffin and 30 units have been constructed to date.
- **Reg. Ref. 3802/14** – Planning permission was granted on 20th May 2015 for the construction of 13 no. 4-bedroom 3-storey houses, 28 no. 3-bedroom 3-storey houses, 62 no. 3-bedroom 2-storey houses and 8 no. 2-bedroom 2-storey houses, 233 car spaces both on-curtilage and on-street, and associated site works, all on a site bounded by Park Avenue, Park Terrace North, Belltree Walk, Beltree Place and Marrsfield Avenue, Clongriffin, Dublin 13. 99 units have been constructed and completed to date.
- **Reg. Ref. 3199/16** - Planning permission was granted on 18th November 2016 for revisions to the permitted development Reg. Ref. 3802/14 to omit 4 no. 2-bedroom apartments, 8 no. 3-bedroom duplex units and 3 no. 3-bedroom triplex units (15 dwellings in total) to now provide 13 no. 4-bedroom 3-storey houses (13 dwellings in total) at Marrsfield Avenue which have since been constructed and completed.
- **Reg. Ref. 2610/16** - Planning permission was granted on 8th July 2016 for the construction of 113 residential units comprising 19 no. 3-bedroom 3-storey houses, 58 no. 3-bedroom 2-storey houses, 21 no. 3-bedroom 2.5-storey houses, 4 no. 1-bedroom apartments and 11 no. 2-bedroom apartments in a 4-storey block with windows to all elevations, and balconies to the east and south elevations (113 dwellings in total). The development includes 152 car spaces both on-curtilage and on-street, associated and ancillary site works. 98 units have been constructed and complete to date.
- **Reg. Ref. 3117/16** - Planning permission was granted on 12th December 2016 for revisions to permitted development Reg. Ref. 2405/12 to omit 23 no. 3-bedroom 2-storey houses, 3 no. 3-bedroom 2.5 storey houses, 7 no. 4-bedroom 2-storey houses, 6 no. 4-bedroom 2.5 storey houses and 36 no. 2-bedroom apartments (75 dwellings in total) and to now provide 33 no. 3-bedroom 2-storey houses, 17 no. 3-bedroom 2.5 storey houses and 25 no. 3-bedroom 3-storey houses (75 dwellings in total). The development includes 106 car spaces both on-curtilage and on-street, associated and ancillary site works. 51 units have been constructed and completed to date.
- **Reg. Ref. 4037/15** - Planning permission was granted on 11th April 2016 for revisions to permitted development Reg. Ref. 2405/12 to omit 7 no. 3-bedroom 2.5 storey houses, 6 no. 4-bedroom 2 storey houses and 4 no. 4-bedroom 2.5 storey houses and now to provide 17 no.

3-bedroom 2 storey houses with 22 on-curtilage residential car parking spaces, 8 on-street visitor car parking spaces, and all ancillary and associated site works. The 17 units have been constructed and complete.

A summary of the constructed and complete units today as set out in the above permissions is depicted in table 1 below and is attached as part of the Appendices to this report.

Development	No. of Units Permitted	Commercial Area Permitted (Gross)	Reg. Ref.	Developer	Status
Beau Park	411	223	0132/02	Killioe Developments/Menolly Homes	Complete
Block 1	69	548	0132/02	Menolly Homes	Complete
Block 20	124	1056	0132/02	Killioe Developments	Complete
Block 21	128	692	0132/02	Menolly Homes	Complete
Grange Road	18	0	0132/02	Gannon Homes Ltd	Complete
B18	98	0	5847/03	Gannon Homes Ltd	Complete
Site B1	36	0	0132/02	Gannon Homes Ltd	Complete
Block 16	87	1811	5945/04	Gannon Homes Ltd	Complete
Plot A	28	0	0132/02	Pennon Homes	Complete
Block 34, 35	140	0	3195/05	Pierse Homes	Complete
Block 36	39	368	3195/05	Gannon Homes Ltd	Complete
Block 12	33	8614	5945/04	Gannon Homes Ltd	Complete
Site C	41	0	1691/06	Pennon Homes	Complete
Block 22	31	638	0132/02	Barina Construction Ltd.	Complete
Block 23	34	0	0132/02	Barina Construction Ltd.	Complete
Parkedge Plot B	32	0	0132/02	Gannon Homes Ltd	Complete
Parkedge Plot C	20	0	3653/13	Gannon Homes Ltd	Complete
Block 12 (Apartments)	30	0	3154/13	Gannon Homes Ltd	Complete
Parkedge Plot D	8	0	2405/12	Gannon Homes Ltd	Complete
Belltree	99	0	3802/14	Gannon Homes Ltd	Complete
Marrsfield Avenue	13	0	3199/16	Gannon Homes Ltd	Complete
Belltree Park	98	0	2610/16	Gannon Homes Ltd	Complete (98 of 113)
Belltree Green	51	0	3117/16	Gannon Homes Ltd	Complete (51 of 75)
Plot E Park Terrace South	17	0	4037/15	Gannon Homes Ltd	Complete
Sub Total	1685	13950			
Under Construction					
Park Terrace South/Park Street	45	0	2903/16	Gannon Homes Ltd	Granted
Block 2 Main Street	84	366	3776/15	Gannon Homes Ltd	Under construction
Blocks 32, 33 Marrsfield Avenue	242	340	2478/17	Hollybrook New Homes	Planning granted
Block 31 Marrsfield Avenue	132	0	4266/16	Hollybrook New Homes	Planning granted
Sub Total	503	706			

Table 1 – Summary of Units Constructed to Date with associated reference numbers

Granted Developments that are under construction

- Reg. Ref. 2903/16** - Planning permission was granted on 19th December 2016 for revisions to permitted development Reg. Ref. 2405/12 to omit 6 no. 3-bedroom 2-storey houses, 13 no. 4-bedroom 3-storey houses, 1 no. 1-bedroom duplex unit, 2 no. 2-bedroom duplex units, 2 no. 3-bedroom triplex units, 3 no. 1-bedroom apartments and 20 no. 2-bedroom apartments (47 dwellings in total) and to now provide 13 no. 3-bedroom 2 storey houses, 3 No 3 bedroom 2.5 storey houses, 15 no. 3-bedroom 3-storey houses, 4 no. 1-bedroom apartments and 11 no. 2-bedroom apartments in a 4-storey block with windows to all elevations, and balconies to the northeast and southeast elevations (46 dwellings in total). This was revised to 45 units by way of additional information and these units are currently under construction.
- Reg. Ref. 3776/15** - Planning permission was granted on 13th April 2016 for revisions to Block 2 Main Street for 84 no. dwellings, 1 no. shop and 1 no. coffee shop on lands bounded by Main Street, Dermot Street, Park Street and Friars' Street, Clongriffin, Dublin 13. The proposed development comprises 19 one bedroom apartments, 30 two bedroom apartments, 12 three bedroom apartments, 6 two bedroom duplexes and 17 three bedroom duplexes, together with a ground floor coffee shop (183sqm) and shop (183sqm). The 84 units are currently under construction.

- Reg. Ref. 2478/17** - Planning permission was granted on 11th August 2017 for amendments to Blocks 32 and 33 Marrsfield Avenue of the previously permitted scheme Reg. Ref. 4016/16. The amendments consist of the change of use and revisions/ alterations to Block A located at the Eastern and a change of use on the ground/ first floor from retail/ office use to residential use, thereby increasing the apartment units from 234 to 246, providing 2 no. 1 bed units and 10 no. 2 bed additional units. Block A building height will be reduced accordingly to take account of the retail/ office omission, minor internal basement layout changes are also proposed. Permission was granted for 242 units. This site is outside the control of the applicant to the north of Marrsfield Avenue and is currently under construction.
- Reg. Ref. 4266/16** - Planning permission was granted on 24th March 2017 for amendments to Blocks 31 Marrsfield Avenue of the previously permitted scheme Reg. Ref. 3380/15. The changes consist of revision/ alterations of Block A to include floor plan and elevational changes with the increase in apartment units from 34 to 42, (12 No. 1 bed units, 26 No. 2 bed units, 4 No. 3 bed units) ranging in height from 5 storeys and 6 storeys with a setback penthouse & minor revision/ alterations of Block B to include floor plan and elevational (East) changes with no change in apartment numbers/ bedspaces to this block (total increase in apartment numbers from 124 to 132). This site is outside the control of the applicant to the north of Marrsfield Avenue and is currently under construction.

Under Construction								
Park Terrace South/Park Street	45		0			2903/16	Gannon Homes Ltd	Granted
Block 2 Main Street	84		366			3776/15	Gannon Homes Ltd	Under construction
Blocks 32, 33 Marrsfield Avenue	242		340			2478/17	Hollybrook New Homes	Planning granted
Block 31 Marrsfield Avenue	132		0			4266/16	Hollybrook New Homes	Planning granted
Sub Total	503		706					

Table 2 – Summary of Units currently under construction with associated reference numbers

Developments that are permitted and intended to be implemented

- Reg. Ref. 2610/16** - Planning permission was granted on 8th July 2016 for the construction of 113 residential units comprising 19 no. 3-bedroom 3-storey houses, 58 no. 3-bedroom 2-storey houses, 21 no. 3-bedroom 2.5-storey houses, 4 no. 1-bedroom apartments and 11 no. 2-bedroom apartments in a 4-storey block with windows to all elevations, and balconies to the east and south elevations (113 dwellings in total). The development includes 152 car spaces both on-curtilage and on-street, associated and ancillary site works. 98 units have been constructed and complete to date and the remaining 15 units are intended to be implemented and constructed.
- Reg. Ref. 3117/16** - Planning permission was granted on 12th December 2016 for revisions to permitted development Reg. Ref. 2405/12 to omit 23 no. 3-bedroom 2-storey houses, 3 no. 3-bedroom 2.5 storey houses, 7 no. 4-bedroom 2-storey houses, 6 no. 4-bedroom 2.5 storey houses and 36 no. 2-bedroom apartments (75 dwellings in total) and to now provide 33 no. 3-bedroom 2-storey houses, 17 no. 3-bedroom 2.5 storey houses and 25 no. 3-bedroom 3-storey houses (75 dwellings in total). The development includes 106 car spaces both on-curtilage and on-street, associated and ancillary site works. 51 units have been constructed and completed to date. 24 units are intended to be implemented and constructed.

- **Reg. Ref. 4101/16** - Planning permission was granted on 27th February 2017 for the construction of 23 new dwellings (5 no. 3 bed, 2 storey dwellings and 18 no. 3 bed 3 storey dwellings) at Marrsfield Avenue and Beltree Avenue. The 23 permitted units are intended to be constructed.
- **Reg. Ref. 2569/17** - Planning permission was granted on 28th June 2017 for the construction of a hotel development of 209 bedrooms at Block 19 and 20 apartments (with balconies) for short term letting for holiday and business use, (4 x 3 bed, 8 x 2 bed, 4 x2 bed + study, 4 x 1 bed). This permission is intended to be implemented.

Permitted – not yet implemented									
Beltree Park (Block A)	15			0			2610/16	Gannon Homes Ltd	Granted (15 of 113 not yet built)
Beltree Green	24			0			3117/16	Gannon Homes Ltd	Granted (24 of 75 not yet built)
Beltree Avenue	23			0			4101/16	Gannon Homes Ltd	Granted
Block 19 (Hotel)	20			8080			2569/17	Gannon Homes Ltd	Granted – 209 hotel beds
Sub Total	82			8080					

Table 3 – Summary of Units permitted and intended to be implemented

Developments that are permitted and not currently intended to be implemented in current form

- **Reg. Ref. 3634/16** - Planning permission was granted on 23rd November 2017 for a development consisting of 28 one bedroom, 97 two bedroom and 14 three bedroom apartments with ancillary common facilities including meeting rooms, gym, cycle park, concierge, entrance courtyard and roof gardens; 5 retail units (c.427 sqm total); and with 139 car spaces and ancillary engineering facilities at basement level; ESB substation and provision for antennae at top roof level. All comprised in a building ranging in height from 6 to 16 floors at Block 17, Clongriffin. This block is now subject to the current SHD applications.
- **Reg. Ref. 2016/15** - Planning permission was granted on 13th April 2015 for the construction of a 3-storey block of 16 dwellings (4 no. 1-bed apartments, 4 no. 2-bed apartments, 5 no. 2-bed duplex units and 3 no. 3-bed duplex units), with doors and windows on the west, east and north facades, and private terraces and balconies on the west and east sides; and a single 3-bed, 2 storey detached house with windows and doors on the west, east and south facades, and terraces on the west and south sides at Grange Lodge Avenue. 17 units were permitted and this is now subject to the current SHD applications (Block 29).
- **Reg. Ref. 2648/17** – Planning permission was granted on 5th January 2018 for the construction of 3 no. residential blocks: Block 25 (B25), Block 26 (B26) and Block 27 (B27) and all associated works required, including 181 car parking spaces over the 3 sites at Marsfield Crescent, Clongriffin, Dublin 13. Block 25 consists of 48 units over 7 stories at a height of 31.5 m. Block 26 consists of 71 units over 14 stories and is 56.4 m at its highest point. Block 27 consists of 48 units over 6 stories with a height of 27.85 m. Block 27 also consists of a single storey underground basement car park and a crèche facility incorporated to part of Ground Floor Level. The 167 apartment units are made up of 42 one bedroom units, 99 two bedroom units, and 26 three bedroom units. The 3 residential blocks form part of the overall development plan for the Clongriffin development. This is now subject to the current SHD applications.

- Reg. Ref. 5470/08** - Planning permission was granted on 28th October 2009 for a 4-7 storey building over single basement level at Block 28 with commercial at ground floor and residential on upper floors, The commercial comprises: Unit 1-shop (140sqm); Unit 2-supermarket (1490sqm gross of which 1170sqm is net sales area) plus supermarket lobby (110sqm) with lifts accessing a new covered pedestrian bridge over Station Street linking in at first floor level to the approved multi-storey public car park in 'Block 12' of approved permission 5945/04; Unit 3-fitness centre (2960sqm gross) of which is 25m swimming pool hall (525sqm), changing facilities (320sqm), gym (250sqm), aerobics room (150sqm), sauna & steam rooms (30sqm), reception area with hot beverage servery and spectator seating (175sqm), associated staff & ancillary rooms, toilets and stores (210sqm), and associated plant rooms at basement level (1300sqm). The residential is 75no. dwelling units comprising 8no. 3-bed units, 63no. 2-bed units and 4no. 1-bed units with landscaped podium at first floor. Direct podium access is from Station Street and Station Hill. 75no. car parking spaces and bicycle and bin storage are provided at basement level. Gated vehicular access is from the northeast corner for supermarket delivery and basement car parking. Windows, balconies and terraces are proposed to all street and podium elevations. Associated works include an ESB substation at ground floor and 11no. on-street car parking spaces on Station Street and the road to the north. This permission has expired and Block 28 is now subject to the current SHD applications.

Permitted - Not Being Implemented					
Block 17	139	0	3634/16	Gannon Homes Ltd	Granted
Grange Lodge Avenue	17	0	2016/15	Gannon Homes Ltd	Granted
Block 25	47	0	2648/17	Gannon Homes Ltd	Granted
Block 26	81	300	2648/17	Gannon Homes Ltd	Granted
Block 27	50	504	2648/17	Gannon Homes Ltd	Granted
Block 28	75	4700	5470/08	Gannon Homes Ltd	Granted
Sub Total	409	5504			

Table 4 – Summary of Units permitted and not being implemented that are now subject to current SHD proposals

There have been a number of additional applications lodged in relation to the overall lands at Clongriffin and these permissions are set out in the Planning History Appendix of this report. This appendix provides for a full overview of the planning applications lodged in relation to the lands and to our knowledge provides a comprehensive overview of the planning applications lodged in relation to Clongriffin.

4.0 Pre-Application Consultation

Pre-Application Consultation with Dublin City Council

The formal Section 247 Pre-Application Consultations with the Planning Authority required under the Planning and Development (Housing) and Residential Tenancies Act 2016 took place on 13th September 2018, 18th September 2018 and 4th October 2018 in the offices of Dublin City Council. The meetings were also followed by consultations via email and telephone conversations with CCK Architects, Wilson Architects and Downey Planning & Architecture on 31st October 2018 and 12th November 2018. Consultations were also had with the Transport Department, Water Services Department and Parks Department over a 6-month period.

Those in attendance from Dublin City Council at the formal meeting on 13th September 2018 consisted of Bryan Ward, Diarmuid Murphy, Jane O'Donoghue, Cait Ryan, Shane Healy (Planning); Maria Treacy, Niamh Fitzgerald (Drainage); Marie Down, Gareth Hyland, (Transport); Kieran O'Neill (Parks); John Downey (Downey Planning); Anne McElligott (Downey Planning); Michael Crowe, Maire Gray (CCK Architects); Marcus Reid, Peter Heffernan (Wilson Architects); Justin Halpin (Downey Architecture); Mark Duignan, Ian Worrell (Waterman Moylan Consulting Engineers); Ronan McDiarmada, Martin Redmond, (Ronan McDiarmada Landscape Architects); Craig Van Deventer (DKP International) and Jim Kenny (Representative of Applicant) attended on behalf of the design team and prospective applicant.

The initial consultation meeting set out the Masterplan vision for the overall lands at Clongriffin and the evolution of the lands from inception to the town centre constructed to date. The Masterplan also depicts the proposed infill development in the context of constructed and existing infrastructure, services etc. The pre-planning consultations related to the overall development of 15 no. blocks providing for 1961 residential units and c. 23,092 sq.m of commercial space. The subsequent meetings then focused on the design of the individual blocks.

At the subsequent meeting on 18th September 2018 those in attendance from Dublin City Council consisted of Bryan Ward, Diarmuid Murphy, Brendan Coyne (Planning) and the design team representatives included Maire Gray (CCK Architects), Marcus Reid (Wilson Architects), Justin Halpin (Downey Architecture), Anne McElligott (Downey Planning) and Jim Kenny (Representative of Applicant).

At the third pre-planning meeting on 4th October 2018 those in attendance from Dublin City Council consisted of Bryan Ward, Diarmuid Murphy, Brendan Coyne and Shane Healy and the design team representatives included Michael Crowe, Maire Gray (CCK Architects), Marcus Reid, Peter Heffernan (Wilson Architects), Justin Halpin (Downey Architecture), John Downey and Eva Bridgeman (Downey Planning) and Jim Kenny (Representative of Applicant).

The consultations resulted in the design team giving further due consideration to residential block designs, pedestrian/cycling links, streetscape finishes, screening, drainage, roads, quality of taller buildings, etc. Revisions in light of the comments were submitted to Dublin City Council by email and further comments were received from Brendan Coyne via telephone conversation and email correspondence. This ultimately helped to inform the final design of the proposed development.

The proposed development was subject to separate pre-planning consultation meetings with the various departments of Dublin City Council including Housing, Water Services, Transportation Department, Parks Department etc. which took place over a six-month period and informed the design approach for the current applications. Waterman Moylan Consulting Engineers also engaged with Irish Water with regards to water and wastewater connections at Clongriffin who confirmed that the proposed connection to the Irish Water network(s) can be facilitated. This confirmation is enclosed within the accompanying documentation prepared by Waterman Moylan Consulting Engineers.

Consultation with Public

The design team and representatives of the prospective applicant, held a public consultation evening on 10th December 2018 at The Junction, Station Square, Clongriffin. The proposed Site Layout Plan,

Masterplan and a selection of the photomontages was tabled at the event including an information presentation of the site and overall proposal.

This consultation evening took place from the hours of 16.00 until 20.00hrs and was advertised within the local community and on www.clongriffin.ie. This consultation evening provided a good platform to present the proposed development to the community and for the public to voice their views and opinions on the proposals.

Part V Engagement

Part V of the Planning and Development Act, 2000 (as amended) applies to the proposed development. In order to reach an agreement regarding compliance with Section 96 of Part V of the Planning and Development Act, 2000 (as amended), John Downey and Eva Bridgeman of Downey Planning liaised with Lorraine Gaughran of the Housing Department of Dublin City Council on 31st October 2018 regarding the proposed development.

Following the pre-application meeting with An Bord Pleanála, Downey Planning had further consultation with the Housing Department of Dublin City Council noting that the design changes resulted in a reduction of the total number of units from 1,961 no. to 1,950 no. units.

The Housing Department were informed of the overall development encompassed in 3 no. applications such that 1,950 residential units are proposed as part of the overall development which would generate a requirement for 195 residential units for Part V Social and Affordable Housing. Downey Planning set out the approach for the development of the lands stating that the design team are proceeding on the basis of lodging 3 planning applications (2 SHD applications, 1 DCC application) in order to deliver the proposed development of approximately 1,950 residential units and c.22,727.5sq.m. of commercial at Clongriffin.

The 195 no. units designated for Part V i.e. 10% of the overall units proposed have been identified on the architectural drawings and detailed schedule of accommodation (Housing Quality Assessment) prepared by CCK Architects and Downey Planning & Architecture. The units proposed for Part V include:

- Block 11 - 96 no. apartment units (44 no. one beds, 12 no. two beds, and 40 no. three beds);
- Block 14 – 97 no. apartment units (4 no. studios, 43 no. 1 bed units, 44 no. two bed units and 6 no. 3 bed units); and,
- Block 29 – 2 no. apartment units (1 no. one bed and 1 no. two bed unit).

These units are identified on the enclosed Proposed Part V Units *Drawing No. '1637 P 108'* prepared by CCK Architects. In accordance with the Council's requirements, indicative costings are enclosed as part of this planning application. A validation letter from Dublin City Council's Housing Department is also enclosed with this planning application. Thus, it is considered that the proposal meets the requirements of Part V of the Planning and Development Act, 2000 (as amended).

Pre-Application Consultation with An Bord Pleanála

Following consultation with Dublin City Council under Section 247 of Planning and Development Act, 2000 (as amended), a request to enter into pre-application consultation with An Bord Pleanála was submitted in December 2018, with An Bord Pleanála subsequently accepting the Section 5 pre-application consultation request in January 2019. The pre-application consultation meeting was then held at the offices of An Bord Pleanála on 5th February 2019. This meeting included representatives from An Bord Pleanála, Dublin City Council, the applicant and their design team.

On 21st February 2019, An Bord Pleanála issued the notice of pre-application consultation opinion for the proposed development, under case reference ABP-303260-18. Having regard to the above, the opinion states that An Bord Pleanála *“has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission to the Planning Authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.”*

The Board also requested the following specific information:

- 1. A report which examines and provides a justification for the scale of the proposed build to rent tenure provision within the proposed development having regard to the creation of sustainable neighbourhoods within the context of the Clongriffin area. The report should also examine the provision, both qualitative and quantitative, of residential support amenity areas, within the overall scheme and on a block by block basis, having regard to both Section 5 (section 5.1-5.12) and SPPR 7 and SPPR8 of the Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities, March 2018;*
- 2. A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings and privacy screening, the treatment of balconies/privacy screening, shopfronts, landscaped areas, pathways, entrances and boundary treatments. The treatments/screening of exposed areas of basement ramps and podiums should also be addressed. Particular regard should be had to the requirements to provide high quality and sustainable finishes and details which seek to create a distinctive character for the overall development within the proposed character areas and having particular cognisance of the requirement to avoid blank facades. The documents should also have regard to the long-term management and maintenance of the proposed development;*
- 3. A traffic and transport assessment and mobility management framework including the provision for shared mobility, for the proposed development which should have regard to existing public transport which serves the area;*
- 4. A detailed car parking strategy and rationale which outlines in particular measures to direct care users within the scheme to available parking spaces;*
- 5. A Public Realm and permeability strategy which addresses in particular the treatment of Market Street with particular regard to segregating vulnerable users from vehicular traffic where feasible and if justification exists for crossing points that pedestrians and cyclists are prioritised;*
- 6. Details regarding the impact on the communal open spaces from the requirement to provide ventilation for car park areas located below ground level;*

7. *A report that addresses residential amenity, specifically how the development will limit the potential for overlooking and overshadowing within the proposed development and of adjoining properties. This report should detail screening proposals for proposed units and measures to address units which adjoin the public realm or communal spaces in particular;*
8. *A comprehensive daylight and sunlight analysis addressing existing units, proposed units and open spaces. A comprehensive justification is required for any north facing single aspect units.*
9. *Full and complete drawings including levels and cross sections showing the relationship between the proposed development blocks and adjacent existing residential units and adjoining public pathways/spaces;*
10. *A Microclimate study of the overall development site (to address matters including down draft and wind tunnelling effects);*
11. *Details to be provided of boundary treatment along the rail line, details of proposed underpass and any consultation undertaken with relevant stakeholders in respect of same;*
12. *Provision of additional CGI's within the proposed development;*
13. *A site layout that details any areas to be taken in charge by the planning authority;*
14. *A phasing plan for the proposed development which includes the delivery of the town centre and in particular the blocks in the vicinity of Main Street in an early phase of the proposed development.*

For the detailed response to this opinion and to source the requested information within the application documentation, please refer to the 'Statement of Response to An Bord Pleanála's Pre-Application Consultation Opinion' prepared by Downey Planning.

Following the Stage 2 meeting with An Bord Pleanála a number of additional Consultations have taken place with relevant bodies including:

Irish Rail

Ronan McDiarmada & Associates Landscape Architects (RMDA) liaised with Irish Rail via both email and at an on-site meeting on 21st March 2019. The main outcomes of this consultation meeting were as follows:

- RMDA noted current boundary treatment, concrete retaining wall and railing - Irish Rail stated that the boundary is holding up an embankment which may not be interfered with. Therefore, the retaining wall and railing shall remain.
- RMDA asks if treatment may be attached to existing boundary - Irish Rail state that they have no issue as long as it is secure and not climbable and does not impact upon rail line.
- A portion of embankment has no boundary. Irish Rail requests a 2.4m concrete block wall along this portion of track down to a wing wall by the underpass. A railing shall be fixed to wing wall at the under pass. The railing shall be fixed to the edge of plinth to prevent a step. The finish of wall is up to design team.
- Currently there is a ditch at the base of the embankment - RMDA enquires who owns this and can it be culverted. Irish Rail states that they own this ditch and it is to be left open. The wall is to be on the proposed development side.

- The vegetation on the embankment shall not be interfered with and is to be left alone.
- Irish Rail noted that that the rail line operates 20 hrs a day - 7 days a week 365 days a year and therefore future residents should be made aware of the noise and that works occur at night.
- Irish Rail stated that they would request that an enduring authority prepare a proposal for access to the underpass. They have issues on vandalism and access and request that an authority (of the state) ie Dublin City Council engage and inform them how this area shall be completed and managed. They wish to deal with an entity of a local authority rather a private firm.
- Irish Rail inquired about the building of the units and noted that any works that would affect the embankment - they would have to be notified as their fear is that the embankment could slip. Therefore, the method of building has to be made known to Irish rail - digging and piling may have an effect in the rail line. RMDA acknowledges same and shall write note on meeting for the review of Irish rail.

Irish Aviation Authority

Downey Planning liaised with the Aerodromes Inspector of the Irish Aviation Authority via email who confirmed that the IAA's Safety Regulation Division did not require any further engagement at this time. It was noted that a condition may be recommended being attached to any permission but that the Aerodromes section had no further comments. It was noted that other domains may furnish other observations in due course.

Arts Office, Dublin City Council

Ronan McDiarmada & Associates Landscape Architects (RMDA) liaised with the Arts Officer (AO) of Dublin City Council at a meeting on 16th April 2019. The main outcomes of this consultation meeting were as follows:

- RMDA noted proposed location of sculptural piece to AO on the drawing, masterplan - in station square.
- AO to assemble list of 5 - 10 artists for consideration, RMDA to suggest artist to this group. RMDA noted David Lambert & Avril Wayte as possible inclusions.
- AO to provide brief - not too prescriptive as to leave artists to their own design - concepts. RMDA suggested that it would be good to have a piece that is of the place - distinctive of Clongriffin, locality and recognisable as Irish.
- AO noted that the number of artists should be reduced to 3 - 5 and a fee for each artist to produce a moquette. The figure of €650 per artist was suggested by AO.

- AO shall provide a brief for the artists – AO asked RMDA were there items to be included - RMDA noted as per 2 above, also about habitat renewal, create a piece that provides a sense of place, a piece that is recognisable as part of Clongriffin.
- RMDA to provide images of Clongriffin, map of the location, architectural type, planting and landscape proposals as part of the brief.
- AO noted that €40k as an outline budget for the piece.
- AO requested site visit with the select number of artists to be arranged when they are identified. All the artists should visit on one day, together.
- Speaking with RMDA, DCC Parks at a later meeting noted that it should be a large piece to be considered and that it would inform further work to the Station Square and vice versa.

5.0 Proposed Development

5.1 Clongriffin Masterplan

The lands at Clongriffin have formed part of a large-scale Masterplan that was granted planning permission in 2003 under Reg. Ref. 0132/02 (ABP Ref. PL29N. 131058). Gannon Homes applied for planning permission for the lands based on the guiding principles which had been established by Urban Initiatives and the North Fringe Area Action Plan and planning was granted for a scheme of some 3,600 dwellings in a mixed-use context with 85,000sq.m shops, services and employment all integrated to form a sustainable Town Centre. Subsequent applications lodged increased the overall quantum of commercial development at Clongriffin to 100,000 sq.m. of permitted commercial uses. This scheme formed the masterplan for Clongriffin and construction commenced in 2003 (Reg. Ref. 0132/02). Therefore, the layout and form of the lands at Clongriffin were subject to a plan led masterplan development within which a significant quantum of existing infrastructure has been completed including:

- 1,685 houses, duplexes and apartments built;
- 13,950 sq.m. of commercial and retail development completed;
- Clongriffin Dart Station constructed and in operation;
- Clongriffin Main Street constructed including the extension of Malahide Road QBC;
- Dublin Bus services operational;
- Internal Road Network constructed up to wearing course;
- Multi-storey car park constructed;
- Park and Ride facility constructed;
- Station Square plaza completed;
- Class 1 Public Open Space (Fr. Collins Park) – constructed and operational;

- Mayne River Linear Park complete up to attenuation pond;
- Landscaping of principal streets and public squares completed including Station Square;
- Internal Drainage network for foul and surface water constructed including attenuation pond.

Roughly one third of the 2003 Masterplan Planning Permission for a mixed-use new town centre was constructed when the recession intervened and progress slowed considerably. However, construction restarted nearly four years ago and approximately 85% of the lands in Gannon's ownership have now been developed, are under construction or are due to be developed as per the masterplan permitted and set out in figure 10 below.



Fig. 10 – 2001 Masterplan Layout granted under Reg. Ref. 0132/02

Planning permission for several of the blocks (who were subject to the original planning permission) have expired, or have been amended and accordingly a new planning permission is being sought for the development of the remaining infill lands at Blocks 3, 4, 5, 6, 8, 11, 13, 14, 15, 17, 25, 26, 27, 28 and 29 which provides for a total of 1,950 residential units and c.22,727.5 sq.m. of commercial development as follows:

- Block 3 – 141 residential units and 4,523 sq.m of commercial development (2 retail units and 5 floors of offices);
- Block 4 – 74 residential units and c. 799 sq.m of commercial development (community centre, mensheds, creche and café/restaurant unit);

- Block 5 – 138 residential units and c. 393 sq.m of commercial development (4 no. retail units);
- Block 6 – 270 residential units and c. 418 sq.m of commercial development (1 no. creche);
- Block 8 – 114 residential units;
- Block 11 – 96 residential units;
- Block 13 – 187 residential units and c. 6,108 sq.m. of commercial development (6 no. shops, 1 no. café, and 5 floors of offices);
- Block 14 – 288 residential units and c. 1,933 sq.m. of commercial development (2 no. retail units and 2 no. café/restaurants);
- Block 15 – 92 residential units and c. 6,686 sq.m of commercial development (1 no. 8 screen cinema, 6 no. retail units and 3 no. café/restaurants);
- Block 17 – 210 residential units and c. 430.5 sq.m of commercial development (5 no. retail units);
- Block 25 – 63 residential units;
- Block 26 – 78 residential units;
- Block 27 – 57 residential units and c. 508 sq.m. of commercial development (1 no. creche);
- Block 28 – 122 residential units and c. 929 sq.m. of commercial development (5 no. retail units and 1 no. gym); and,
- Block 29 – 20 residential units.

The aforementioned infill blocks are proposed in the context of the existing constructed residential and town centre developments already constructed at Clongriffin.

In light of discussions with Dublin City Council, a Masterplan Update (Review June 2018) was prepared by CCK Architects and submitted to the Council as part of the Stage 1 request and forms part of this application to the Board. This Masterplan update sets out the development of the remaining infill lands in the context of the permitted development. The Masterplan notes that since the majority of the road infrastructure and services are already in place to service the blocks, no deviation from the original infrastructure network is proposed. Therefore, the layout and form of the blocks are generally in accordance with the overall masterplan vision granted in 2003.

The Masterplan sets out the proposed development of the remaining infill blocks in the context of the policies and objectives of the Dublin City Development Plan 2016-2022 and the Clongriffin-Belmayne Local Area Plan 2012-2018 (extended) including urban design, urban structure, movement, open space, heights etc. Please refer to the enclosed Masterplan prepared by CCK Architects for full detail on the proposed development's compliance with the requirements of both the Clongriffin-Belmayne LAP and Dublin City Development Plan 2016-2022.



Fig. 11 – Masterplan Update 2018

The Masterplan sets out the overall vision for the development of the infill lands. However, the masterplan lands are divided into three separate planning applications, in accordance with the legislative provisions of the SHD process, such that two of which are SHD applications to An Bord Pleanála whilst the third application is being lodged to Dublin City Council. This is in accordance with the legislative requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016 Planning and Development (Strategic Housing Development) Regulations 2017. The three applications are set out as follows:

- SHD Application 1 comprises blocks 6, 8, 11, 17, 25, 26, 27, 28 & 29 (1,030 units, c. 2,421.3 sq.m. of ancillary residential amenity facilities and c.2,285.5 sq.m of commercial development).
- SHD Application 2 comprises blocks 4, 5 and 14 (500 units, c. 1,093.5 sq.m. of ancillary residential amenity facilities and c. 3,125 sq.m. of commercial development).
- The Planning Application to DCC comprises blocks 3, 13 and 15 (420 residential units, c. 820.3 sq.m of ancillary amenity facilities and c. 17,317 sq.m. of commercial development).

An overview of the applications is set out in figure 12 below. Blocks 7, 9 & 10 are not in the ownership of the applicant and are outside of the scope of the masterplan and do not form part of any of the proposed applications.



Fig. 12 – Overview of SHD Application 1, SHD Application 2 and Planning Application

It must be noted that whilst there are three applications proposed for the overall masterplan lands as set out above, the overall proposed development has been assessed as part of one overall Environmental Impact Assessment and has been screened for Appropriate Assessment as one overall development. The cumulative effect of developing the sites subject to the 3 no. applications has been taken into account in the Appropriate Assessment Screening Report enclosed and the Environmental Impact Assessment Report.

The lands subject to this application comprise SHD Application 1 and the proposed development is set out in further detail below.

5.2 Proposed SHD Application 1

The proposed development subject to this SHD application provides for a total of 1,030 no. residential units with ancillary uses and commercial uses also proposed within Blocks 6, 8, 11, 17, 25, 26, 27, 28 and 29 (9 no. blocks in total).

The proposed development provides for the construction of a mixed-use development of 1,030 no. apartment units (421 no. one beds, 541 no. two beds, and 68 no. three bed units) of which 352 no. units are residential and 678 no. units are ‘build to rent’ residential units with c.2,421.3 sq.m. of ancillary residential communal facilities/space and a total of c.2,285.5 sq.m of commercial development which includes 2 no. childcare facilities, 10 no. retail units and 1 no. gym. Ancillary residential amenity rooms are also proposed within each Build to Rent block including concierge offices, community rooms, residential amenity rooms, gym rooms, bulk stores etc.

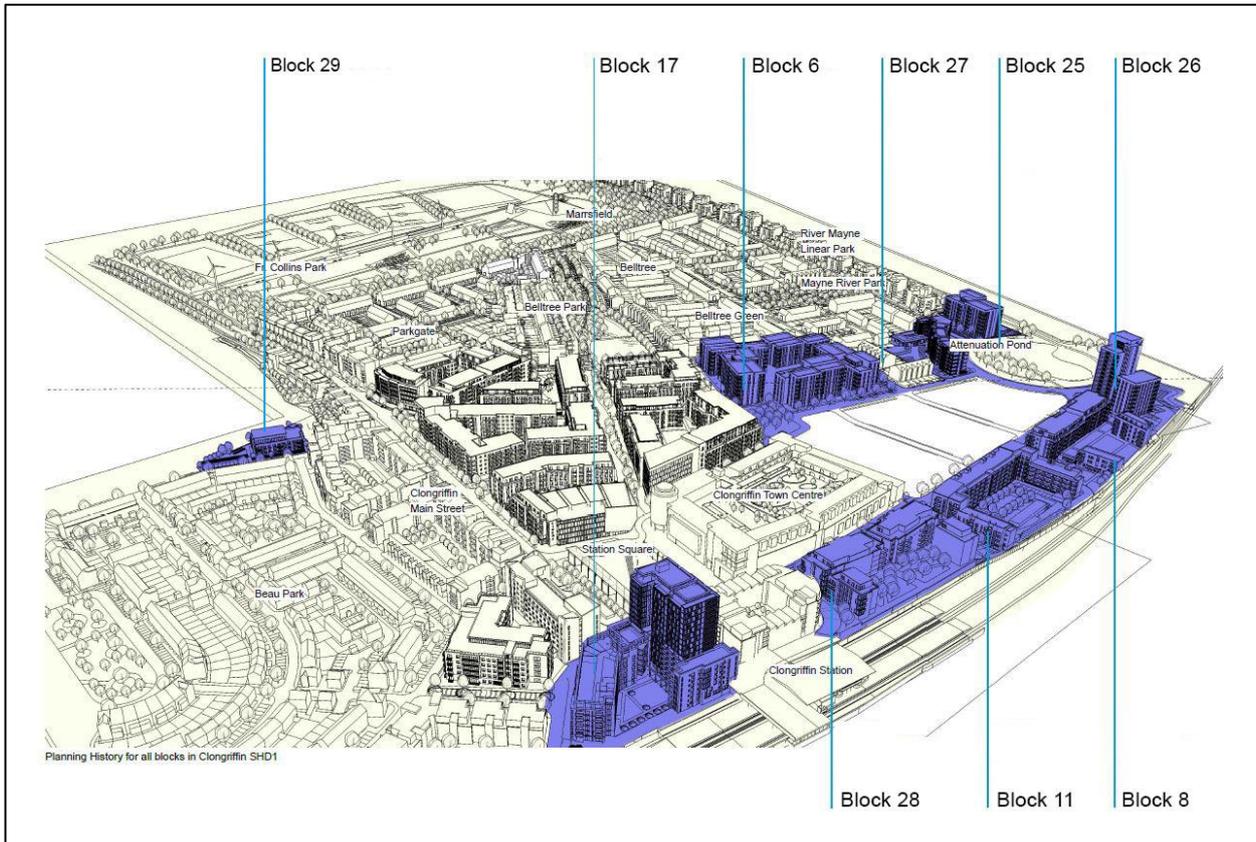


Fig. 13 – Blocks subject to current application (i.e. SHD 1)

Block 6

Block 6 provides for 270 no. build to rent apartments comprising of 123 no. one beds and 147 no. two beds in 5 no. blocks ranging from 4 -7 storeys in height. Block 6 has been designed to ensure that the residential amenities of existing residential dwellings are not adversely affected with four stories proposed at the north west corner of Beltree Avenue and Park Street and increasing in height to seven stories overlooking the lake side. The design of the block responds to the existing environment whilst making a positive contribution to the urban neighbourhood and streetscape. The breakdown of Block 6 into five individual blocks around a landscaped podium garden increases the amenity of the proposed apartment units for future residents. Block 6 also provides for ancillary residential amenity rooms including concierge office, residential amenity/meeting rooms; resident’s gym, cinema room, function room, and a bulk store. A creche accommodating 59 children is also proposed within Block 6. 184 car parking spaces are also proposed (off street and on street) with 572 bike park spaces also proposed.

Please refer to the enclosed drawings and design statement for Block 6 prepared by Wilson Architects for further details on the design of block 6. A detailed Housing Quality Assessment for Block 6 is also enclosed with this planning pack.

To the south east of Block 6, 1 no. pocket park is proposed at the junction of Clongriffin Road and Lake Street (i.e. Grant Park).



Fig. 14 – Block 6 CGI

Block 8

Block 8 which has been designed by CCK Architects provides for 114 no. apartments Build to Sell Apartme comprising of 39 no. one beds, 72 no. two beds, and 3 no. three beds, in a building predominantly 3 -8 storeys (7 storeys + penthouse) in height with 1 no. landscaped podium garden and all apartments provided with private balconies/terraces. Shared amenity facilities are provided including a concierge, bulk storage, laundry and flexible amenity room. These amenities and the shared entrance they surround will add activity and an active street frontage. Combined with a long frontage of own-door units, Block 8 will contribute to the activity and street life along the busy Station Street. There is also 1 no. pocket park located to the south of this park known as Railway Park which comprises 1,200 sq.m. of public open space. Play equipment is also proposed within Railway Park.

The design concept for Block 8 is a series of three small blocks arranged around a communal open space, open to the railway in the east. The block is broken into three distinct elements. Each block is clad in a palette of mixed brick with aluminium or similar full height glazing to living spaces, to maximise light penetration. At penthouse level apartments are set back to allow larger roof terraces and reduce bulk to the street. The southern portion of Block 8 steps down to three stories adjacent to the pocket park.

The building is legibly residential made up of a mixture of red and darker black brick elements, interspersed with recessed and protruding balconies. A total of 103 car parking spaces are proposed both on street and off street in accordance with the car parking strategy prepared by Waterman Moylan Consulting Engineers. 179 bicycle parking spaces are proposed with a total of 1,839 sq.m of amenity space.

Please refer to the enclosed drawings and design statement for Block 8 prepared by CCK Architects for further details on the design of Block 8. A detailed Housing Quality Assessment for Block 8 is also enclosed with this planning pack.



Fig. 15 –Block 8 CGI

Block 11

A total of 96 no. apartments are proposed within Block 11 comprising of 44 no. one beds, 12 no. two beds, and 40 no. three beds, in a building 4 - 6 storeys in height all of which are proposed for Part V units. The proposed building is a perimeter block with three sides of apartments surrounding an internal courtyard and parking area. The block is open to the east side, overlooking the Dart line and Baldoyle Nature Park. This allows unimpeded light and sea views to many of the apartments.

The building will be set back sufficiently to give both privacy and security to the ground floors via a landscaped boundary screen. The landscaped internal courtyard garden area can be accessed from Railway Lane North and Station Street via secure points.

Along Station Street, the building pops up an additional two floors to six storeys. This helps to define the street edges, aids wayfinding and allows an opportunity to create an interesting roofscape. This height is suitable in this urban location and provides enclosure. Residential units at all floors will overlook the street providing passive surveillance with "eyes on the street". 88% of units are dual

aspect with 61 car parking spaces and 144 bicycle spaces proposed. Please refer to the enclosed drawings and design statement for Block 11 prepared by CCK Architects for further details on the design of Block 11. A detailed Housing Quality Assessment for Block 11 is also enclosed with this planning pack.



Fig. 16 –Block 11 CGI

Block 17

Block 17 provides for a total of 210 no. build to rent apartments comprising of 90 no. one beds, 111 no. two beds, and 9 no. three beds, in a building up to 17 storeys over basement in height. c. 590 sq.m. of ancillary residential amenity rooms are also proposed including concierge office, residential amenity rooms; resident's gym and bulk store in addition to both public communal open space provided at ground, sixth floor and seventh floor level and private amenity space.

Block 17 responds to an aspiration in the Clongriffin-Belmayne LAP, which recognises Clongriffin Key District Centre as one of three suitable locations for additional height. A "landmark commercial building" was requested in the LAP. However, a commercial building of this scale is considered unviable in this location and it is now proposed that the building will be primarily Build To Rent apartments with some retail uses at ground, first and second floor levels. The principle of a taller building has previously been permitted on the lands under Reg. Ref. 3634/16 where 139 apartment units in a building up to 17 floors was granted in 2017.

Retail uses are proposed at ground floor provide active frontage onto Bridge Street and Station Square, complimenting the other commercial buildings, existing and proposed, on each side of the

square. 5 no. retail units are proposed within this block providing for a total commercial area of c.430.5 sq.m.

The proposed massing of Block 17 is sixteen stories over ground with a set back penthouse above in addition to a basement car park. The tower is clad in full height glass and profiled metal curtain walling. A lower block makes up the southern portion of Block 17. This element is six stories with a high quality, landscaped roof terrace above. This roof terrace will be available for use by all residents as will the communal garden at 7th floor level. The total overall communal space provided both internally and externally at Block 17 is 1,827.8 sq.m which exceeds minimum standards. This includes nearly 590 sq.m. of BTR internal amenity space.

Car parking is proposed both on street and within the proposed basement level. 71 spaces are proposed within the basement along with 3 spaces on street and one go car spaces. 225 bicycle spaces are also proposed within the basement level.

Please refer to the enclosed drawings and design statement for Block 17 prepared by CCK Architects for further details on the design of block 17. A detailed Housing Quality Assessment for Block 17 is also enclosed with this planning pack.



Fig. 17 –Proposed Block 17 Photomontage

Block 25, 26 and 27

Blocks 25, 26 and 27 form part of the proposed 'Lakeside' neighbourhood to the north of Marrsfield Avenue and Marrsfield Crescent. The proposed blocks wrap around the existing amenity area containing the existing permitted lake and attenuation area and directly front on to the River Mayne Corridor/park. Block 25 comprises 63 no. build to rent apartments (25 no. one beds and 38 no. two beds) in a building 6-7 storeys in height, and all apartments provided with private balconies/terraces.

Block 25 provides for a book end approach to Marrsfield Avenue and provides for a strong edge to the open space to the east whilst the scale and mass respect surrounding residential units to the west where 6 stories are proposed adjacent existing apartments on Marrsfield Avenue. The building raises to 7 storey overlooking the lake side and providing a counter point to the proposal for a taller building at Block 26. The residential amenity space is provided at ground floor level with the inclusion of a small, 201 sq.m garden to the rear of the block and also with the inclusion of a 100 sq.m roof terrace on the 6th floor. BTR residential amenity space of 159.4 sq.m is provided including concierge, function room, lounge area, communal workspace and bulk storage. These amenities are further supplemented by amenities such as the gym in Block 6 and Block 26. Car Parking is provided at ground level with 39 spaces proposed and 136 bicycle parking spaces are also proposed.

78 no. build to rent apartments are proposed within Block 26 comprising of 50 no. one beds and 28 no. two beds in a building ranging in height from 8 to 15 storeys. The building rises to 15 storeys overlooking the Lake Side Park and reduces to 8 storeys adjacent to the train line. Ancillary residential amenity rooms of c.325.9 sq.m. are also proposed including concierge office, residential amenity rooms; resident's gym, cinema room/media room as well as shower and changing rooms. There are also 2 no. communal roof terraces at 8th and 13th floor level with communal space also proposed at ground floor level. Block 26 will provide for a taller building that will bookend Station Street to the north and provide a counter vista to the 17-storey building proposed at Block 17 at the south end of Station Street. Car Parking is provided at ground level with 52 spaces proposed and 190 bicycle parking spaces are also proposed. This block is also located adjacent to the lake area of the development giving it unrivalled access to one of Clongriffin's most prominent landscape features.

It is proposed to provide a total of 57 no. build to rent apartments within Block 27 comprising 5 no. one beds, 47 no. two beds, and 5 no. three beds, in a building 6 storeys in height, and all apartments provided with private balconies/terraces. Ancillary residential amenity rooms of 175 sq.m are also proposed including a residential lounge/workspace, function room, concierge and office. The building in the form of perimeter block is considered suitable in this location with its curved form responding to the Crescent/park which will enhance the urban design context along Marrsfield Crescent, the Lakeside Park and the River Mayne. The 6 storey block helps define the Crescent and amenity area containing the attenuation pond. Block 27 also provides for a childcare facility accommodating 60 children at ground floor level with associated outdoor open space.

The residential amenity space is provided at ground floor level with the inclusion of a resident's garden to the rear of the block along with a public roof terrace on the 5th floor. This block is also located adjacent to the lake area of the development and many of the development's apartments have generous views of this landscape feature of Clongriffin.

Please refer to the enclosed drawings and design statement for Blocks 25, 26 and 27 prepared by Wilson Architects for further details on the design of the blocks. A detailed Housing Quality Assessment for Blocks 25, 26, and 27 is also enclosed with this planning pack.



Fig. 18 –Blocks 25, 26 & 27 CGIs

Block 28 & 29

Block 28 provides for a total of 122 no. apartments comprising of 42 no. one beds, 71 no. two beds, and 9 no. three beds, in a building 6 - 7 storeys in height (6 storeys plus penthouse). Block 28 meets the full design standards necessary for the private market. The ground level drops approximately 3m along the length of Block 28, resulting in a semi-basement at ground floor. As a result, the podium level at first floor can be entered from street level at the southern end of the plot or up a full flight of stairs at the northern end. 112 parking spaces are proposed with 242 bicycle parking spaces.

A large gym unit and residents’ bulk storage are located in at the southern end with residential units above. The northern end has several retail units with active frontage onto Station Street. These units will form part of the activity and mixed uses of the Town Centre. The proposed commercial offer includes 929 sq.m. of retail space, broken up into five separate retail units and a gym. These units have potential for access into the parking podium for servicing, bins or deliveries. External residential amenity space is provided at podium level in a shared courtyard. Residents can access their cores via this podium courtyard if they wish or directly from each street frontage.



Fig. 19 –Proposed Block 28

The proposed development also provides for a total of 20 no. apartments in Block 29 (3 no. one beds, 15 no. two beds, and 2 no. three beds), in a building 4 storeys in height, and all apartments provided with private balconies/terraces. 2 no. units within this block are proposed for Part V purposes as discussed with Dublin City Council.

The design concept for Block 29 is a simple rectangular plan, which is efficient in layout, with a recessed penthouse level above. The block is served by one core, with six units on each floor. The landscaping surrounding the block accommodates shared open space, bicycle parking and surface level car parking spaces.

Block 29 is residential in style, with a simple, lightweight roof on top in a profiled metal. 20 apartments are accessed from one core.

Please refer to the enclosed drawings and design statements for Block 28 and 29 prepared by CCK Architects for further details on the design of the aforementioned blocks. A detailed Housing Quality Assessment for Blocks 28 and 29 is also enclosed with this planning pack.



Fig. 20 –Proposed Block 29

An overall design statement for SHD Application 1 has also been prepared by CCK Architects and is being submitted to the Board for consideration. The Design Statement sets out the proposed developments compliance with development management standards as set out in national regional and local planning policy. Please refer to this SHD 1 Design Statement for further details.

Landscaping

The landscape proposals for the proposed development have been prepared by Ronan MacDiarmada Landscape Architects. The current application provides for 2,634 sq.m. of public open space within 2 no. pocket parks. 1 no. pocket park is located to the south east of Block 6 and comprises 1,434 sq.m. of Public Open Space and is known as Grant Park. The second Pocket Park is located to the south of Block 8 (Railway Park) and comprises 1,200 sq.m of public open space. This is in conjunction with the granted open space of 51,328 sq.m which has been provided to date. Such public spaces include the River Mayne Linear Park which Gerard Gannon Properties have facilitated the development of including the construction of footpaths around the attenuation area and the provision of a link to the adjoining lands up to the existing railway corridor within their ownership. The River Mayne Linear Park provides high quality public open space for residents with the overall vision for the corridor to provide a walking route from Clongriffin to Belcamp to the west.

Public open space is also provided at Fr. Collins Park which comprises high quality playground facilities, circuit track, skate park, sports pitches including all weather pitches and provides a high-quality amenity and open space park for residents in Clongriffin across 26 hectares.



Fig. 21 –Aerial drone image illustrating the existing public open space including link to adjoining lands which is in situ on applicant lands.

Therefore, the overall quantum and quality of public open space is in accordance with the requirements of the Development Plan and is detailed further within the landscaping proposals prepared by Ronan McDiarmada Landscape Architects.

The proposed development also provides for communal open space for each proposed block and detailed landscaping plans for each of these spaces has been prepared by Ronan MacDiarmada Landscape Architects. Communal open space for each of the blocks subject to this application include:

- 3,670 sq.m. of communal space within Block 6;
- 1,409 sq.m. of communal space within Block 8;
- 1,042 sq.m. of communal space within Block 11;
- 1,238 sq.m. of communal space within Block 17;
- 557 sq.m of communal space within Block 25;
- 1,240.9 sq.m. of communal space within Block 26;
- 927 sq.m. of communal space within Block 27;
- 1,750 sq.m. of communal space within Block 28; and
- 212 sq.m. of communal space within Block 29.

This provides for an overall total of c.12,046 sq.m. of communal open space within the blocks subject to SHD 1. This is further detailed within the Housing Quality Assessments for the relevant blocks and

the design of these spaces are fully detailed within the landscaping plans prepared by Ronan MacDiarmada and enclosed with this application. It is important to note that this communal space is in addition to the internal amenity spaces provided within the blocks. Therefore, it is submitted to the Board that the public, private and communal open space proposed within this application is in accordance with the requirements for such a proposal and is of high quality. Please refer to the enclosed landscape pack for further details.

5.3 Proposed Build to Rent Model

The overall proposed 1,950 residential units are provided across 15 no. blocks with 1,130 Build to Rent units and 820 Build To Sell/Private Tenure units proposed. The Build to Rent units are proposed within 8 no. blocks (Blocks 4, 6, 13, 14 (b), 17, 25, 26 & 27) with 3,535 sq.m. of ancillary BTR resident's support facilities and BTR resident services and amenities solely within these blocks.

Within SHD 1, Blocks 6, 17, 25, 26 and 27 are proposed as Build to Rent Units (i.e. 678 units of the 1,030 units proposed within SHD 1 are Build to Rent) with 2,421 sq.m. of amenity facilities proposed across all of the blocks within this application. These units will provide for rental units that will be subject to centralised management arrangements and which are supported by additional residential facilities and amenities.

The proposed build to rent units will provide for large scale rental apartments that are designed and constructed specifically for the rental market and provide for an alternative house tenure in Clongriffin with the existing constructed units comprising predominantly residential dwellings, duplexes and apartments that have been provided for private sale. 'Build-to Rent' (or BTR) can be defined as:

'Purpose-built residential accommodation and associated amenities built specifically for long-term rental that is managed and serviced in an institutional manner by an institutional landlord.'

An Operational Management Plan prepared by LIV Consult is enclosed with this application which illustrates how the proposed units will be management and serviced. A draft legal covenant letter is also enclosed with the application which confirms the applicant's commitment to the long-term rental of the proposed units.

A key component of the Build to Rent Model is the provision of supporting communal and recreational amenities within each of the proposed blocks. The proposed blocks provide for residential amenity rooms, meeting rooms, cinema rooms, gym, concierge, management rooms etc. A full detailed breakdown of residential amenity facilities and the proposed Build To Rents compliance with the requirements for such units as set out within the 'Sustainable Urban Housing: Design Standards for New Apartments (2018) Guidelines' are set out within a separate 'Sustainable Neighbourhoods BTR Justification Report' which has been prepared by Downey Planning and Liv Consult and is enclosed with this application. Please refer to this report for further details on the proposed developments compliance with the requirements for Build to Rent Units.

6.0 Local Planning Policy Context

6.1 Dublin City Development Plan 2016-2022

6.1.1 Core Strategy & Settlement Strategy

The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the Planning Authority and in doing so, to demonstrate that a Development Plan and its policies and objectives are entirely consistent with national and regional policies and strategies.

The North Fringe lands (Clongriffin/Belmayne) have been identified as a Strategic Development and Regeneration Area (SDRA). *'The north fringe action area plan was first produced for the North Fringe lands in 2000, setting out the objective to extend the metropolitan core and create a new dynamic mixed-use urban quarter'*. Further to this, Clongriffin/Belmayne is designated a Key District Centre (KDC) positioning it in the top tier of urban centres outside the city centre.

The vision of the Dublin City Development Plan is to grow Dublin in a sustainable fashion as it enters a period of sustained economic and population growth. *'Dublin city in its entirety lies within the metropolitan area and the RPGs give direction to Dublin city as the 'gateway core' for high-intensity clusters, brownfield development, urban renewal and regeneration'*. Significant housing demand exists in the Dublin city area and several Strategic Development and Regeneration Areas (SDRAs) have been identified to try and meet this demand; the area of Clongriffin/Belmayne is one of these locations.

Further to this, the plan states *'a further key aspect is that future expansion, whether housing or mixed-uses, occur in tandem with high-quality rail-based public transport and on a phased basis. The development plan incorporates these principles in a settlement hierarchy which prioritises the inner city, key district centres and strategic development and regeneration areas (SDRAs)'*.

The site in question is part of a SDRA, is designated as a Key District Centre (KDC) and is located adjacent to Clongriffin DART station and the Malahide Road QBC ensuring development of these lands is consistent with development plan policy. The Development Plan estimates that 7,100 residential units can be produced within the SDRA1. This proposed development provides for overall total of c.1,950 of these units, in accordance with the objectives of the Development Plan. This is in addition to the housing units already delivered or under construction within Clongriffin.

	Estimated Capacity – Number of Residential Units
Inner City Area (excluding SDRA 7, SDRA 18, and SDRAs 10–16 inclusive)	8,900
SDRA 1 North Fringe (including Clongriffin/Belmayne)	7,100
SDRA 2 Ballymun	3,000
SDRA 3 Ashtown/Pelletstown	1,000
SDRA 4 Park West/Cherry Orchard	2,000
SDRA 5 Naas Road lands	2,100
SDRA 6 Docklands (including SDZ area and Poolbeg West)	4,600
SDRA 7 Heuston Station and Environs	1,200
SDRA 8 Grangegorman and Environs	800
SDRA 9 St Michael's Estate	500
SDRA 10 Dominick Street	200
SDRA 11 O'Devaney Gardens	1,000
SDRA 12 St Teresa's Gardens	800–1,000
SDRA 13 Dolphin House	600
SDRA 14 Croke Villas and Environs	100
SDRA 15 St James's Medical Campus and Environs	500
SDRA 16 Liberties (including Newmarket and Digital Hub)	2,500
SDRA 17 Oscar Traynor Road	650–700
SDRA 18 National Concert Hall	350–400
Rest of City	14,400
Total	52,300–52,600

Table 5 – Dublin City Council Capacity of Sub-areas of the City for Residential Development

In relation to the housing strategy for the city, there are several policies and objectives for the delivery of housing, however there are three core principles that inform and guide the overall core strategy which are as follows:

1. *To ensure the provision of good quality housing across owner-occupied and rental housing tenures in sustainable communities,*
2. *To ensure the planning and building of housing and residential space in the city contributes to sustainable and balanced development, and*
3. *To ensure adequate provision of social rental housing for households unable to afford housing from their own resources.*

It is submitted that the proposed development at Clongriffin is consistent with the housing strategy as it will assist in the delivery of housing, of a sustainable density, within the city, whilst providing a variety of unit types and mixed tenures for all, in a high-quality, vibrant community setting.

Downey Planning are of the considered opinion that the c. 22,727.5 sq.m of commercial space included in the proposed development will be necessary to meet the objectives set out in relation to retailing in the Dublin City Development Plan.

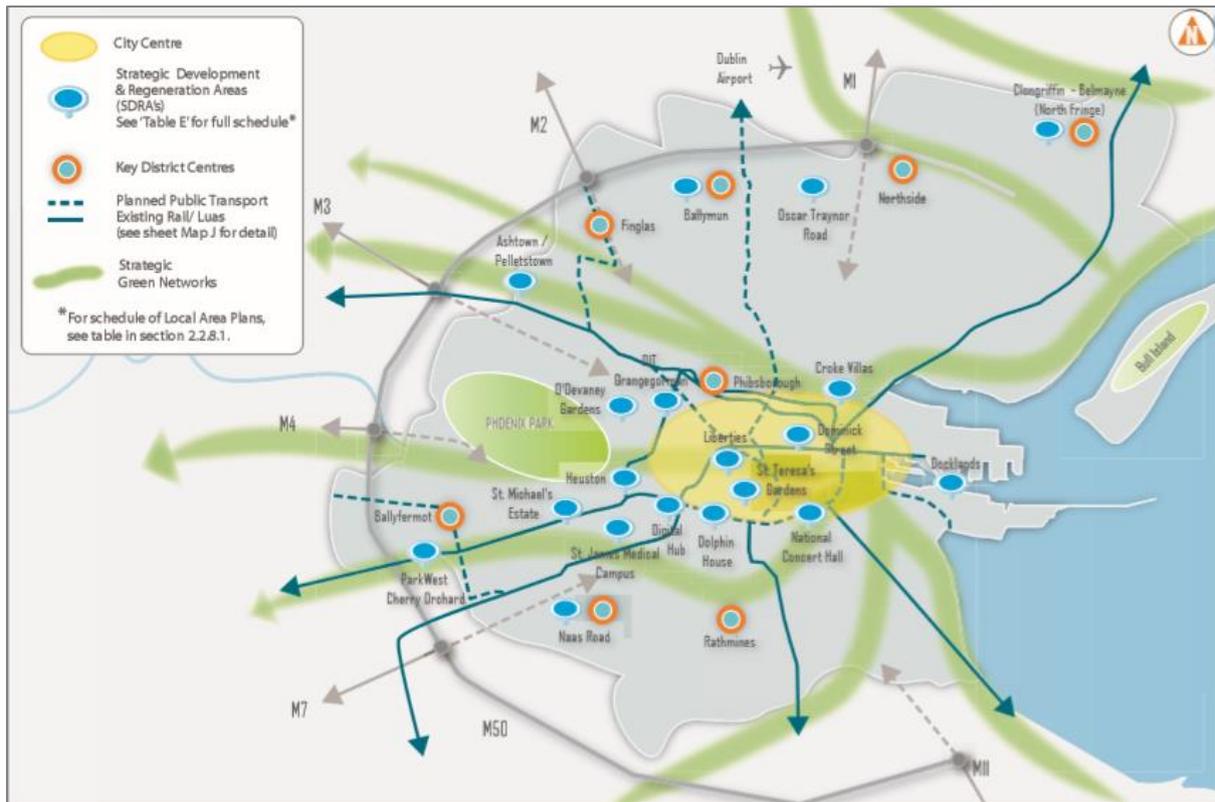


Fig. 22 – Dublin City Council Core Strategy Map

It is submitted that the proposed development will provide for a high-quality mixed use development on what is an infill site in a highly accessible location which is well served by public transport (DART and QBC) and within the M50 ring. This proposed SHD 1 Application has a residential density of c.163 units per hectare, on zoned, serviced lands which are located within Clongriffin Town and located within 100m of the Malahide QBC which is also a proposed Bus Connects route. The overall density across the entire Clongriffin Area including the constructed, permitted and proposed units provides for 83 units per hectare. It is therefore considered that the proposed development is consistent with the vision, strategy and objectives outlined in the Core Strategy and Settlement Strategy for Dublin City Council and Clongriffin.

6.1.2 Land Use Zoning & Surrounding Uses

Under the current Dublin City Development Plan, the subject site is zoned as a Strategic Development and Regeneration Area’ (SDRA) which seeks: *“To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and “Z6” would be the predominant uses”*. The lands at Clongriffin are also partially zoned as a ‘Key District Centre’ (KDC), Z4 pertains to this designation.

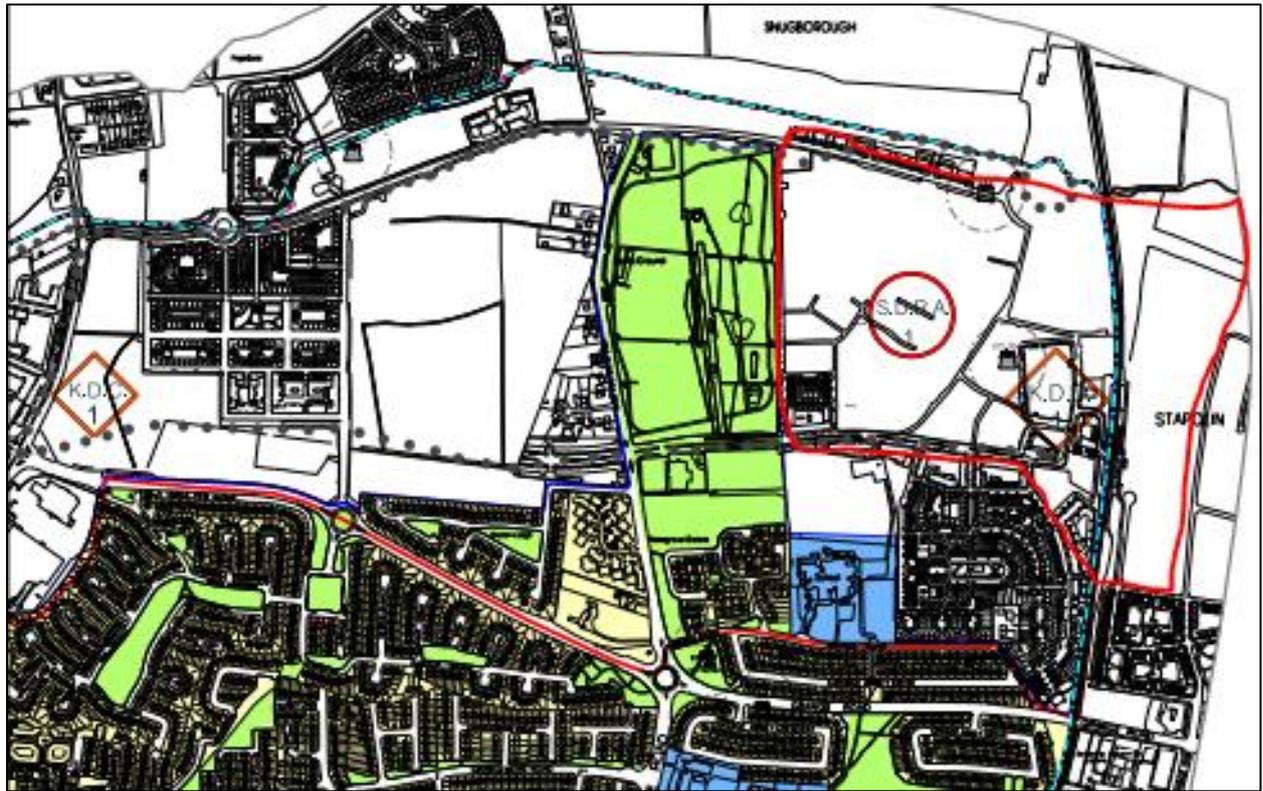


Fig. 23 – SDRA and KDC zoning (site outlined in red)

The following relevant use classes are related to this zoning objective:

<p>Zoning Objective Z4</p> <p>Permissible Uses</p> <p>Amusement/leisure complex, bed and breakfast, betting office, buildings for the health, safety and welfare of the public; car park, car trading, childcare facility, civic offices, community facility, cultural/recreational building and uses, delicatessen, education, embassy office, enterprise centre, garden centre, guest house, halting site, home-based economic activity, hostel, hotel, industry (light), live work units, media-associated uses, medical and related consultants, motor sales showroom, office (max. 600 sq m.), off-licence, open space, park and ride facility, part off-licence, petrol station, place of public worship, public house, residential, restaurant, science and technology-based industry, shop (district), shop (neighbourhood), take-away, training centre.</p> <p>Open for Consideration Uses</p> <p>Advertisement and advertising structures, civic and amenity/recycling centre, conference centre, embassy residential, factory shop, financial institution, funeral home, garage (motor repair/service), household fuel depot, internet café, nightclub, office (max. 1200 sq m) outdoor poster advertising, shop (major comparison), warehousing (retail/non-food)/retail park.</p>	<p>Zoning Objective Z14</p> <p>Permissible Uses</p> <p>Betting office, buildings for the health, safety and welfare of the public; childcare facility, community facility, conference centre, cultural/recreational building and uses, education, embassy office, embassy residential, enterprise centre, green/clean industries, halting site, home-based economic activity, hotel, industry (light), live-work units, media-associated uses, medical and related consultants, offices, open space, park and ride facility, part off-licence, place of public worship, public service installation, residential, restaurant, science and technology-based industry, shop (neighbourhood), training centre.</p> <p>Open for Consideration Uses</p> <p>Advertisement and advertising structures, bed and breakfast, car park, car trading, civic and amenity/recycling centre, factory shop, financial institution, funeral home, garage (motor repair/service), garden centre, golf course and clubhouse, hostel, internet café, nightclub, off-licence, outdoor poster advertising, petrol station, pigeon lofts, public house, take-away, veterinary surgery, warehousing (retail/non-food)/retail park, warehousing.</p>
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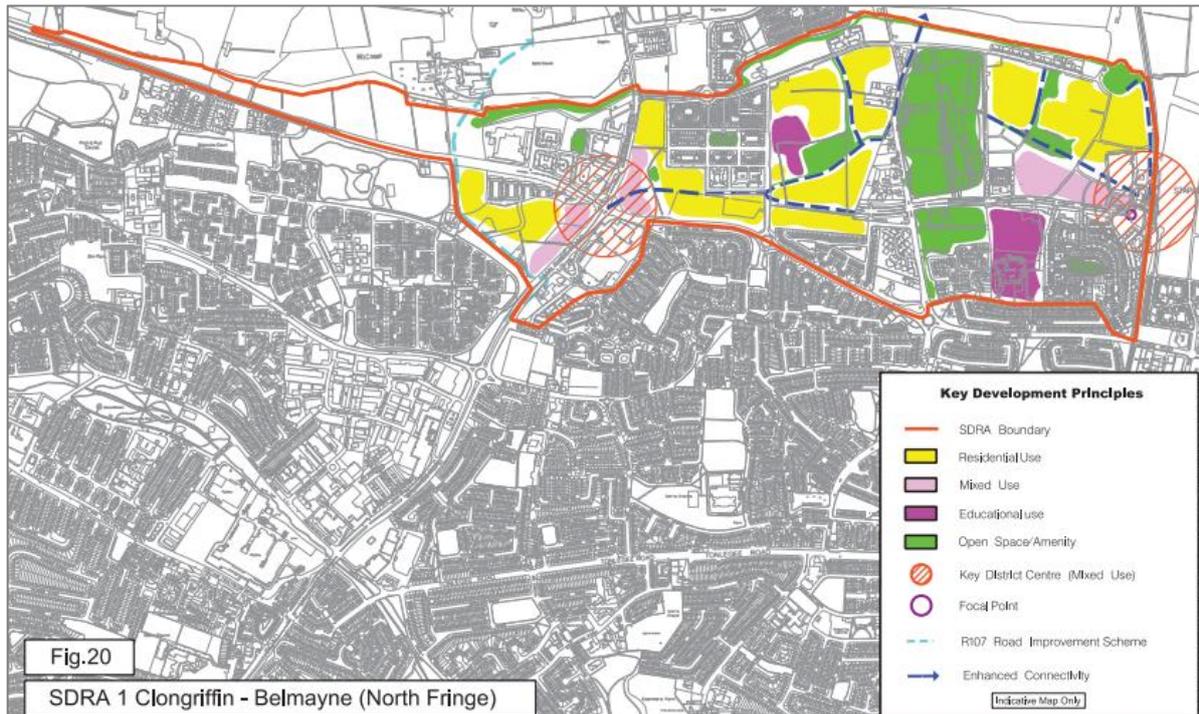


Fig. 24 – Dublin City Development Plan – North Fringe Key Development Principles

The proposed residential use and complementary land uses are permitted in principle. The proposed development will build on the existing attributes within Clongriffin, and will complete Clongriffin town centre through the introduction of 1,950 no. high-quality designed residential units and mixed-uses such as crèche, cafés/restaurants, retail/commercial units, community centre, offices, etc. It is therefore considered that the proposed development is consistent with the objectives of the SDRA and Key District Centre zoning designations.

For further information in this regard, please refer to the Community & Social Infrastructure Audit Report; the Statement of Consistency with Planning Policy; and the Material Contravention Statement, all of which have been prepared by Downey Planning and are enclosed with this planning application.

6.1.3 Quality Housing, Sustainable Neighbourhoods & Residential Building Heights

The quality housing chapter identifies the minimum standards required by Dublin City Council in relation to housing supply in the city area. At a general level, the development plan states:

“the Department of Housing, Planning, Community and Local Government Planning Policy Statement 2015 encourages planning authorities to engage in active land management by leading and managing the development process and ensuring that land zoned for development actually comes into use in accordance with development plan policy and in tandem with supporting infrastructure”. It continues ‘building at higher densities makes more efficient use of land and energy resources, creating a consolidated urban form which fosters the development of compact neighbourhoods and a critical mass which contributes to the viability of economic, social, and transport infrastructure”.

The proposed development at Clongriffin is consistent with these broad level policy objectives. The policy objectives are outlined in further detail within the Statement of Consistency which sets out the

proposed developments compliance with the provision of quality housing and sustainable neighbourhoods.

6.1.4 Sustainable Neighbourhoods

The Development Plan comprises a number of policies seeking to establish sustainable neighbourhoods. In this regard the proposed development provides for a range of services to support the proposed residential aspect of the development with the proposed height and densities of the blocks ensuring services are provided within walking distance. The Development Plan seeks to:

“SN1: *To promote good urban neighbourhoods throughout the city which are well designed, safe and suitable for a variety of age groups and tenures, which are robust, adaptable, well served by local facilities and public transport, and which contribute to the structure and identity of the city, consistent with standards set out in this plan.*

SN2: *To promote neighbourhood developments which build on local character as expressed in historic activities, buildings, materials, housing types or local landscape in order to harmonise with and further develop the unique character of these places.”*

A range of community facilities are proposed as part of the overall development of the lands at Clongriffin in conjunction with the existing community infrastructure in place. A Community and Social Infrastructure Audit is enclosed which sets out the proposed development’s compliance with the provision of community and social infrastructure in accordance with Objective SN5 of the Development Plan which seeks to:

“SN5: *To ensure that applications for significant large new developments (over 50 units) are accompanied by a social audit and an implementation and phasing programme in relation to community infrastructure, so that facilities identified as needed are provided in a timely and co-ordinated fashion.”*

SN6: *To support and encourage the future growth of a wide range of public, social and community services essential to local community life, and to promote and seek to provide multi-use, fit-for-purpose community facilities which are suitable for all ages and all abilities, are operated according to an effective and efficient management strategy, and which are accessible in terms of physical design, location, cost of use, and opening hours.”*

The proposed development is unique in that a significant quantum of social and community infrastructure is already in place within Clongriffin. There are a number of offices, health centres, cafes/restaurants/takeaways and shops that currently operate within the centre of Clongriffin including Centra, Stacks Pharmacy, Clongriffin Medical Centre, Clothes alterations, Body Transformation Studio, Revv Barbers, Romayos Diner etc. There are also a number of community and social facilities available within Clongriffin including two community centres at Clongriffin Hub and Clongriffin Junction which hold weekly events including Mens Sheds, Yoga Classes, Dance Academy etc. There are also significant sports and leisure facilities within Clongriffin with Trinity Sports & Leisure Club which offer facilities including a 25m swimming pool, scuba diving, aqua aerobics classes, sporting hall accommodating indoor football, basketball, keep fit classes, lounge areas including a darts and pool lounge as well as accommodating parties, boxing clubs etc. The applicant has also developed a relationship with Trinity Sports & Leisure such that residents within Clongriffin avail of a free year’s

membership and ongoing discounted fees. There are also additional services provided within Father Collins Park which is Ireland's first wholly sustainable park and extends to 26 hectares. The park comprises high quality playground facilities, circuit track, skate park, sports pitches including all weather pitches and provides a high-quality amenity and open space park for residents in Clongriffin.

The current proposed development also provides for resident amenity rooms within the Build To Rent Blocks and indeed additional retail units and gyms. 2 no. creches are also proposed within the application catering for 119 children with a third creche also proposed within Block 4 in a current application. Block 4, which is proposed within SHD Application 2, also provides for a dedicated community centre and menshed facilities which in conjunction with existing services, provides for a high level of social and community services for residents of Clongriffin. This is fully detailed within the enclosed Community & Social Infrastructure Audit prepared by Downey Planning. Please also refer to the 'Sustainable Neighbourhoods BTR Justification Report' prepared by Downey Planning and Liv Consult which further sets out the proposed developments compliance with establishing sustainable neighbourhoods within Clongriffin.

6.1.5 Residential Densities and Building Heights

In terms of the Development Plan's policies and objectives on residential density and building heights, it is a specific policy of the Development Plan to physically consolidate the city and to optimise the efficient use of urban land. Higher densities will be promoted in the city centre, within KDCs, SDRAs and within the catchment of high capacity public transport. The density standards set out in the plan will promote the development of high quality, sustainable densities and the consolidation of urban form. This approach is consistent with, and has been informed by, Guidelines for Planning Authorities on Sustainable Urban Development (Cities, Towns and Villages), (Department of Environment, Heritage and Local Government, 2009), and its companion document, Urban Design Manual: A Best Practice Guide.

The proposed development is therefore consistent with the aforementioned policies of the Development Plan in that the lands subject to this application are within a Key District Area, within a Strategic Development and Regeneration Area and indeed is immediately adjoining a public transport corridor. Therefore, the proposed development is ideally suited for higher density development.

Furthermore, the proposed development complies with Objective QH8 of the Plan in that the lands subject to this application are infill lands which are under-utilised, within close proximity to both a Train Station and a Quality Bus Corridor and are within a town centre. Objective QH8 seeks:

"To promote the sustainable development of vacant or under-utilised infill sites and to favourably consider higher density proposals which respect the design of the surrounding development and the character of the area."

The density of the current SHD application is c.163 units per hectare which is considered appropriate given the location of the proposed blocks within the centre of Clongriffin and within 500m of the Train Station.

The density of the overall masterplan lands subject to the three current application's is c.171 units per hectare which is again considered in accordance with the requirements for higher density development in proximity to town centres and adjoining public transport corridors. The overall density

across the entire Clongriffin Area including the constructed, permitted and proposed units provides for c. 83 units per hectare (4,518 units on an overall site area of 53.56 hectares when the 3 no. sites outside the ownership of the applicant are included) or c.79 units per hectare (4,220 units on an overall site area of 53.56 hectares when the 3 no. sites outside the ownership of the applicant are excluded).

The proposed development has been designed with regards to the surrounding context of the site with the proposed layout taking cognisance of the existing built form surrounding the site and has sought to reinstate an urban form based on the existing development in the immediate vicinity of the subject lands. It is submitted that the proposed development provides for an appropriate density of development for the lands and is in accordance with National, Regional and Local Planning Policy.

With regards to Building Heights, the Development Plan states that planning applications will be assessed against the building heights and development principles established in a relevant LAP/SDZ/SDRA in addition to the assessment criteria for high buildings and development plan standards". The proposed development generally ranges in height from 4 – 7 storeys and is therefore in accordance with the heights set out in the Development Plan (up to 24m beside rail stations) and the Clongriffin – Belmayne Local Area Plan which notes that a minimum of 5 storeys is required at Clongriffin. The proposed development also provides for a tall building at Block 17 (17 storeys in height) and Block 26 (15 storeys in height). Block 17 is noted within the LAP as providing for a landmark building and there is an extant permission on the subject site for a tall building.

The proposed development is also in accordance with the "*Urban Development and Building Heights, Guidelines for Planning Authorities*". The Guidelines state that "*in relation to the assessment of individual planning applications and appeals, it is Government policy that building heights must be generally increased in appropriate urban locations. There is therefore a presumption in favour of buildings of increased height in our town/city cores and in other urban locations with good public transport accessibility.*"

As part of these a number of Strategic Planning Policy Requirements including SPPR 3 where should the proposed development meet the guidelines' criteria, the planning authority can approve the development even where the relevant plan indicates otherwise. This SPPR reads as follows:

"SPPR 3: It is a specific planning policy requirement that where; 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan, local area plan or planning scheme may indicate otherwise".

In light of the above, it is considered that the proposed development is consistent with the requirements of this document on building heights for urban developments and that greater heights and taller buildings are achievable. Clongriffin is a large mixed-use development well served by public transport (DART and QBC) and therefore can be expected to achieve high density residential development. Allowing for some taller buildings will help to achieve this aim.

As previously stated, the proposed development provides for a tall building at Block 17 (17 storeys over basement in height) and at Block 26 (15 storeys in height). Block 17 provides for a landmark building and there is an extant permission on the subject site for a tall building. Block 26 is the bookend of Station Street and provides for an appropriate end to the vista of the street. It is also at the north eastern corner of Clongriffin and marks the entrance to Dublin City when approaching from North County Dublin. Therefore, the proposed Block 26 will provide an important visual role and contribute significantly to the skyline of Dublin.

The Development Plan supports the provision of taller buildings within SDRA's and KDCS and notes that:

"Taller buildings (over 50m) are acceptable at locations such as at major public transport hubs, and some SDRAs.."

The proposed blocks have been designed with regard to the surrounding existing and proposed areas and provides for a high standard of design, amenity and sustainability. The Development Plan states that all proposals for mid-rise and taller buildings must include an assessment of the proposed buildings relationship to context and need to protect important views, any on the historic environment, relationship to public transport, architectural excellence and contribution to spaces.

The proposed buildings at 17 and 15 storeys in height have been assessed in light of the surrounding context. In this regard, both blocks are being proposed in conjunction with residential blocks ranging in height from 4 to 7-8 storeys and thus have been designed with cognisance given to same. Block 26 will also overlook the River Mayne Linear Park and thus would provide significant surveillance over this park. Block 26 will also overlook the greenbelt and open space zoned lands to the north and east of this landmark and the proposed height would provide excellent passive surveillance of the proposed park on Fingal lands. Furthermore, there are no historical views within Clongriffin that will be adversely impact as a result of the higher blocks and indeed the blocks are immediately adjoining the Clongriffin Train Station which is a major public transport corridor. The design of the blocks has been considered by two architectural firms with CCK Architects designing Block 17 and Wilson Architects designing Block 26 providing for a high-quality architectural design response for these taller buildings.

The proposed blocks' compliance with the standards of the Development Plan are set out within the Masterplan prepared by CCK Architects, the universal Design Statement prepared by CCK Architects, the design statement for Block 17 prepared by CCK Architects and the Design Statement for Block 26 prepared by Wilson Architects. Please refer to the enclosed reports for further details on the proposed developments compliance with the height policies of both the Development Plan and the Local Area Plan.

6.1.6 Landscaping & Open Space

Public open space

The proposed landscaping for the development has been designed to ensure high-quality active and passive recreational amenity spaces for the enjoyment of all residents including the high quality 26 hectare Fr. Collins park which includes playgrounds for children, a skate park, walking/cycling tracks, football pitches and quality open spaces - all of which contribute to the overall visual character, identity and amenity of the area.

The original masterplan lands comprised 53.56 hectares. The open space provided to date comprises 51,328 sq.m. The proposed additional public open space areas subject to this current SHD application is 2,634 sq.m. (i.e. pocket park to the south east of Block 6 and park to the south east of Block 8). Therefore, the overall public open space to be provided under the overall finished scheme is 53,962sq.m. which exceeds the minimum 10% requirement.

The proposed amenity spaces also benefit from passive surveillance from the proposed residential units. Private amenity space such as balconies and terraces have also been designed in accordance with quantitative and qualitative standards. The proposed boundary treatments for the scheme also provide a sense of security and privacy whilst also providing visual interest and distinction between spaces. For further information on the landscaping and boundary treatment proposals, please refer to the detailed landscaping proposals prepared by Ronan McDiarmada Landscape Architects. Please also refer to the architectural drawings and associated Urban Design Statements prepared by CCK Architects and Wilson Architects.



Fig. 25 – Context Landscape Masterplan

Private and Communal Open Space

In general, the proposed apartments will have a private balcony, roof terrace or winter garden ensuring residential amenity to all residents. These balconies comply with Development Plan or National policy design standards for apartment balconies. Each proposed apartment block has also been provided with communal open space which exceed national standards for same. Whilst there is an under provision of communal space within Block 17, this is compensated by increased Build To Rent

amenity space as is provided for under Special Planning Policy Requirement 8 of the Sustainable Urban housing: Design Standards for New Apartment Guidelines. The Housing Quality Assessment for each block sets out the required quantum of space and what is being proposed as part of this application. The development also provides for play equipment within blocks and Railway Park which is in conjunction with the state-of-the-art playground facilities provided within Father Collins Park.

6.1.6 Infrastructure

Car Parking

Under the Dublin City Development Plan 2016-2022, the Council considers the application of residential car parking guidelines (Development Plan Table 16.1) as “maximum” parking provision. The Development Plan parking standards (for apartment units) are illustrated in Table 6 below.

The Sustainable Urban Housing Design Standards for New Apartments also detail parking requirements. It is considered that the proposed development should be considered to fall into the *central and/or accessible urban location*, as Clongriffin is a high density mixed use development located alongside regular rail and bus services. The Guidelines noted that in larger scale and higher density developments, comprising wholly of apartments in more central locations that are well served by public transport, the default policy is for car parking provision to be minimised, substantially reduced or wholly eliminated in certain circumstances.

Land-Use	Zone	Car Spaces
Enterprise and Employment/Offices/ General Industry (inc warehousing)	1	1 per 400 sq.m GFA (Gross floor area)
	2	1 per 200 sq.m GFA
	3	1 per 100 sq.m GFA
Retail Supermarkets exceeding 1,000sq.m GFA	1	None
	2	1 per 100 sq.m GFA ¹
	3	1 per 30 sq.m GFA ¹
Other Retail and Main Street, Financial Offices (excl. retail warehouse)	1	1 per 350 sq.m GFA
	2	1 per 275 sq.m GFA
	3	1 per 75 sq.m GFA
Industry	1	1 per 400 sq.m GFA
	2	1 per 200 sq.m GFA
	3	1 per 75 sq.m GFA
Warehouse Retail (non-food)	1	1 per 300 sq.m GFA
	2	1 per 200 sq.m GFA
	3	1 per 35 sq.m GFA
Warehouse	1 and 2	1 per 450 sq.m GFA
	3	1 per 200 sq.m GFA
Residential	1 and 2	1 per dwelling
	3	1.5 per dwelling

Table 6 – Maximum Car Parking Standards for various Land-Uses

During the pre-planning stage, various pre-planning meetings were held with Dublin City Council, Transport Department and Waterman Moylan Consulting Engineers and it was agreed that the provision for the proposed apartment units would be at a rate of 0.75 per apartment due to the proximity of the development to the existing railway station, existing bus terminal, intended rail

service improvements, intended Bus Connects improvements, the availability of surplus on street car parking spaces and the provision of on site GoCar spaces. The car parking standards for the proposed commercial/retail uses will be provided in accordance with the Development Plan Standards as set out in Table 16.1 of the Development Plan.

The total requirement for car parking spaces for the overall masterplan development of 1,950 units and 22,727.5 sq.m. of commercial development is set out within the enclosed car parking strategy prepared by Waterman Moylan consulting engineers. These parking spaces are provided within each individual block for residential use only, adjoining on street car parking spaces for use by residential users and commercial users and within the multi-storey car park within Block 12 for selected commercial users and for residential overflow.

The car parking strategy for the overall masterplan development is set out within the enclosed Proposals for Parking report prepared by Waterman Moylan Consulting Engineers. Please refer to this report for full details on the proposed development's compliance with car parking standards.

The total proposed parking provision included in the 15 no. blocks equates to 1,358 with additional car parking spaces within the multi-storey car park. Block 12 has already been built and consists of a 5 level multi-storey car park. It is also proposed to provide car share spaces. Go Car note that each Go Car replaces approximately 20 private cars, which will reduce the need for car ownership on this site. Please refer to the enclosed Mobility Management Plan, Traffic and Transport Assessment and Proposals for Parking Report prepared by Waterman Moylan Consulting Engineers for further details.

Bicycle Parking

As per the Dublin City Council Development Plan, the standards specify the required number of cycle spaces for new developments. The bicycle parking requirements for the overall masterplan lands are set out in Waterman Moylans Consulting Engineers accompanying reports.

The overall development provides for 3,525 no. bike spaces which significantly exceeds the amount required by Dublin City Council. The cycle parking comprises both surface and basement parking. Surface parking is envisaged to accommodate some short-term cycle parking demand and providing a secure location for cyclists to lock their bikes for the duration of their short visit. Secure, covered cycle parking is also provided within each proposed block to cater for other short and long-term demand. It is also proposed as part of this application to provide additional 56 no. bicycle parking spaces (i.e. 28 stands) within Station Square.

6.1.7 Vehicle and Pedestrian Access

Vehicular Access

The existing vehicular access into Clongriffin is by Main Street to the south and by Marrsfield Avenue to the north. Both roads connect to the Hole in the Wall Road which runs along the western edge of Clongriffin.

Main street comprises a 4 lane carriageway road. Each carriageway includes a dedicated bus lane of 3m width. Footpaths of 2m width are provided each side of the roadway, with 1.2m off-road cycle-

track provided along Fr. Collins Park. No off-road cycling facilities are built along this roadway beyond the park, with cyclists intended to share the bus lane with buses for circa 400m to Station Square.

The existing vehicular access and infrastructure is detailed in full in the accompanying Traffic and Transport Assessment prepared by Waterman Moylan Consulting Engineers. Please refer to this report which is enclosed for further details.

Public Transport

The existing road infrastructure is partially completed on site and is serving the already constructed Block 12 and Station Square and the residential developments to the west of the site (Belltree). This includes physical public transport infrastructure, namely dedicated bus lane along Main Street and Station Square within Clongriffin and dedicated bus lane along Hole in the Wall Road adjacent to the site. In addition a dedicated multimodal transport interchange is provided at Station Square in the heart of the development. It is noted that the existing Station Square, which is currently serving the Clongriffin Dart Station via Park&Ride service will be a significant strategic point for pedestrians-cyclist-drivers. Due to its central location within the Clongriffin Area and the proximity to the Clongriffin Dart Station and to the existing Dublin Bus routes, also covered by the BusConnects proposals, which will allow a better accessibility and permeability to public transport.

The Park & Ride infrastructure is providing 483 no. car parking spaces for residents to commute with the public transport infrastructure, via Dart Train service or via Dublin Bus. Station Square is also provided with cycle stands, allowing cyclist to park bicycles and commute via public transports and Taxi Ranks.

Dublin Bus route no. 15 connects Clongriffin to Ballycullen with c. 95 buses from and c. 96 buses to Clongriffin during the day with 66 buses to and from Clongriffin on a Saturday and 42 to and from on a Sunday. Therefore, Clongriffin is well served by bus services.

The masterplan lands are also well served by Commuter and Dart Train services via the Clongriffin Train Station. 48 trains serve Clongriffin during the weekday, 32 trains on a Saturday and 21 trains on a Sunday. Therefore, it is clear that the lands are well served by public transport. Please refer to the enclosed Mobility Management Plan and Traffic and Transport Assessment reports prepared by Waterman Moylans for further details.

Pedestrian Accessibility & Permeability

The lands at Clongriffin have been designed to ensure pedestrian accessibility and permeability are provided. In this regard, Market Street has been designed as a pedestrian priority green link/route connecting Station Square through the development to Beltree Park which continues and connects to Father Collins Park. All streets constructed and proposed to be completed provide for or are intended to provide pedestrian footpaths. For further information on pedestrian permeability, please refer to the Mobility Management Plan and Traffic and Transport Assessment Report prepared by Waterman Moylan Consulting Engineers.

6.2 Clongriffin-Belmayne Local Area Plan 2012-2018

The lands at Clongriffin are subject to the specific policies and objectives set out within the Clongriffin-Belmayne Local Area Plan 2012-2018. The Masterplan Update prepared by CCK Architects sets out how the proposed masterplan development respects and adheres to the principles of the Local Area Plan.

Density

The LAP sets out a number of key urban design objectives to create sustainable new developments with the LAP area. The proposed development fully complies with these objectives with high quality and sustainable densities to consolidate the area and maximise access proposed. The proposed masterplan development subject to the current SHD applications and planning application to Dublin City Council provides for an overall density of c.171 units per hectare in recognition of the proximity of the proposed blocks to the train line and bus corridor and the requirement to provide higher density development to support an efficient public transport system. Should permission be granted for the current applications, the overall density across the entire Clongriffin Area including the constructed, permitted and proposed units provides for 83 units per hectare which exceeds the LAP standard of 50 units per hectare minimum.

The LAP also seeks to provide high quality streetscapes which are achieved through distinctive high quality street furniture, lighting, paving and public artwork that creates a distinctive character associated with the North Fringe. The quality of the streetscapes are set out within the Masterplan prepared by CCK Architects and the Design Statements prepared by CCK Architects and Wilson Architects. The quality of the streetscapes and public realms are also set out within the landscaping reports and drawings prepared by Ronan Mac Diarmada Landscape Architects.

Building Heights

The LAP also states with regards to building heights

“The height strategy for the LAP will seek positive integration of new building height with established character. Locations identified for special height character are the designated Key District Centres (in general 5 storeys minimum) and the Main Street Boulevard axis (in general four to five storeys). Heights of 2-6 storeys (including a set back at the top floor of a 5/6 storey building) may be facilitated subject to quality design criteria and set back requirements along the river corridor to complete the urban form of pavilion buildings to complete Marrsfield, One location for a landmark profiled building (10-14 storey office height equivalent) is designated adjacent to Clongriffin Rail Station. In other locations, where 4 storeys residential height is proposed, some flexibility will be allowed on the height equivalent (13m) to achieve design improvements to the façade”

The LAP also states that height will be assessed against the policy of the Development Plan which also notes that up to 50m is acceptable within the North Fringe. The LAP states that a significant increase in height may be accepted where it can be demonstrated that there is a strong urban design rationale for doing so, and where specific social, economic or architectural gains will be delivered by increasing height above the established height.

The proposed development provides for heights ranging from 3 to 17 storeys with the majority of blocks at 6 storey in height. This is in accordance with the LAP which notes that a minimum 5 storeys be provided within the KDC. The proposed height of the buildings are in accordance with national height standards and indeed in accordance with the strategic aim of the LAP to increase density along the public transport corridor. There are two landmark buildings proposed – Block 17 which is designated for a taller building adjacent to the Rail Station and Block 26 which is a fifteen storey building that bookends Station Street and provides for a vista entering and exiting the entrance to Dublin City. The principle of taller buildings is supported at National Planning Policy whereby the Urban Development and Building Heights Guidelines for Planning Authorities which state that local area plans must become more proactive and more flexible in securing compact urban growth through a combination of both facilitating increased densities and building heights, while also being mindful of the quality of development and balancing amenity and environmental considerations. In this instance, the LAP acknowledges that Block 17 should be a tall landmark building and therefore it is considered that the provision of a 17 storey development immediately adjoining the transport hub at Station Square and within walking distance of existing and proposed amenities remains in accordance with the vision for a landmark building and is in accordance with National and Regional policy which supports increased building height and increased density of development.

The principles of a Taller Building at Block 17 Clongriffin has previously been approved under Reg. Ref. 3634/16 (ABP Ref. PL29N. 248713) and the current proposal is seeking permission for a building of similar height to that previously permitted.

Block 26 is located to the north of Clongriffin and is located at the junction of Station Street and Marrsfield Crescent. Therefore, Block 26 bookends two major streets within Clongriffin and thus presents an opportunity to provide a landmark vista that will bookend both Station Street and Marrsfield Crescent. Block 26 also marks the entrance into Dublin from north county Dublin. Block 26 is also located along the public transport corridor and overlooks the Lake Side Public Open space and the River Mayne Corridor park.

Block 26 will provide a terminating focal point and landmark building at the north of Station Street and the eastern end of the Marrsfield Avenue alignment and will provide an acceptable density of residential development within 500m of the rail station and town square area.

It must also be noted that Section 18, 4 (B) of the Planning and Development Act 2000 (as amended) states that where any provision of a local area plan conflicts with the provisions of the development plan as varied or the new development plan, the provision of the local area plan shall cease to have any effect. Therefore, regard must be given to the requirements of the Development Plan which states that buildings up to 50m in height are to be considered in the North Fringe Area. The urban design rationale for a 15 storey building at this location is set out within the Masterplan and overall Design Statement prepared by CCK Architects and within the Design Statement for Block 26 as prepared by Wilson Architects. Please refer to these design reports for further details on the architectural merit of the proposed building and the Statement of Consistency prepared by Downey Planning for full details on the proposed development's compliance with planning policy. Please also refer to the Material Contravention statement for the policy justification and rationale for taller buildings at Blocks 17 and 26.



Fig. 26 – Existing View along Marrsfield Avenue



Fig. 27 – Proposed View along Marrsfield Avenue with proposed Blocks 25 and 26

Economic Strategy

With regards to the economic strategy, the LAP seeks to emphasise the positive future prospects for this area and sets out a proposal for achievable gains in the short term that improve the conditions to

encourage long term investment, business opportunities and job growth in the local area. The LAP states that:

“The key aims of the economic strategy for the LAP will be to recognise and promote the strategic value of the area in economic terms and to implement economic policy of the region and city in ways that are relevant to the character of the local area.”

The proposed masterplan development is grounded in the provision of commercial, retail, recreational, leisure, community uses etc. that will encourage job growth within Clongriffin. The proposed development provides for 22,727.5 sq.m. of commercial development in addition to the 13,950 sq.m. of commercial development completed to date and the 706 sq.m. that is currently under construction. Permission has also been approved for a commercial hotel development comprising 8,080 sq.m.

The proposed masterplan development provides for the following commercial development:

- 2 no. retail units within Block 3 (c.791 sq.m.)
- 5 no. floors of offices within Block 3 (c. 3,732 sq.m.)
- 1 no. Creche within Block 4 (c. 304 sq.m.).
- 1 no. Community Centre and Men’s shed within Block 4 (c. 417 sq.m.)
- 1 no. Café/Restaurant within Block 4 (c. 78 sq.m.)
- 4 no. retail shops within Block 5 (c. 393 sq.m.)
- 1 no. creche within Block 6 (c. 418 sq.m.)
- 6 no. retail units within Block 13 (c. 1,142 sq.m)
- 1 no. café/restaurant within Block 13 (c. 230 sq.m.)
- 5 floors of Offices within Block 13 (c. 4,736 sq.m.)
- 2 no. retail/commercial units within Block 14 (c. 1,127 sq.m.)
- 2 no. café/restaurant units within Block 14 (c. 806 sq.m.)
- 8 screen Cinema within Block 15 (c. 5,253 sq.m)
- 6 no. Retail/Commercial Units within Block 15 (c. 906 sq.m.)
- 3 no. Restaurant units within Block 15 (c. 527 sq.m.)
- 5 no. retail shops within Block 17 (c. 430.5 sq.m)
- 1 no. creche within Block 27 (c. 508 sq.m.)
- 5 no. retail units within Block 28 (c. 675 sq.m.)
- 1 no. gym within Block 28 (c. 254 sq.m.).

Thus, the overall commercial development in Clongriffin (i.e. total commercial area constructed, permitted and proposed as part of the current applications) will be over 45,463.5 sq.m which will serve the overall population of Clongriffin. It is noted that under the masterplan parent permission 0132/02, that c. 85,000 sq.m of commercial development was permitted for Clongriffin with a further c. 15,000 sq.m permitted in subsequent permissions providing for an overall total of 100,000 sq.m. of commercial development. However, it is submitted that the proposed quantum of development of 45,463.5 sq.m is considered appropriate noting the Economic and Retail Study for the Belmayne Clongriffin Area published in 2018 which is intended to inform the implementation of the Local Area Plan (LAP) for Clongriffin-Belmayne. The study states that there will be an additional requirement for

development of between 12,184 gross sqm and 22,358 gross sqm of economic and retail space by the year 2027 across the study area which includes Belmayne.

With regards to Clongriffin, the study notes that *“a high percentage of vacant floorspace (82%) exists at Clongriffin and Main Street. Even though this figure is skewed slightly by the sizeable amount of vacant office hub space, it does not detract from the finding that 64% of units are vacant. Leisure services in the form of eateries on Main Street help account for the largest floorspace use here.”* It is intended that the injection of population into Clongriffin noting the 1,950 units proposed overall will encourage the vacant units to be occupied and the town centre will thrive.

The Economic Study estimates that, once allowance is made for existing, vacant and permitted floorspace in Clongriffin-Belmayne, in the region of 8,529 and 15,650 net sqm of additional retail and economic floorspace could be built in the LAP by the year 2027. This forecast is based on a number of assumptions not least of which is the prediction of a significant increase in residential development and the continuance of a buoyant economy. Therefore, it is submitted that the overall commercial floor space of 45,463.5 sq.m. for Clongriffin exceeds that required for the area and will provide for a high quality mixed use town centre that is supported by high quality residential development.

This current SHD application provides for 2,285.5sq.m. of the aforementioned floor areas and thus is in accordance with the requirements for a Strategic Housing Development application.

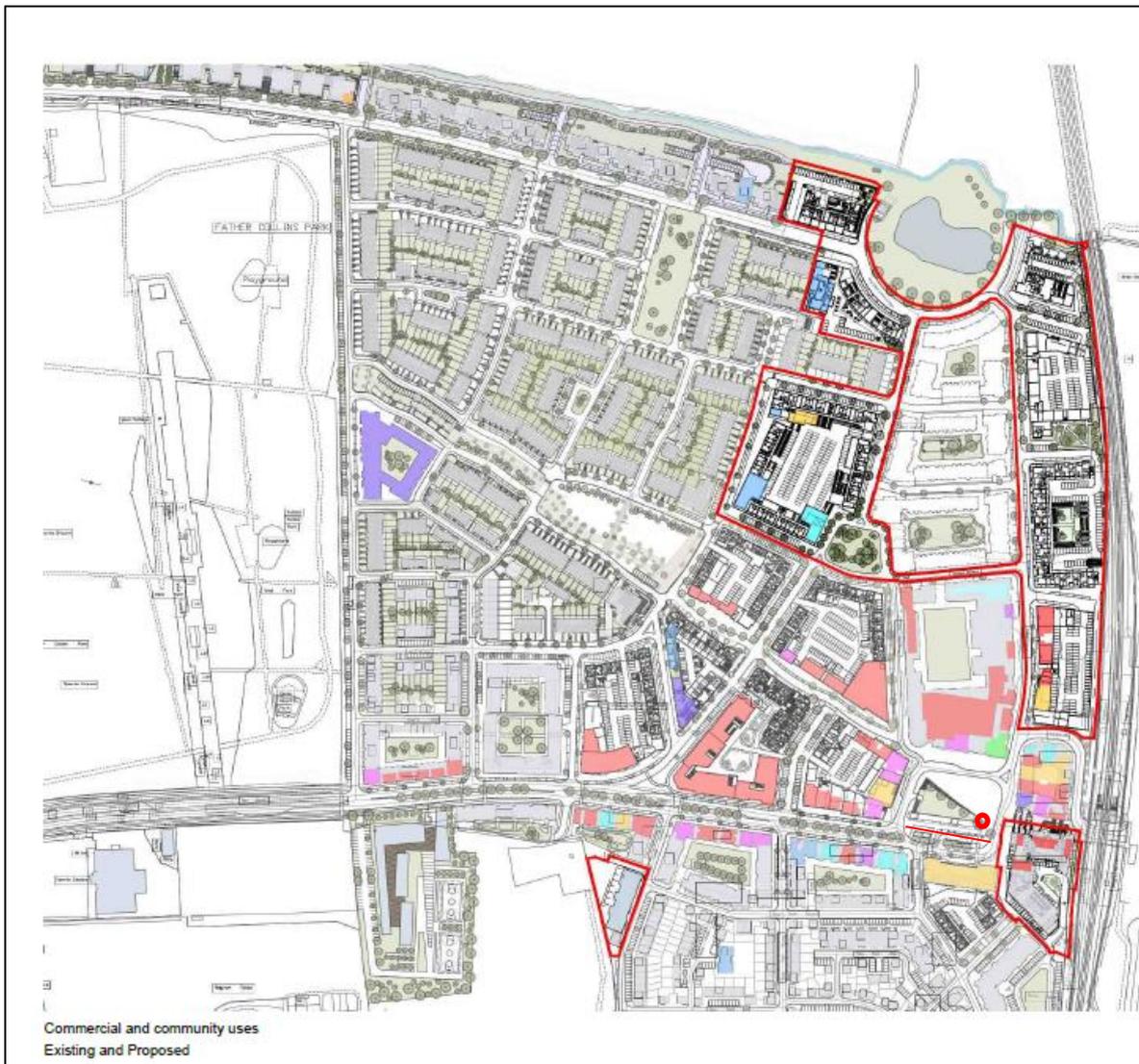


Fig. 28 – Existing and Proposed commercial areas within Clongriffin

Open Space

The LAP sets out a number of policies and objectives for an integrated network of open space areas.

There are four aspects to the landscape strategy for the developing lands in the LAP area which not only promote integration of parks and open space areas for amenity and bio diversity value, but also the unification of the urban design, visual coherence and community interaction across the developing lands. The elements include:

- The completion of the River Mayne Linear Park – the linear park has been partially completed with 350m completed to the new attenuation pond and the linear park between Father Collins Park and Station Street is under construction. It will link to Baldoyle Nature Park.
- Completion of Father Collins Park – Father Collins Park has been re-developed and enhanced and is completed and is fully operational.
- The Diagonal Green Route – a pedestrian/cyclist desire line connecting residents in Clongriffin to Father Collins park. The design of this route is proposed as part of the current applications.

The link has been carefully designed to encourage pedestrian and cyclist priority with three public spaces connected by high quality public realm.

- Main Street Landscaping – Main Street is complete with landscaping that distinguishes the street as an important civic route through the town.



Fig. 29 – Network of pedestrian and cycle friendly routes connecting main areas of open spaces

Access and Movement

The LAP seeks to promote the ease of movement within and access to the area incorporating a high quality, integrated transport network through improvements to the existing road, rail and public transport network, together with improved cycling and pedestrian facilities within the local area.

The proposed development complies with the objectives of the LAP for Movement and Transport (Section 6.1 of the LAP) noting that the proposed development maximises access to public transport with higher density development immediately adjoining the train station, permeability and pedestrian accessibility with green links and routes from Station Square to the north, west and south of the train station, optimising densities to support the efficient use of the train line, the provision of park and ride facilities within Block 12 of Clongriffin, the provision of a clearly defined road network with a number of main streets interconnected with streets, provision of a level of car parking that encourages the use of public transport and the provision of strong links to the constructed dwellings and commercial development within Clongriffin.

Station Square interconnects public transport with train line, bus stops, Go Car parking with the walking and cycling routes. The proposed development will provide for an efficient population to implement an effective land use and transportation strategy and sustain existing and proposed public transport investments and other sustainable modes of travel in the long term. The proposed development provides for sustainable densities that will help to ensure that public transport services can be supported and car dependant sprawling suburban character is avoided.

The LAP notes that residential schemes seeking planning permission will need to demonstrate that sufficient assignable off street car parking storage and visitor parking on the street is sufficiently incorporated into the design. In this regard, a car parking rationale has been prepared by Waterman Moylan Consulting Engineers and is enclosed under separate cover. This rationale has been prepared in light of discussions with the Planning Department and provides for parking requirements that promotes the use of public transport, walking and cycling as set out within the LAP. The proposed development complies with policies MTP1 – MTO3 of the LAP and with Objectives MT01 -MT012.

With regard to Objective MT07, a pedestrian route has been provided along the River Mayne Linear Park on the lands owned by the applicant.

Community and Social Infrastructure

The LAP seeks to provide sustainable communities through the provision of high-quality community and social infrastructure. Clongriffin is well served by existing community and social infrastructure and this is set out in full within the enclosed Community and Social Audit prepared by Downey Planning.

The proposed masterplan development provides for a range of additional community and social infrastructure including a new community centre and menshed within Block 4 of the proposed concurrent development. This community centre is proposed in accordance with objective CS03 of the LAP which seeks to ensure that buildings intended for community related facilities are designed as adaptable flexible spaces that accommodate a range of uses. There are also 2 no. existing community facilities at Clongriffin Junction and Clongriffin Hub and the applicant provides a range of services for the local community including up to date community information on www.clongriffin.ie. Please refer to the Community and Social Audit for further details on the existing and proposed community infrastructure in Clongriffin.

Government policy on childcare is to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community. These Guidelines for Planning Authorities on Childcare Facilities provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

For housing, the Guidelines provide a benchmark provision of one childcare facility per 75 dwellings (i.e. 20 child spaces per 75 dwellings) is recommended. With regards to childcare facilities, there are currently two creches operating in the town. It is important to note that there are 13 no. childcare facilities within 2km of the Masterplan lands. In order to calculate the childcare provision required for the proposed development, 764 no. units have been discounted due to being either studios or 1 bed apartments. Thus, the proposed development intends to provide an additional three childcare facilities as part of Blocks 4, 6, and 27 which will provide for a further c. 180 children. It is noted that

there is also one existing facility currently lying vacant on Marrsfield Avenue which can accommodate a further c. 50 children. In light of the above, it is submitted that the current provision of childcare facilities in the area, coupled with the three additional facilities proposed, is consistent with the Childcare Facilities Guidelines.

The LAP also comprises policies for the provision of educational facilities. The wider Clongriffin area is well served by national and post-primary schools with c. 24 national schools and 7 post primary schools in the vicinity of Clongriffin. Grange Community College can accommodate additional pupils as can Donahies Community School. Therefore, there is capacity to accommodate additional pupils within the existing schools.

With regards to the location of schools, the LAP supports:

“the concept of clustering of social infrastructure allowing accessibility and sustainability measures to be met. This concept lends itself to sharing of facilities. The need to provide accessible and open resources for the community can be achieved through shared facilities. A sports hall within a school would be an example of a space that can be shared for the community after hours”

Whilst the LAP also identified Block 8 of Clongriffin as reserved for a school with the plan stating that these sites are retained as land reserved for potential future educational use to service future populations as new residential developments are completed in the medium to longer terms. This should be considered in the context of the later SDRA 1 Map which identifies the balance of Grange Community College lands as suitable for educational use.

The optimal location for a school within Clongriffin is not located at Block 8 which is separated from services and, whilst along the Dart Line, is not ideally suited for a school. The lands at Block 8 are zoned for residential development under the Development Plan and are more appropriate for same. The Masterplan enclosed identifies lands to the north of the existing Grange Community School, which under the Development Plan are zoned for educational use, as the appropriate land within Clongriffin to be reserved for a school site. The provision of a school at this location would comply with the LAP objective of clustering social infrastructure. This location is ideal for a school as it would provide a civic front to Main Street, allow community use of the school hall for local events, be appropriately sited close to the playing fields and leisure centre and also be located centrally to the wider community adjacent to excellent transport links. It would also provide an opportunity for the secondary school to make a direct and controlled pedestrian and cycle connection to Clongriffin Main Street, Father Collins Park and all the services the town centre provides. Please refer to the enclosed Material Contravention Statement and School Demand Assessment Reports for further details.

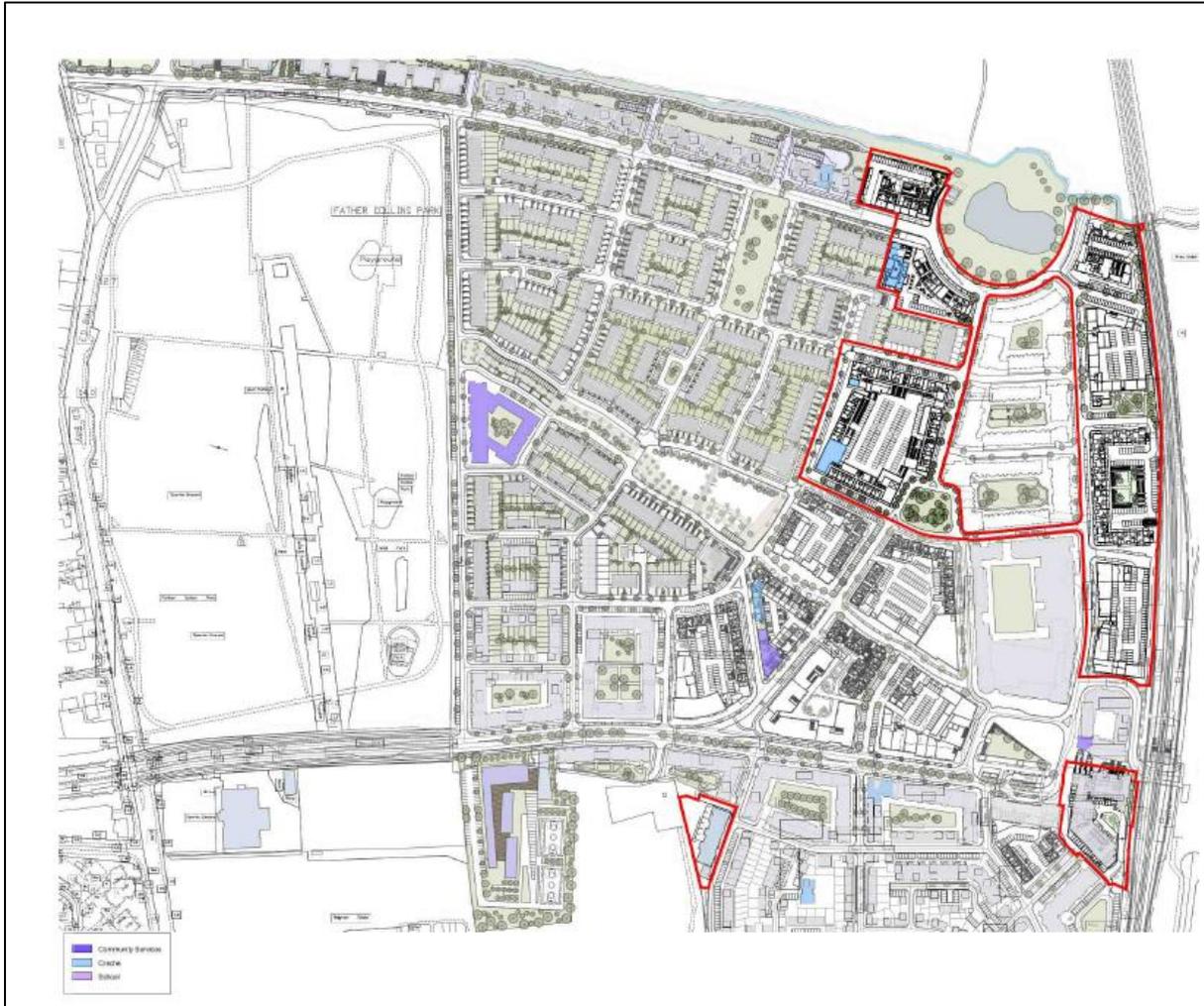


Fig. 30 – Location of creches in the masterplan in blue and location of proposed school site

For further details on the proposed masterplan development’s compliance with the policies and objectives of the Clongriffin Balmaine Local Area Plan 2012-2018, please refer to the enclosed Masterplan Update prepared by CCK Architects and the Statement of Consistency and Material Contravention Statements prepared by Downey Planning.

7.0 Construction Management and Phasing

A Construction & Demolition Waste Management Plan has been prepared by Waterman Moylan Consulting Engineers on behalf of the applicant. This Management Plan provides an outline approach to be applied in the management of waste during the demolition and construction phase of the development. The management of construction traffic is detailed in the Traffic and Transport Assessment report prepared by Waterman Moylan Consulting Engineers. In conjunction with this documentation, CCK Architects have prepared an indicative Phasing Plan for the development which proposes the construction of the development in 3 no. phases as follows:

- Phase 1 (2020-2022) – Blocks 3, 4, 14, 15, 17, 25, 26, 27, Market Street and Station Street;
- Phase 2 (2020-2023) - Blocks 8, 11 & 28; and,
- Phase 3 (2020-2023) - Blocks 5, 6, 13 & 29.

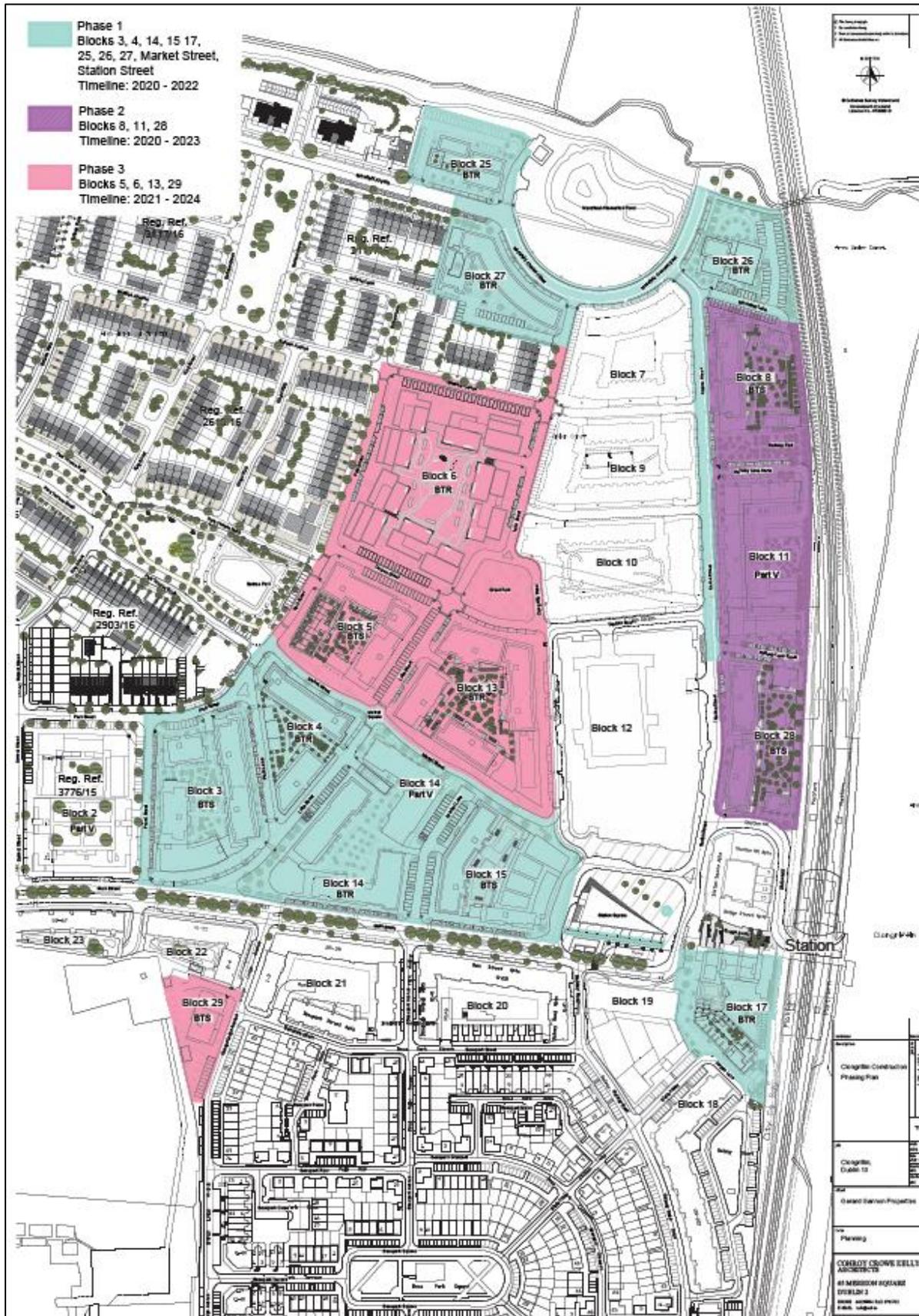


Fig. 31– Indicative Construction Phasing Plan

8.0 Appropriate Assessment Screening

An Appropriate Assessment Screening Report has been carried out by Padraic Fogarty of Openfield Ecological Services. Given the nature of the project and implementation of best practice construction measures particularly in relation to protection of water quality, it is concluded that there will be no negative impacts on the qualifying interests or species of any Natura 2000 site within a 15km radius of the proposed development at Clongriffin. The proposed development at Clongriffin, either individually or cumulatively in combination with the other identified plans and projects, will not adversely affect the integrity of any Natura 2000 site. Thus, there will be no impact on SACs and SPAs / Natura 2000 sites, as confirmed by Padraic Fogarty, ecologist. For further information in this regard, please refer to the Appropriate Assessment Screening Report which is submitted with this application.

9.0 Environmental Impact Assessment Report

The EIA Directive 85/337 EEC, as amended, is the key legislation in EU Environmental Policy. The EIA Directive aims to determine the likely significant effects of a project on the environment. Screening is the first stage in the EIA process required by Article 4 of the EIA Directive and this process determines whether an EIA is required for a specific project. The Directive outlines in Article 4(1) 24 Annex 1 projects that require a mandatory EIA. Article 4 (2) outlines Annex 2 projects that require consideration for EIA further to a case by case examination or through thresholds and criteria set out by Member States. In an Irish context, projects requiring a mandatory EIA or consideration for EIA further to a case by case examination or thresholds are listed in Schedule 5 of the Planning and Development Regulations.

The proposed development provides for a total of 1,950 residential units and c. 22,731.5 sq.m. of commercial development. Noting the mandatory requirements for an EIA, the proposed development exceeds the thresholds and as such requires an Environmental Impact Assessment to be undertaken. In this regard, an EIAR has been prepared and is enclosed with this application.

10.0 Conclusion

This Planning Report has been prepared to accompany a planning application to An Bord Pleanála for a mixed use development at lands at Clongriffin, Dublin 13.

The proposed development and the two concurrent applications will result in a high-quality town centre development providing 1,950 residential units and c. 22,727.5 sq.m of commercial development on infill sites. A significant quantum of public open space and communal open space is provided within the proposed development in the form of green spaces, soft and hard landscaped areas, children's play areas, and high-quality open spaces. All units are provided with private open space which meets or exceeds the Development Plan and Section 28 Guideline requirements.

It is considered that the proposed development is an opportunity to deliver a high-quality mixed-use development at this strategic location, adjacent to high-quality public transport and a wide range of existing social, community and physical infrastructure, which will help meet the ever-increasing demand for residential accommodation in the Greater Dublin Area. The proposed development is deliverable in the short term.

The proposed development represents a high-quality scheme of an appropriate scale and of a sustainable residential density reflective of its strategic location along a busy public transport route into Dublin city. The Statement of Consistency which accompanies the application demonstrates that the proposed development complies with the relevant national, regional and local planning policy, with the exception of two objectives within the Clongriffin-Belmayne Local Area Plan which sets out building heights to be a minimum of 5 storeys with a landmark at Block 17. In this regard, a landmark building is also proposed at Block 26 and the justification and compliance with national policy is set out within the enclosed statement of consistency and material contravention statements which accompany this application pack. The proposed development also provides for a residential development at Block 8 which the LAP notes as reserved for a school site. However, this is at odds with the Development Plan zoning for residential development at Block 8 and a more appropriate and zoned site for a school is set out to the north of the existing school at Grange Community School. Please refer to the enclosed statement of consistency and material contravention statements which sets out the justifications for the proposed development. This is fully addressed in the accompanying Material Contravention Statement which has been prepared by Downey Planning.

The proposed development will provide for an effective, efficient, sustainable use of what are infill sites in a highly accessible location which is well served by public transport (DART & QBC). The nature, form and extent of the proposed development has been informed and guided by pre-application consultation with the planning authority's internal departments, the pre-application consultations with the Planning Department of Dublin City Council and the pre-application consultation with An Bord Pleanála.

It is submitted that the proposed development is in accordance with the proper planning and sustainable development of the area in which it is located as expressed in national, regional and local planning policy and Guidelines issued under Section 28 of the Planning and Development, 2000 (as amended), and it is submitted to the Board that the proposed development at Clongriffin is in accordance with the proper planning and sustainable development of the area.

Appendices - Planning Application History & Breakdown of Units Constructed, Under Construction, Permitted and Proposed At Clongriffin

Clongriffin Applications History

Reg. Ref.	Date of Application	Description	Granted Y/N	Grant Date	Applicant
0169/97	03/02/1997	Erection of a single storey prefabricated building for school use to the rear.	Y	20/05/1997	County Dublin V.E.C.
1025/97	01/05/1997	Physical Education Hall with viewing gallery and ancillary accommodation (two storey) at rear.	Y	12/08/1997	Co Dublin VEC
2404/97	19/09/1997	1 dwelling	Y	08/06/1998	Norman Church
2807/97	06/11/1997	New function room to front and temporary entrance.	Y	17/02/1998	The Management Committee
0558/99	26/02/1999	To install on the roof antennae for mobile telephony together with a support pole, a container at ground level and ancillary equipment, as part of a digital mobile telecommunications network.	Y	03/06/1999	Meteor Mobile Communications
2683/99	20/08/1999	Pre-fabricated building 200 sq.m. to be erected at left rear of Trinity Sports & Leisure Centre for childcare facility.	Y	06/01/2000	Lorraine Corr & Michelle Murphy
0949/00	03/04/2000	To construct two line termination masts under The Grange - Collinstown 38kv overhead line.	Y	29/06/2000	ESB
1641/00	26/05/2000	Two storey extension to rear, to include a new function room of approx 544 sq m, site works and additional car parking spaces on site.	Y	04/12/2000	Trinity Sports & Leisure Club
0311/01	09/02/2001	Erection of a second vehicular entrance located 100m east of the existing entrance.	Y	16/05/2001	Dublin Vocational Education Committee
1482/01	21/05/2001	Erection of a 1.5 metre high fence and gate located 100 metres north of the second vehicular entrance.	Y	23/08/2001	Dublin Vocational Education Committee
1810/01	18/06/2001	Install an additional 110kV transformer and associated equipment at the existing 110kV substation.	Y	12/03/2002	Electricity Supply Board
4068/02	25/11/2002	Permission for continuation of use of a pre-fabricated building, 200 sq.m., at rear of Trinity Sports and Leisure Centre, Hole in the Wall Road, Dublin 13 for childcare facility as approved under planning permission no. 2683/99 for Lorraine Corr and Michelle Murphy.	Y	05/03/2003	Lorraine Corr & Michelle Murphy
0132/02 PL 29N.131058 (Parent Permission)	25/01/2002	Gannon Homes LTD are submitting additional information with reference to planning application (reg. ref. 0132/02) with 10 year duration for a residential mixed use town development on lands North of grange road, Donaghmede, Dublin 13, bounded by the Dublin-Belfast railway, Mayne river Father Collins Park providing for a total of 3576 dwellings and 80600sqm of mixed retail, commercial, leisure and community uses, associated car parking and engineering works and with provision for a new railway station. Consequent upon the request for additional information the proposed development now provides 783 one, 1900 two, 311 three, 82 four bedroom dwellings comprising 838 houses (including one special needs house for St Mary's Hospital and school, Baldoyle) 428 Duplex units and 2310 apartments ranging from 2 to 6 storeys, plus penthouse. The mixed use town development includes 73 retail units, (8719sqm.), Supermarket (1,692sqm), offices (44,036sqm) and media-associated uses,(8,386sqm), 2 banks (471sqm), 2 restaurants (2576sqm), 3 public Houses (993sqm), a 25 bed day hospital with 2 operating theatres, associated facilities and consulting rooms (2198sqm), doctors/ dentists surgery, (222sqm) veterinary Surgery (271sqm), 4 child care facilities (875sqm), community centre (566sqm), provision for Garda Services unit(66sqm), public stairway and lift and escalator	Y	27/06/2003	Gannon Homes LTD
2502/03	03/06/2003	We, County Dublin V.E.C. intend to apply for permission for the erection of a free Standing triangular Sign measuring 1.2 x 1.2m on each side and 3.7m in height, at the entrance of Gaelcholaiste Reachrann, Grange Road, Donaghmede, Dublin 13.	Y	29/08/2003	Dublin VEC

3108/04	02/06/2004	The Electricity Supply Board intends to apply to Dublin City Council for permission under the Local Government (Planning & Development) Acts to construct 4 no. 12m high 38kV Line Termination Masts in the Townland of the Grange, Dublin 13. The site location is bounded to the south by the Grange Road to the Esat by the Dublin - Belfast Railway line, to the west by the Hole in by the Mayne River. This work is required in order to underground sections of the existing Grange -- mountgorry 38kV Overhead Lines in the area.	Y	06/10/2004	Electricity Supply Board (ESB)
4583/04	15/09/2004	Gannon Homes Ltd. seeks revised planning permission for sub-division of 1 no. 2 bed third floor penthouse apartment type D, to 2 no. 1 bed apartments at apartment block Site B1, with no external change to building save 1 no. additional car space. Site B1 is bounded by road numbers 23, 25 and 26 and located within approved residential mixed use town development Re. Ref. 0132/02 (02PL.29N.131058) on lands north of Grange Road, Donaghmede, Dublin 13 and bounded by the Dublin - Belfast Railway, Mayne River and father Collins Park.	Y	10/12/2004	Gannon Homes Ltd.
3743/04	16/07/2004	Planning permission is sought by Gannon Homes Limited for 44 one bedroom and 120 two bedroom apartments, 9 of which are duplex, all with private roof terraces, terraces and/or balconies in a six storey building with 2 seven storey corners including setback penthouse units, with basement car park underneath comprising 195 car spaces, bicycle and bin storage, also including ground floor creche (c 267 m2) and external public recycle facility on lands north of Father Collins Park, Hole In The Wall Road, Dublin 13, with access from Hole In The Wall Road both directly and by a new distributor Road under construction approved under Planning Permission Reg. Ref. 0132/02 for a large mixed residential development with railway station at Grange, Dublin 13.	Y	09/03/2005	Gannon Homes Ltd.
3167/04	04/06/2004	Planning permission is sought by Gannon Homes Limited for 29 one bedroom and 161 two bedroom apartments, all with private roof terraces, terraces and / or balconies in two terraces of three and six blocks respectively, ranging in height from 5 storeys to 6 storeys including set back penthouse, and with one tower element at 9 storeys including set back penthouse , all with 2 no basement car parks underneath, comprising 240 car spaces, bicycles and bin storage on lands north of Father Collins Park, Hole in The Wall Road, Dublin 13 accessed from Hole in The Wall Road by a new distributor road under construction, approved under planning permission Reg. Ref. 0132/02 for a large mixed residential development with railway station at Grange, Dublin 13.	Y	09/03/2005	Gannon Homes Ltd.
1656/05	23/02/2005	Menolly Homes Ltd. seeks revised planning permission for the sub-division of 1 no. 2 bed third floor penthouse apartment type D, into 2 no. 1 bed apartments at apartment block Site B, and 1 no additional car space. Site B is bounded by Grange Lodge Avenue and Beau Park Terrace and located within approved residential mixed used town development reg. ref. 0132/02 (02PL.29N.131058) to be known as Clongriffin on lands north of Grange Road, Donaghmede, Dublin 13 and bounded by the Dublin/Belfast Railway, Mayne River and Father Collins Park.	Y	23/05/2005	Menolly Homes

2243/05	06/04/2005	Planning Permission is sought by Gannon Hpmes Ltd. for Stone Faced surrounds and shopfront fenestration to the south, east and west elevations of the 6 ground floor retail units of Block 01 of the approved mixed-use town development Reg Ref 0132/02 (PL29N.131058) on lands north of Grange Road, Donaghmede, Dublin 13 and bounded by the Dublin-Belfast railway, Mayne river and Fr. Collins Park, in accordance with condition No. 34 of that permission which requires a separate planning application for each shop front.	Y	04/07/2005	Gannon Homes Ltd.
5945/04	20/12/2004	Planning permission is sought by Gannon Homes Ltd. for revisions to Blocks 12, 16, roads, car parks, town square and associated site works in the previously approved development (Ref. 0132/02 & PL 29N131058) for a large mixed use residential development on lands north of Grange Road, Donaghmede, Dublin 13, bounded by the Dublin-Belfast Railway, Mayne River and Father Collins Park. Access is provided from approved distributor roads under construction from Hole in the Wall Road. The approved design of the town square is redesigned and includes the following: 5 no. pavilion buildings comprising; 2 no. retail kiosks, 2 no. stairs and 1 no. lifts/stairs to park and ride (115 sq.m.), performance stage, playground, canopy covered bike parking spaces, water feature, seating, ventilation grilles and lighting, bus taxi pick up/set down points, taxi rank, vehicular entrance and exit to Park and Ride car park under. The approved provision for a future underpass road link to lands east of the railway is to be omitted and replaced by: A civic pedestrian route south of Block 16 and a vehicular road north and east of Block 16 both of which link the town square to the lands east of the railway via a proposed overbridge and railway station (subject of a current planning application, Dublin City Council Ref. 5050/04 and Fingal County Council Ref. F04A/1484). The approved: (6-8 storey Block 12 comprising: supermarket, cafe, public house	Y	15/07/2005	Gannon Homes Ltd.
5050/04	19/10/2004	Gannon Homes Ltd. intend to apply for planning permission for the development of a railway station , circa 515 metres north of Grange Road Bridge, to include; overbridge, 2 No. train platform structures, temporary pedestrian and vehicular access from permitted roads infrastructure (Ref. 0132/02), temporary car park, bus and taxi set-down points and associated ancillary works. Ancillary works include public lighting, bicycle stands, associated signage and relocation of existing railside boundary fencing at Grange Townland, Donaghmede, Dublin 13. The Bridge structure will accommodate 6 No. retail kiosks and 2 No. bin stores with toilet facilities on the south side. The north side of the bridge will accommodate a single storey station entrance building, ticket kiosk, lifts and stairs to the passenger platforms. The structures will extend into the Fingal County Council administrative area and a simultaneous application by Helsingor Ltd. has been made to that authority in relation to the station, overbridge, access and associated site works in that administrative area.	Y	15/08/2005	Gannon Homes Ltd.
3408/05	17/06/2005	We, County Dublin VEC, intend to apply for planning permission for the location of Temporary School Accommodation of a single storey structure consisting of three general classrooms and one single storey structure consisting of toilets at the rear of the school and between the school and the football pitch for Gaelcholaiste Reachrann, Donaghmede, Dublin 13.	Y	02/09/2005	Dublin Vocational Educational Committee
4422/05	22/08/2005	Permission sought for the retention of single storey flat roof pigeon loft at the rear of 6 Railway Mews, Beaupark, Clongriffin, Dublin 13 for Mr Keith Brennan.	Y	10/11/2005	Keith Brennan

6034/05	09/12/2005	Gannon Homes Ltd intend to apply for the construction of the shopfront north, east and west elevations in a stone, metal and glazed treatment at nos 25,27,31,35 and 39 Main St. which comprise the five units of permitted retail use which form the northern ground floor of block 21 (bounded by Main Street, Beau Park Avenue, Beau Park Street and Grange Lodge Avenue) of approved mixed use development reg. ref. 0132/02 in accordance with condition no. 34 of that permission (which requires a separate planning application for the shopfronts), on lands (now called Clongriffin) North of Grange Road, Donaghmede, Dublin 13.	Y	29/03/2006	Gannon Homes Ltd.
6253/05	21/12/2005	Ganon Homes Ltd intend to apply for planning permission for the change of use of No 39 Main Street Clongriffin Dublin 13 from retail to Cafe / Restaurant use including sale of hot food for consumption off the premises No 39 Main Street forms part of Block No 21 (bounded by Main Street, Beau Park Avenue, Beau Park Street and Grange Lodge Avenue) of approved mixed use development Reg Ref 0132/02 on lands (now called Clongriffin) north of Grange Road Donaghmede, Dublin 13. This application proposes no changes to the shopfront elevations which are currently the subject of a separate planning application (Reg Ref 6034/05).	Y	29/03/2006	Gannon Homes Ltd.
3195/05	03/06/2005	Gannon Homes Ltd. seek planning permission for 179 residential units and a creche (368 m2) in three blocks ranging in height from two to five and six storeys, comprising 29 one-bedroom, 100 two-bedroom and 50 three-bedroom apartments, 10 of which are two-bedroom duplex units with private roof terraces. All apartments have terraces and/or balconies to the north, south, east and west elevations and basement car parking comprising 188 car spaces, bicycle and bin storage. The application also includes two external ESB substations. All proposed development is located on lands north east of Father Collins Park, Hole in The Wall road, Dublin 13, within approved planning permission Reg. Ref. 0132/02 (02PLN.131085) for a large mixed use development at Grange Road, Dublin 13; access is from the Hole In the Wall Road by a new distributor road under construction.	Y	20/04/2006	Gannon Homes Ltd.
1691/06	22/02/2006	Gannon Homes LTD. Seek Planning Permission for an amendment to previously approved mixed-use on lands (now called Clongriffin) north of Grange Road, Donaghmede, Dublin 13, Reg Ref. 0132/02 (02PL.29N.131058). The area concerned comprises 0.6 Hectares and is the south eastern corner of the previously approved development where the site boundary meets the N32 road to the south, the Dublin-Belfast Railway to the East and the existing Grange Road and Grange Abbey Drive to the west. The proposed amendment includes an increase in residential units from the previously permitted 33 to 41 no. units and comprises: 1.The Removal of previously approved end-of-terrace house no. 87 and its back garden (a three-bedroom 'type p' house) of Road no. 23A (now called Railway Road) to provide additional area to the gardens of the previously approved adjacent houses nos. 80 to 86 inclusive. 2. A re-alignment of the previously approved terrace of houses nos. 80-86 incl. moving it c. 1.6m to the east at its northern end and c. 4.4m to the east at its southern end. 3. A re-alignment of the previously approved apartment block (unit nos. 60-77 incl.) moving it c. 3.9m to the south. 4. The changing of the ring road layout around the apartment block to a T-Shape arrangement to the north of the apartment block, aligned with the re-aligned terrace and the apartment block, with the previously approved associated car parking spaces now	Y	18/05/2006	Gannon Homes Ltd.

1782/06	28/02/2006	Menolly Homes seeks Retention Permission for one 3 storey 4 bedroom end of terrace house and associated site works, previously approved (Reg. Ref. 0132/02 PL 29N.131058) as 2-storey 3 bedroom end of terrace house and associated site works at 71, Grange Lodge Avenue, Clongriffin, Dublin 13.	Y	25/05/2006	Menolly Homes
1783/06	28/02/2006	Menolly Homes seeks Retention Permission for one 3 storey 4 bedroom end of terrace house and associated site works, previously approved (Reg. Ref. 0132/02 PL 29N.131058) as 2-storey 3 bedroom end of terrace house and associated site works at 41, Grange Lodge Avenue, Clongriffin, Dublin 13.	Y	25/05/2006	Menolly Homes
2008/06	14/03/2006	Pennon Homes Ltd., seek planning permission for one number four bedroom two storey dwelling house with on site parking and associated works on Grange Abbey Road, Donaghmede, on lands north of Fr. Collins Park, Hole in the Wall Road, Dublin 13, within approved Planning Permission Reg. Ref. 0132/02.	Y	13/06/2006	Pennon Homes Limited
2176/06	24/03/2006	Planning permission is sought by Gannon Homes Ltd for stone faced surrounds and shopfront fenestration to the north, south, east and west elevations of the 8 ground floor retail units of block 16 of the approved mixed use town development application no 5945/04 (decision order no p2773) on lands north of Grange Road, Donaghmede, Dublin 13, and bounded by the Dublin - Belfast railway, Mayne River and Fr Collins Park, in accordance with condition no 6 of that permission which requires a separate planning application for each shopfront.	Y	19/06/2006	Gannon Homes Ltd.
5641/06	14/11/2005	We, Norman Church & Mulligan Holdings Ltd., intend to apply for planning permission for development at this site: Windermere, Hole In The Wall Road, Dublin 13. The development will consist of the following, a) The demolition of existing 1 no. single storey dwelling & associated outbuildings & 1 no. 2 storey dwelling and associated outbuildings. b) The Construction of a basement carpark with provision for 61 car parking spaces, bicycle and bin storage. c) The construction of a 4 - storey apartment building with 5 storey elements on corners, including set back penthouse units, comprising of 23 no. 2-bed and 17 no. 3-bed apartments with associated projecting balconies and roof terraces to all elevations. d) Associated drainage. e) Ancillary site works, landscaping & boundary wall treatment. f) New vehicular entrance to the Hole in The Wall Road.	Y	01/06/2006	Norman Church & Mulligan Holdings Ltd.

2448/06	11/04/2006	<p>Killoe Developments Ltd intend to apply for planning permission for Block 20 bounded by Main Street Beau Park Avenue, Beau Park Street and Railway Road on lands (now called Clongriffin) north of Grange Road, Donaghmede, Dublin 13. This development is bounded by the N32 road to the South, the Dublin Belfast Railway to the east, the Hole In The Wall Road to the west and the Mayne River to the north. The area concerned comprises 0.5 hectares in the town centre of the previously approved development Reg Ref 0132/02 (02PL.29N.131058). The development consist of an amendment to the east and west wings on 3rd, 4th and 5th floors of Block 20 apartments, (8 no. townhouses are unaffected) previously containing 38 no. 1 bed, 72 no. 2 bed, 6 no. 3 bed apartments. The proposed amendment comprises the replacement of 4 no. 1 bed apartments with 4 no. 3 bed residential units, each now over two floors; the upper floors of which are within previously permitted roof space. The alterations include; 1: Apartment No. 11 on Beau Park Avenue and Apartment No. 115 on Railway Road both contain an additional 52sqm of new floor area in the former 4th floor attic space over their respective units each with 3 no. new windows on the set back gable to Beau Park Street with modification of window and door openings at third floor level. 2. Apartment No.s 30 & 31 on Beau Park Avenue containing an additional 52sqm & 60sqm respectively of</p>	Y	07/07/2006	Killoe Developments
2754/06	28/04/2006	<p>Gannon Homes Limited seek Planning permission for a new mixed use building and associated works at a greenfield site of 0.811 hectares surrounded by Clongriffin Road, Market Street, Lake Street and Dargan Street and incorporating Market Square, at Clongriffin, Dublin 13. The proposed building is 27,138msq (including a single-storey basement of 6814msq) including landscaping treatment to the adjoining public square (Market Square) at the junction of Lake St. and Market St. The main uses comprise 1 no. 8 screen Cinema of 7,677msq, 4 no. Retail Units totalling 3,810msq with associated internal Loading Bay and Stores of 815msq, 1 no. Cafe/Bar of 460msq, Offices of 5,857msq, 1 no. Community Centre of 605msq, 1 no. Sessional Creche of 280msq and 1 no. automated teller machine (ATM). Associated works include the provision of an ESB substation and switchroom, a gated vehicular loading bay exit and a gated car entrance/exit to the basement all on the Clongriffin Rd. elevation as well as a gated vehicular loading bay entrance to the Lake Street elevation. 36 no. off-street car parking spaces are proposed in the basement to serve the staff of all the uses. No provision for public car parking is proposed on this site. The building height varies from 5.6m to 24.55m from street level. The south elevation (Market St.) will have the cafe/bar and the double-height retail units along its full length each with mezzanine floors below the partially cantilevered cinema</p>	Y	20/11/2006	Gannon Homes Ltd.
5358/06	03/10/2006	<p>Gannon Homes Ltd intend to apply for planning permission for the construction of the shop fronts on the north, east and west elevations in a stone, metal and glazed treatment at Nos. 1, 5, 9, 13, 17 and 21 Main Street which comprises the six units of permitted retail use which form the northern ground floor of Block 20 (bounded by Main Street, Beau Park Avenue, Beau Park Street and Railway Road) of approved mixed use development Reg. Ref. 0132/02, in accordance with condition no. 34 of that permission (which requires a seperate planning application for the shop fronts), on lands (now called Congriffin) north of Grange Road, Donaghmede, Dublin 13. The construction of the shopfronts on the north, east and west elevations in a stone, metal and glazed treatment.</p>	Y	03/01/2007	Gannon Homes Ltd.

5674/06	20/10/2006	We Thomas and Richard Quinn intend to apply for planning permission for development at this site Block 1 52 Main Street, Clongriffin, (within new town under construction north of Grange Road) Dublin 13. The development consists of clear glazed screen with automatic sliding doors to the shop front opening on Main Street, clear glazed screens / opaque graphics to glazed screens to the adjoining shop front panes to the left hand side of the main entrance, opaque graphics and screening to two of the three glazed panels of the shopfront screen to the left of the Main Street shopfront elevation, clear glazed screens / opaque graphics and screening to glazed screens to the shopfront along the King Dermott Street elevation, the inclusion of 1 no sign to the stone fascia at high level on both Main Street & King Dermott Street elevations, along with 1 no projecting off licence sign to the stone fascia at high level over the main entrance on the Main Street elevation. All to previously approved Retail Unit under planning permissions reg ref nos 0132/02 & pl29n 131058 & 2243/05.	Y	26/01/2007	Thomas & Richard Quinn
5701/06	23/10/2006	Change of use for part of previously approved Retail Unit, under planning permissions Reg. Ref. No.'s 0132/02 & PL29N.131058 & 2243/05, for use as an off-licence, c. 21.8sq.m in area.	Y	03/01/2007	Thomas and Richard Quinn
3922/06	10/06/2006	Planning permission sought by Gannon Homes Ltd. for the 8 No. retail unit shopfronts at ground level to North, South, East and West Elevations of Block 12 of the approved mixed use town development Application no. 5945/04 (Decision order no. P2773) on lands north of the Grange Road, Donaghmede, Dublin 13 and bounded by the Dublin-Belfast railway, Mayne River and Fr. Collins Park, in accordance with Condition No. 6 of that permission which requires a separate planning application for each shop front.	Y	31/01/2007	Gannon Homes Ltd.
6637/06	18/12/2006	Extension will consist of additional storage and quiet room on the ground floor, with an external concrete escape stairs accessing an escape door in the roof from the first floor.	Y	28/03/2007	Gannon Homes Ltd.
1286/07	24/01/2007	Change of use from previously permitted retail to off-licence. It is situated on the ground floor of Block 20 of the approved mixed use development reg. ref. 0132/02 & 5385/06 on lands north of Grange Road, Donaghmede, Dublin 13.	Y	20/04/2007	Gannon Homes Ltd.
1760/07	14/02/2007	Permission is sought for 109 units comprising : (Block 2a) 8 no 3 bed duplex apartments, 16 no 1 bed, 30 no 2 bed & 9 no 3 bed apartments in a 5-6 storey building with ground floor commercial comprising: retail 1 (107 msq) cafe with retail for sale of related goods incorporating the sale of hot food/beverages for consumption on/off the premises (108msq) retail 2 (268msq) Garda Community Office (99msq) & substation. (Block 2b) 20 no 1bed 20 no 2 bed & 6 no 3 bed units in 3 storey duplex units enclosing private open space & associated site works. The approved permission for the 78 units on this site comprises: 23 no 3 bed & 2 no 4 bed houses, 14 no 1 bed 38 no 2 bed & 1 no 3 bed apartments & 473msq of ground floor commercial uses. A section of the approved Friars Lane between Dermot Street and Friars Street is to be omitted. The existing approved 52 no on street spaces are to be reconfigured with 74 no spaces and replacement is sought for the existing 50 no basement carparking spaces with 49 no spaces at ground floor level accessed from Dermot Street under a podium courtyard garden for Block 2b. Balconies and terraces are proposed to all elevations.	Y	14/05/2007	Gannon Homes Ltd.

1850/07	26/02/2007	Change of use from previously approved Retail Unit (166sqm) to Betting Office at ground floor level together with external signage to front and 3 no. satellite dishes located on flat roof above.	Y	22/05/2007	Paddy Power PLC
2163/07	15/03/2007	New 2 storey detached dwelling with new vehicular entrance onto public road in existing side garden.	Y	22/06/2007	Mike Russell
1866/07	27/02/2007	Internal changes to Block 12 of approved mixed use town development Application number 5945/04, (Decision Order no. P2773) consisting of 1) rearranging supermarket ancillary accommodation resulting in the increase of floor area of supermarket from 2592msq (27900sq.ft) to 2910msq (31322sq.ft), by relocating a vertical vent between the existing supermarket and multi-storey car park; 2) provide direct access for shoppers between the supermarket and the cafe, by removing part of the party wall and 3) removal of permanent screen between supermarket and common circulation area of shopping centre.	Y	02/08/2007	Gannon Homes Ltd.
3862/07	26/06/2007	Alterations to vehicle access of Blocks 22 & 23, previously approved under planning permission Reg Raf. 0132/02. The alterations comprise closure of the vehicle entrance to Block 22 from Grange Lodge Avenue, and the provision of a new vehicle entrance to Block 22 from Main Street via approved entrance to Block 23, all on lands north of Grange Road, Donaghmede, Dublin 13.	Y	24/09/2007	Barina Construction Ltd
2767/07	20/04/2007	Retention permission is sought for existing single storey extension (circa 30sqm) comprising of granny flat to rear of existing dwelling.	Y	20/09/2007	Michael Scannell
4812/07	15/08/2007	Alteration to the fourth floor of Block 22, previously approved under Reg.Ref: 0132/02. The alteration comprises the subdivision of 1 no. 2-bedroom apartment into 2 no. 2 bedroom apartments, each with private terraces; and consequent revisions to the north, south, east and west elevations. The total number of units in this block will therefore increase from 30 to 31.	Y	15/11/2007	Barina Construction Limited
5150/07	06/09/2007	RETENTION - (A) Balcony structure including support structure, fixtures & fittings at front of building. (B) Retractable awning / canopy & flat roof structure at front of building, (C) Door at first floor level leading out onto balcony at front of building all in present form and all ancillary site works.	Y	13/12/2007	Trinity Sports & Leisure Club
5160/07	07/09/2007	Construction of 5 no. shop fronts to the north and east elevations of Block 22 in accordance with condition no. 34 of previously approved planning permission reg ref 0132/02.	Y	13/12/2007	Barna Construction Ltd
5447/07	26/09/2007	Planning permission for an alteration to the fourth floor of Block 23, previously approved under planning permission reg. ref. 0132/02. The alteration comprises the subdivision of 1 no. 2-bedroom apartment into 2 no. 2-bedroom apartments, each with private terraces; and consequent revisions to the north, south, east and west elevations. The total number of units in this block will therefore increase from 33 to 34.	Y	07/01/2008	Barina Construction Ltd

5995/07	05/11/2007	<p>The proposed development consists of: (A) Double storey extension to the front of building with windows facing front at ground & first floor levels & new main entrance doors with canopy to front at ground floor level. Consisting of: (1) At ground floor level, 79.8sqm toilets/changing/shower area, 18.44sqm storage, 34.2sqm recreational, 81.5sqm circulation. (2) At first floor level: 22.12sqm kitchen, 52.2sqm recreational - including bar, 52.65sqm smoking area, 27.12sqm toilets, 29.05sqm circulation. (B) Double storey extension to rear of building with windows facing rear at first floor level. Door to side at ground floor level. Door to rear at ground and first floor levels & relocation of existing fire-escape stairs consisting of: (1) At ground floor level, 37sqm toilets/changing/shower area, 86.3sqm boxing club training area. (2) At first floor level, 125.7sqm boxing club gym. (C) Demolition of existing 48.6sqm smoking area to front (which is currently subject of Planning Application reference no. 5150/07) & existing 21.5sqm services area to side. Removal of decommission chimneys at side & rectangle awnings/canopies to front and all ancillary site works.</p>	Y	19/02/2008	Trinity Sports & Leisure Club
6024/07	07/11/2007	<p>Construction of the ground floor shop front south, east and west elevations in a stone, metal and glazed treatment at the 4 no. permitted commercial units (2 no retail, 1 no. cafe & 1 no. Garda Community Office) which comprise the southern ground floor of approved development reg ref 1760/07 (bounded by Main Street, Friars Street, Priory Street and Dermot Street, Clongriffin, Dublin 13), approved development reg ref 1760/07 being block 2 of approved mixed use development reg ref 0132/02.</p>	Y	20/02/2008	Gannon Homes Ltd.
6247/07	23/11/2007	<p>Planning permission is sought for the erection of a double sided illuminated sign for the Clongriffin Park & Ride Carpark, located to the south west corner of Station Square - approved development application no. 5945/04. (Decision Order No. P2773).</p>	Y	27/02/2008	Gannon Homes Ltd.
4502/07	26/07/2007	<p>Planning permission for development within approved planning permission reg. ref. 0132/02 of a large mixed use development at Clongriffin, Dublin 13. The development will consist of 98 units comprising: 7 no. 1 bed, 65 no. 2 bed & 26 no. 3 bed apartments in a 5-7 storey building over basement car park with ground and first floor commercial use, comprising; Unit 1: shop (257sqm), Unit 2: shop (295sqm), Unit 3: shop (327sqm), Unit 4: restaurant/take away with retail for sale of related goods incorporating the sale of hot food/beverages for consumption on/off the premises (229sqm), services (278sqm). The basement car park comprises 107 car parking spaces, bicycle and bin storage. Vehicular access from Station Way for car park and loading bay, the existing approved 18no. on street parking spaces on Station Way are to be reconfigured with 16no. spaces. Entrances, windows, balconies and terraces are proposed to all elevations.</p>	Y	25/02/2008	Gannon Homes Ltd.
1472/08	14/02/2008	<p>Construction of an ESB substation and consumer switchroom with associated parking to rear of blocks 22 and 23 Main Street, with access off Grange Lodge Avenue Clongriffin Dublin 13.</p>	Y	12/05/2008	Barina Construction Ltd

5259/07	13/09/2007	Change of use of previously approved planning permissions, reg. references: 0132/02, 5945/04, 3922/06 and 1866/07 relating to the large shop unit (supermarket), to now provide ancillary to the supermarket use: 1) the sale of hot food for consumption off the premises, and 2) the sale of intoxicating liquor (off licence) for consumption off the premises.	Y	20/05/2008	Gannon Homes Ltd.
2225/08	07/04/2008	For the location of Temporary School Accommodation of a single storey structure consisting of two Resource rooms at the rear.	Y	11/07/2008	County Dublin VEC
3283/08	18/06/2008	Permission for alterations to previously approved planning permission (reg ref. 0132/02) consisting of alterations 41 no. dwelling units on south, west and north wings of Block 10 (lands bounded by Dargan Street, Clongriffin Road and Bagwell Street), Station St. Clongriffin, Dublin 13. Alterations comprise : omission of split levels in 13 no. 3 storey 3-bed townhouses (triplexes) on south wing and 4 no. 3 storey 3-bed townhouses on west wing; omission of 12 no. townhouses (8 no. 2-bed & 4 no. 3 bed) and 12 no. 2-bed apartments in north wing, to replaced with 30 (26 no. 2-bed & 4 no. 1-bed) apartments, including 6 no. additional units resulting relocation of 29 car spaces from ground to basement level; provision of 21 additional carparking spaces at street level; and associated alterations to north, south and west elevations, including south and west facing private roof terraces with total no. of dwellings for block 10 increased from 136 to 142.	Y	18/09/2008	Barina Construction Ltd
5973/07	02/11/2007	Planning permission is sought for revisions to block 17 existing permission (Ref. 0132/02 & PL29N131058). The approved (5-14 no. levels over basement level comprising retail, restaurant & offices) is to be omitted and replaced by mixed use development consisting 5-14 no. levels over 2 level basement comprising: 1 no. restaurant unit accessed from Bridge Street to include the sale of hot food for consumption off the premises (unit no. 1, 3 levels, 608sqm total) with outdoor seating to north elevation and external seating to second floor podium; 3 no. retail units each to include i) the sale of hot food for consumption off the premises and ii) for the sale of intoxicating liquor (off-license) for consumption off the premises (unit no. 2 accessed from Bridge Street, 2 levels, 486sqm total; unit no. 3 accessed from Dargan Lane, 209sqm; unit no. 4 accessed from Dargan Lane, 134sqm); offices (7678sqm) with 2 no. street entrances (at Station Sq. and Dargan Lane), external balconies to west elevation at second, third and fourth floor and external terrace to north elevation at second floor and external terrace to second floor podium and external terraces at roof level to fifth, eight and thirteenth floors; loading dock below podium accessed from road to east; 2 no. substations; 70 car-parking spaces within 2 level basement entered via Dargan Lane to east.	Y	02/09/2008	Gannon Homes Ltd.
4050/08	13/08/2008	Planning retention permission for change of use of ground floor apartment to an estate office and community meeting room facility with entrance to office from Grange Lodge Avenue.	Y	13/11/2008	Trustees of The Iveagh Trust

4727/08	14/10/2008	Planning permission for revisions to approved development, previously approved under planning permission reg. ref. 0132/02; to omit 12no. duplex units (6no. 2-bed and 6no. 3-bed unit) and a single 4-bed house, and to now provide a 3-storey block of 16 dwellings (4no. 1-bed units, 9no. 2-bed units, 3no. 3-bed units) with doors and windows on the west, east and north facades, private terraces and balconies on the west and east side and a single 3-bed 2-storey detached house with windows and doors on the west, east and south facades and terrace on the west and south side. The development includes 17no. ground level car spaces, 17no. cycle spaces and associated ancillary site works, with access from Grange Lodge Avenue.	Y	20/01/2009	Gannon Homes Ltd.
5408/08	19/12/2008	Amendments to approved plans Reg Ref 5945/04 for change of use of a 3 storey office building over basement, No 11 Station Street Clongriffin Dublin 13 (part of an approved mixed use development on lands north of Grange Road Donaghmede Dublin 13) to use for the provision of medical & health services which incorporates a new vehicle drop off point to the main entrance area at Ground Level & a new public entrance with part glazed lobby at first floor level. New external signage to the existing east elevation will consist of individually mounted stainless steel lettering with the words Primary Care Centre along with 2 no Corporate Logos to the existing east elevation glazing.	Y	03/04/2009	Gannon Homes Ltd.
3565/09	27/07/2009	Convert a double garage to a bedroom and single garage which will include alterations to existing front elevation.	Y	28/10/2009	Sean & Diane Keogh
3655/09	11/08/2009	The development will consist of 2 no. single one storey temporary accommodation structures consisting of an Art Room 99.4sqm and a classroom 49sqm at the rear of the existing school building.	Y	13/11/2009	Co Dublin VEC
5470/08	23/12/2008	Planning permission for a 4-7 storey building over single basement level, and associated works, with commercial at ground floor and residential on upper floors, on a 0.6 hectare site in Clongriffin, Dublin 13, bounded to the west by Station Street, to the south by Station Hill, to the east by the Dublin-Belfast railway, and to the north by 'Block 11' of approved planning permission reg. ref. 0132/02 of a large mixed-use development at Clongriffin, Dublin 13. The commercial comprises: Unit 1-shop (140sqm); Unit 2-supermarket (1490sqm gross of which 1170sqm is net sales area) plus supermarket lobby (110sqm) with lifts accessing a new covered pedestrian bridge over Station Street linking in at first floor level to the approved multi-storey public car park in 'Block 12' of approved permission 5945/04; Unit 3-fitness centre (2960sqm gross) of which is 25m swimming pool hall (525sqm), changing facilities (320sqm), gym (250sqm), aerobics room (150sqm), sauna & steam rooms (30sqm), reception area with hot beverage servery and spectator seating (175sqm), associated staff & ancillary rooms, toilets and stores (210sqm), and associated plant rooms at basement level (1300sqm). The residential is 75no. dwelling units comprising 8no. 3-bed units, 63no. 2-bed units and 4no. 1-bed units with landscaped podium at first floor. Direct podium access is from Station Street and Station Hill. 75no. car parking spaces and bicycle and bin storage are provided at	Y	28/10/2009	Gannon Homes Ltd.

5470/08/x1 <i>(EOD to 10/12/2019)</i>	10/12/2014	EXT OF DURATION: Planning permission for a 4-7 storey building over single basement level, and associated works, with commercial at ground floor and residential on upper floors, on a 0.6 hectare site in Clongriffin, Dublin 13, bounded to the west by Station Street, to the south by Station Hill, to the east by the Dublin-Belfast railway, and to the north by 'Block 11' of approved planning permission reg. ref. 0132/02 of a large mixed-use development at Clongriffin, Dublin 13. The commercial comprises: Unit 1-shop (140sqm); Unit 2-supermarket (1490sqm gross of which 1170sqm is net sales area) plus supermarket lobby (110sqm) with lifts accessing a new covered pedestrian bridge over Station Street linking in at first floor level to the approved multi-storey public car park in 'Block 12' of approved permission 5945/04; Unit 3-fitness centre (2960sqm gross) of which is 25m swimming pool hall (525sqm), changing facilities (320sqm), gym (250sqm), aerobics room (150sqm), sauna & steam rooms (30sqm), reception area with hot beverage servery and spectator seating (175sqm), associated staff & ancillary rooms, toilets and stores (210sqm), and associated plant rooms at basement level (1300sqm). The residential is 75no. dwelling units comprising 8no. 3-bed units, 63no. 2-bed units and 4no. 1-bed units with landscaped podium at first floor. Direct podium access is from Station Street and Station Hill. 75no. car parking spaces and bicycle and bin storage	Y	10/02/2015	Gannon Homes Ltd.
3765/09	26/08/2009	Amendments to approved plans reg refs 5954/04 & 5408/08, consisting of the horizontal sub division of retail unit 6 by the introduction of a new floor (93sqm) at mezzanine (upper ground floor) level & the change of use of the new area formed, from retail use to use for the provision of medical & health services. This new area is directly connected to the adjacent Primary Care Centre at first floor level.	Y	27/11/2009	Gannon Homes Ltd.
2513/10	29/03/2010	To erect 3 no. antennae, 1 no. dish, shrouding panels including associated equipment and cabinets which will be enclosed within the circular roof level extension of Block 12, Station Street, Clongriffin, Dublin 13 to form part of a third generation (3G) telecommunications network.	Y	29/06/2010	Meteor Mobile Communications Ltd
WEB1068/10	19/04/2010	The construction of a single-storey extension to the side.	Y	16/07/2010	John & Roisin Murray
2760/10	10/05/2010	Storey and a half extension to the rear comprising of an extended kitchen and family room at ground floor level and 1 no. bedroom / study at first floor level including alterations works to the existing dwelling house at no. 2 Railway Mews, with the proposed North elevation facing onto Beau Park Road all at no. 2 Railway Mews, Clongriffin, Dublin 13.	Y	05/08/2010	Robert Houraghand & Louise Simmonson
4477/09	15/12/2009	Planning permission for the construction of an 83-bedroom nursing home (5214sqm gross internal floor area) on a 0.46ha site bounded by Park Avenue, Park Terrace South and Park Row, Clongriffin, Dublin 13. The proposed development is a revision to approved planning permission reg. ref. 0132/02 (PL29N.131058) for a large mixed-use development at Clongriffin Dublin 13 and proposes to omit 47 dwellings (7no. 3-bed houses, 2 no. 4-bed houses, 2no. 1-bed duplex units, 12no. 2-bed duplex units, 10no. 3-bed triplex units, 10no. 1-bed apartments and 4no. 2-bed apartments) originally permitted for this site and replace with proposed nursing home. The nursing home comprises a single building ranging in height from 2 to 3 storeys, arranged around a private courtyard garden. The main entrance is on Park Terrace South with staff and service entrances on Park Row. There are doors and windows to all street and courtyard elevations, there are balconies on the west elevation overlooking Park Avenue and on the internal east elevation overlooking the courtyard. The development includes 21no. on-street car parking spaces on Park Avenue, Park Terrace South and Park Row, 20no. bicycle parking spaces on Park Terrace South and Park Row, an ESB sub-station, a service area and bin storage accessed from Park Row, and ancillary works.	Y	26/07/2010	Gannon Homes Ltd.

2864/10	26/05/2010	The development will consists of 2 no. structures; A single storey temporary accommodation consisting of a science room 101.5sq.m and a single storey structure containing two classroom 98.7sq.m at the rear of the existing school building.	Y	24/08/2010	Co Dublin VEC
2913/10	02/06/2010	For amendments to block 21 of approved permission Reg. Ref. 0132/02 of a large mixed use development comprising: 1) The change of use of 25 Main St. from shop to cafe / restaurant including the sale of hot food for consumption off the premises. 2) The change of 27 Main St. from shop to cafe / restaurant including the sale of hot food for consumption off the premises. 3) The construction of an external vertical clad extract duct on the south courtyard elevation of Block 21.	Y	30/08/2010	Clearwater Properties Ltd
3212/10	16/07/2010	For a single storey extension (33.3sq.m) to the rear comprising of an extended kitchen and family room at ground floor level including alteration works to the existing dwelling house, with the proposed North elevation facing onto Beau Park Road.	Y	14/10/2010	Robert Houraghan & Louise Simmonson
2918/10	03/06/2010	To erect 6 no. panel antennas (3 no. GSM/2G and 3 no. UMTS/3G) and 2 no. link dishes, together with associated equipment cabinets all enclosed within the existing circular penthouse as part of the operator's mobile phone networks.	Y	26/10/2010	Telefonica O2 Ireland Ltd
2054/11	19/01/2011	Install a telecommunications base station site comprising antennas, link dishes, ancillary equipment and telecommunications exchange containers to the roof of the building with access over an existing route. The development will form part of Vodafone (Irl) Ltd GSM & 3G Broadband Telecommunications Network.	Y	18/04/2011	Vodafone (Irl) Ltd
2442/11	30/03/2011	The development will consist of a single storey temporary accommodation structure consisting of two disabled toilets 11.1sq.m at the rear of the existing school building.	Y	30/06/2011	Co Dublin VEC
2515/11	13/04/2011	The development will consist of 1 no. Single one storey Temporary Accommodation Structure, consisting of 3 classrooms 148.4sq.m at the rear of the existing school building and existing prefab.	Y	14/07/2011	Co Dublin VEC
2781/11	01/06/2011	For the provision of a single storey extension to the side and rear with velux roof windows to the side, lowering the side window cill level and all associated site works.	Y	02/09/2011	Mark Kelly
2780/11	01/06/2011	For the provision of a single storey extension to the side and rear with velux roof windows to the side, lowering the side window cill level and all associated site works.	Y	02/09/2011	Sharon Fowler
2820/12	26/06/2012	Change of use from previously approved shop to doctor's surgery.	Y	26/09/2012	Gannon Properties
3281/12	27/09/2012	RETENTION: The development consists of retention of (1) a 17.0 sq.m single storey extension to the rear (2) a 4.0 sq.m timber storage shed in the rear garden (3) 17.4 sq.m of attic storage space including two rooflights on the rear slope of the main roof.	Y	03/01/2013	Gareth McGinn

3325/12	05/10/2012	New development on lands at Panhandle Park, Clongriffin, Dublin 13 comprising: (a) a 3-storey domed mosque and cultural centre (5573sqm) which includes main prayer hall, prayer rooms, meeting rooms, general purpose room, administrative offices, 1 ground floor 1-bed apartment, crèche, bookshop, library, mortuary, ancillary accommodation and two minarets which is linked to: (b) a 2-storey conference centre (2849sqm) which includes reception foyer, 600-seat conference room, 130 seat restaurant, 200-seat single-storey banquet hall, kitchens and ancillary accommodation; (c) a 2 to 3-storey 16-classroom primary school and a 2 to 3-storey 12-classroom secondary school, each with its own administrative and ancillary accommodation. shared multi-use community hall, storage, ancillary accommodation and plant (total area 6809sqm), outdoor play space and ball courts; (d) a 2-storey fitness centre (1392sqm) which includes a 25m indoor swimming pool, gym, sauna, steam room, administrative and ancillary accommodation, plant; (e) a 3-storey block of 6 no. 2-bed apartments with balconies on the south and west elevations; and (f) a 4-storey block of 2 no. 1-bed apartments, 5 no. 2-bed apartments with balconies on the east and south elevations, and ground floor shop (231sqm). The development is accessed from Main Street, Park Avenue and Marshfield Avenue Clongriffin via the internal road	Y	27/08/2013	Dublin Welfare Society Limited
2472/13	17/04/2013	The development will consist of 1no. single storey temporary accommodation unit, containing 2no. 49sqm classrooms to the rear of the existing main school building and all associated site works.	Y	22/07/2013	Co Dublin VEC
2701/13	04/06/2013	Planning permission is sought for the construction of: 1. A two storey extension with pitched tiled roof to the side (East) and rear (North), with 2 No. composite high level / velux roof windows in North facing elevation. 2. A single storey extension with pitched tiled roof with 1 No. velux roof window to the rear (North facing). 3. A single storey extension with flat roof to the side (East) fronting proposed two storey extension described at No.1 above. 4. The conversion of existing attic space to storage room with 2 No. velux roof windows in the rear (North facing) roof. The development will consist of: The reorganisation and extension of the ground floor level to provide a dining room, an extended kitchen, a utility room, and the relocation of ground floor toilet facilities. The extension of the first level to provide an additional bedroom with en-suite shower room. the conversion of the existing attic room to a storage room with 2 No. velux roof windows in the rear (North) facing roof and associated site works including, drainage and alteration of existing car parking area.	Y	04/09/2013	Thomas Byrne & Louise Carthy
2726/13	07/06/2013	RETENTION: Of a free standing 2-sided advertisement sign with an advertising area of 18.3sq.m each side and an overall height of 7m.	Y	04/09/2013	Gannon Properties
2262/13	01/03/2013	Construction of a terrace of 11 no. 3 storey, 3 bedroom house, each with a private roof terrace at second floor level on the west side, and each with its own car parking space in its front garden. This would amend 11 no. previously permitted house types (9 no. 0 type and 2 no. 01 type) of Reg Ref 0132/02 at the same addresses.	Y	11/09/2013	Gannon Properties
2487/13	18/04/2013	For the construction of a pair of semi detached, 2-storey, 3-bedroom houses with 4no. ancillary off-street car parking spaces in place of the previously permitted, but as yet unbuilt Housetype K1 of reg ref. 0132/02 at 31 Dermot St, Clongriffin, Dublin 13. The development includes the construction of off-street car parking ancillary to previously permitted houses at 15 Priory Street, Clongriffin, Dublin 13 (Housetype Q of Reg. Ref. 0132/02) and 19,21,23,25,27 and 29 Dermot Street, Clongriffin, Dublin 13 (all housetype P of Reg. Ref. 0132/02) and associated site works.	Y	16/09/2013	Gannon Properties

3216/13	10/09/2013	The development will consist of a proposed ground & first floor extension to the rear of the existing building and a proposed ground & first floor extension to the front of the existing building and all associated ancillary works.	Y	09/12/2013	Trinity Sports & Leisure Club
3329/13	03/10/2013	For the temporary change of use and internal alteration, from previously approved shop to a community hall of 1,340sqm gross No. 4 Station Square is located on the first floor of the previously approved mixed-use building called Block 12 (Reg. Ref. 5945/04). No external alterations are proposed.	Y	15/01/2014	Gannon Properties
3358/13	07/10/2013	RETENTION: Retention of change of use from previously approved shop unit to prayer hall.	Y	07/01/2014	Gannon Properties
3154/13	26/08/2013	Planning permission for change of use of part of permitted hotel (Reg Ref 5945/04) to 32 residential apartments. 7 no. one bedroom, 23 no. two bedroom and 2 no. three bedroom apartments are proposed on the third, fourth and fifth floors accessed from Station Square via the existing third floor residential courtyard podium. Works include re-designating existing parking spaces at basement level from hotel to residential, landscaping to central podium, new windows to existing south elevation to Station Square, alterations to north and east elevations to central podium including new balconies and access walkways and stairs, completion of lift and stair cores to the residential and alterations to the hotel/restaurant access and foyer (area 209.33sqm) from Station Square and all associated engineering works.	Y	03/02/2014	Gannon Properties
3653/13	06/12/2013	Construction of 9 no. 3-storey 3-bedroom houses & 11 no. 2-storey 3-bedroom houses, each with its own car parking space in its front or side garden, and all associated site works.	Y	21/03/2014	Gannon Properties
2755/14	29/05/2014	The development will consist of 1no single storey temporary accommodation unit containing 2no 56 sq.m classrooms to the rear of the existing school building and all associated site works.	Y	01/09/2014	Dublin & Dun Laoghaire Education Board
3725/14	20/11/2014	Revisions to development permitted under Reg.Ref.: 5945/04. Revisions consist of change of use of No. 9 Station Square (608 sq.m) from a Retail Unit use, to use as a Gym with a total floor area of 608 sq.m., & all ancillary works to facilitate this proposed use. Car parking provision is as permitted under Planning Reg. Ref. 5945/04 & Signage is as permitted under Planning Reg.Ref. 2176/06.	Y	02/03/2015	Gannon Properties
3247/14	14/08/2014	Planning permission for 29 one bedroom, 164 two bedroom apartments, and 15 three bedroom apartments, all with private roof terraces, terraces and/or balconies in two terraces of three and six blocks respectively, ranging in height from 5 storeys to 6 storeys including setback penthouse, all with basement car parks underneath, comprising 222 carspaces, bicycle and bin storage, including requisite engineering site works, ESB stub-station, 27 street carspaces and landscaping including the extension of the Mayne River linear park, all on lands at Marrisfield Avenue, North of Father Collins Park, Clongriffin, Dublin 13, accessed from Marrisfield Avenue.	Y	04/03/2015	Hollybrook New Homes Ltd

2016/15	07/01/2015	Construction of a 3-storey block of 16 dwellings (4 no. 1-bed apartments, 4 no. 2-bed apartments, 5 no. 2-bed duplex units and 3 no. 3-bed duplex units), with doors and windows on the west, east and north facades, and private terraces and balconies on the west and east sides; and a single 3-bed, 2 storey detached house with windows and doors on the west, east and south facades, and terraces on the west and south sides. The development includes 17 no. ground level car spaces and 17 no. cycle spaces and associated ancillary site works, with access from Grange Lodge Avenue.	Y	13/04/2015	Gannon Properties
3380/15	07/08/2015	22 one bedroom, 83 two bedroom apartments, 14 two bedroom apartments (excess 100 sq.m) and 5 three bedroom apartments, all with private roof terraces, terraces and/ or balconies in three blocks, ranging in height from 5 storeys & 6 storeys with a setback penthouse, all with basement car parks underneath, comprising 186 carspaces accessed from the Balgriffin Park, bicycle and bin storage, including requisite engineering site works, 8 street carspaces and landscaping including the extension of the Mayne River linear park.	Y	13/11/2015	Hollybrook New Homes Ltd
3455/15	19/08/2015	RETENTION: Retention permission is sought for the retention of 1. Single storey extension to the rear of the original house (c.26sqm). 2. A timber storage shed in the rear garden (Barna Shed c.6sqm).	Y	23/11/2015	Mark Kelly & Ms Etain Brady-Kelly
3697/15	25/09/2015	Planning permission for revisions to permitted development Reg. Ref. 3802/14 to amend on-street car parking to off-street car parking for No. 15 Belltree Avenue, Nos. 1 to 27 (odds) Belltree Place & No. 37 Marrisfield Avenue, Clongriffin, Dublin 13.	Y	11/01/2016	Gannon Properties
4037/15	18/11/2015	Planning permission for revisions to permitted development Reg. Ref. 2405/12 to omit 7 no. 3-bedroom 2.5 storey houses, 6 no. 4-bedroom 2 storey houses and 4 no. 4-bedroom 2.5 storey houses and now to provide 17 no. 3-bedroom 2 storey houses with 22 on-curtilage residential car parking spaces, 8 on-street visitor car parking spaces, and all ancillary and associated site works.	Y	11/04/2016	Gannon Properties
3776/15	08/10/2015	Planning permission for the construction of 84 no. dwellings, 1 no. shop and 1 no. coffee shop on lands bounded by Main Street, Dermot Street, Park Street and Friars' Street, Clongriffin, Dublin 13. The proposed development comprises 19 one bedroom apartments, 30 two bedroom apartments, 12 three bedroom apartments, 6 two bedroom duplexes and 17 three bedroom duplexes, together with a ground floor coffee shop (183sqm) and shop (183sqm). The development consists of two blocks: a 5-storey element fronting Main Street (block 2a) and a 3-storey element backing onto Park Street (block 2b). The development includes a landscaped podium garden to block 2a above 56 off street car-parking spaces and bin storage, accessed via Friars' Street, in addition to 56 on-street spaces. All units are to be provided with either private roof terraces, garden terraces and/or balconies. The development includes associated site works and infrastructure which includes landscaped open space, paths, public lighting, utilities, drainage and surface water attenuation.	Y	13/04/2016	Gannon Properties

2610/16	04/04/2016	Planning Permission for the construction of 19 no. 3-bedroom 3-storey houses, 58 no. 3-bedroom 2-storey houses, 21 no. 3-bedroom 2.5-storey houses, 4 no. 1-bedroom apartments and 11 no. 2-bedroom apartments in a 4-storey block with windows to all elevations, and balconies to the east and south elevations (113 dwellings in total). The development includes 152 car spaces both on-curtilage and on-street, associated and ancillary site works.	Y	08/07/2016	Gannon Properties
2876/16	13/05/2016	Permission for change of use from previously approved shop unit to Day Activity Centre and associated minor alterations to front elevation including new double doors and signage panel.	Y	16/08/2016	Gannon Properties
3199/16	24/06/2016	Planning Permission for revisions to permitted development Reg. Ref. 3802/14 to omit 4 no. 2-bedroom apartments, 8 no. 3-bedroom duplex units and 3 no. 3-bedroom triplex units (15 dwellings in total) and to now provide 13 no. 4-bedroom 3-storey houses (13 dwellings in total). The development includes 13 on-street car spaces, associated and ancillary site works.	Y	18/11/2016	Gannon Properties
3117/16	14/06/2016	Planning Permission for revisions to permitted development Reg. Ref. 2405/12 to omit 23 no. 3-bedroom 2-storey houses, 3 no. 3-bedroom 2.5 storey houses, 7 no. 4-bedroom 2-storey houses, 6 no. 4-bedroom 2.5 storey houses and 36 no. 2-bedroom apartments (75 dwellings in total) and to now provide 33 no. 3-bedroom 2-storey houses, 17 no. 3-bedroom 2.5 storey houses and 25 no. 3-bedroom 3-storey houses (75 dwellings in total). The development includes 106 car spaces both on-curtilage and on-street, associated and ancillary site works.	Y	12/12/2016	Gannon Properties
4016/16	28/10/2016	Permission for 48 one bedroom, 157 two bedroom, & 29 three bedroom apartments, all with private roof terraces, terraces and/or balconies in two terraces of two and four blocks respectively, ranging in height from 5 storeys to 6 storeys including setback penthouse, retail (289m2)/ office space (887m2) at ground & first floors, located at the eastern end of the proposed development, all with basement car park underneath, comprising 210 car spaces, bicycle and bin storage, including requisite engineering site works, ESB sub-station, 28 street car spaces and landscaping including the extension of the Mayne River linear park (amending previous permission 3247/14) all on lands at Marrsfield Avenue, North of Father Collins Park, Clongriffin, Dublin 13, accessed from Marrsfield Avenue.	Y	17/02/2017	Hollybrook New Homes Ltd
4101/16	11/11/2016	Planning permission for 5 no. 3-bedroom 2-storey houses and 18 no. 3 bedroom 3 storey houses (23 dwellings in total). The development includes 30 car spaces (both on-street and off-street), associated and ancillary site works.	Y	27/02/2017	Gannon Properties
4266/16	06/12/2016	Proposed amendments to previously permitted scheme Reg.Ref. 3380/15. The changes consist of revision/ alterations of Block A to include floor plan and elevational changes with the increase in apartment units from 34 to 42, (12 No. 1 bed units, 26 No. 2 bed units, 4 No. 3 bed units) ranging in height from 5 storeys and 6 storeys with a setback penthouse & minor revision/ alterations of Block B to include floor plan and elevational (East) changes with no change in apartment numbers/ bedspaces to this block (total increase in apartment numbers from 124 to 132).	Y	24/03/2017	Hollybrook New Homes Ltd

2173/17	02/02/2017	The development will consist of the following: (A) Relocation of an existing temporary classroom to the rear of the main school building to accommodate the construction of 1 no. single storey detached semi-permanent general purpose room of 15 sqm (B) Block A - Single storey detached temporary building containing 2 no. 49sqm classrooms to the north of the main school building (C) Block B - Single storey detached temporary building containing 2 no. 49sqm classroom to the west of the main school building (D) Free standing canopy over external footpaths serving temporary accommodation to the rear of the main school building (E) All associated site works including connection to existing foul and storm drainage.	Y	26/04/2017	Dublin & Dun Laoghaire Education Board
2569/17	27/03/2017	Permission is sought for development of a new hotel, located at the site known as Block 19, Station Square, Clongriffin, Dublin 13. The site is located on the south side of Station Square, Clongriffin, Dublin 13 and is bounded by station square to the North, Railway Road to the west and south west, Station Way to the south east and the proposed Block 17 (current planning application reg.Ref.3634/16) to the east. Heights vary from 7 storeys over basement carpark on Station Square to 4 and 5 storeys over basement on the other street frontages. The development will comprise principally. 209 guest bedrooms, hotel bar/restaurant/front of house reception areas, main and secondary function rooms and meeting rooms, kitchen/service/ancillary facilities, fitness suite, service and plant areas, 20 apartments (with balconies) for short term letting for holiday and business use, (4 x 3 bed, 8 x 2 bed, 4 x2 bed+study, 4 x 1 bed), basement carpark, controlled carpark access ramps, electrical substation, external illuminated signage, site services and site development works, minor repositioning of existing bus stop, soft and hard landscaping. Applicant: Gannon Properties.	Y	28/06/2017	Gannon Properties
2613/17	03/04/2017	Change of use from 2 no. existing retail shop units (120 sq.m), to provide 2 no. professional service offices.	Y	05/07/2017	Gannon Properties
3634/17	01/09/2016	Planning permission is sought for a development consisting of 28 one bedroom, 97 two bedroom and 14 three bedroom apartments with ancillary common facilities including meeting rooms, gym, cycle park, concierge, entrance courtyard and roof gardens; 5 retail units (c.427 sqm total); and with 139 carspaces and ancillary engineering facilities at basement level; ESB substation and provision for antennae at top roof level. All comprised in a building ranging in height from 6 to 16 floors accessed from Station Square, Station Hill and Dargan Lane, Clongriffin with parking access off existing Block 16 down ramp from Dargan Lane.	Y	23/11/2017	Gannon Properties

4054/16	02/11/2016	The development will consist of the change of use of retail space to office space which was previously permitted under planning references 0132/02 and 5945/04 and for the provision of additional floor area as mezzanine and associated minor alterations, including new signage panel to front elevation and roof lights at third floor podium roof level. The proposed office space is to provide for general offices and / or business & technology uses and / or office based industry uses and is designed to be suitable for a single user or multiple users with subdivisions.	Y	10/07/2017	Gannon Homes Ltd.
2955/17	19/05/2017	Revisions to development permitted under Reg.Ref.: 5945/04. Revisions consist of change of use (136 sq.m) from a retail unit use to use as a Community Meeting Room with a total floor area of 136 sq.m, and all ancillary works to facilitate this proposed use. Car parking provision is as permitted under Planning Reg. Ref. 5945/04 and signage is as permitted under Planning Reg.Ref. 2176/06.	Y	23/08/2017	Gannon Properties
2478/17	15/03/2017	Proposed amendments to previously permitted scheme Reg.Ref. 4016/16. The amendments consist of the change of use and revisions/ alterations to Block A located at the Eastern end of the proposed development to include internal floor plan and elevational alterations and a change of use on the ground/ first floor from retail/ office use to residential use, thereby increasing the apartment units from 234 to 246, providing 2 no. 1 bed units and 10 no. 2 bed additional units. Block A building height will be reduced accordingly to take account of the retail/ office omission, minor internal basement layout changes are also proposed.	Y	11/08/2017	Hollybrook New Homes Ltd
3330/17	05/07/2017	Planning permission for development at this site, No. 15 Kingstreet currently under construction at lands at Beltree Walk, Beltree Avenue, Park Street & Park Terrace North, Clongriffin, Dublin 13. The development will consist of a single storey extension (circa 14sqm) to side of existing dwelling (currently under construction reg/ref 2610/16) and conversion of attic (circa 41sqm) to provide 2 No. Bedrooms with 2 No. Dormer windows to front and 1 No. Dormer to the rear to allow access to converted space, internal alterations and associated site works.	Y	06/10/2017	Eva & Gavin McGreal
2628/17	6th April 2017	3 residential blocks: Block 25 (B25), Block 26 (B26) and Block 27 (B27) and all associated works required, including 181 car parking spaces over the 3 sites at Marsfield Crescent, Clongriffin, Dublin 13. Block 25 consists of 48 units over 7 stories at a height of 31.5 m. Block 26 consists of 71 units over 14 stories and is 56.4 m at its highest point. Block 27 consists of 48 units over 6 stories with a height of 27.85 m. Block 27 also consists of a single storey underground basement car park and a crèche facility incorporated to part of Ground Floor Level. The 167 apartment units are made up of 42 one bedroom units, 99 two bedroom units, and 26 three bedroom units. The 3 residential blocks form part of the overall development plan for the Clongriffin development.	Y	05/01/2018	Gannon Homes Ltd
4004/17	06/10/2017	The development will consist of the change of use from retail to cafe/restaurant use including the sale of hot food for consumption off the premises.	Y	17/01/2018	Gannon Properties

3048/17	31/05/2017	Dublin and Dun Laoghaire Education and Training Board, intend to apply for planning permission for construction of a two storey post primary school building (6,966 sq.m gross floor area) with associated external signage for Gaelcholaiste Reachrann, Grange, Donaghmede. The constituent elements of the new school building comprise: (a) a two storey 38 No. classroom building including lecture and workshop rooms and 3 No. pastoral offices; (b) two storey general purpose element including assembly hall / dining area, administration offices and meeting room at ground floor; staff room, library and music room at first floor; (c) double height multi-use hall, (for school and community use) with associated changing / storage / toilet / fitness room & ancillary areas at ground floor; (d) Site development works including new vehicular / pedestrian & cycle access arrangements separated from existing Grange Community College, car and bus set-down spaces; 60 No. standard car parking spaces, 3 No. universally accessible parking spaces and 108 No. cycle parking spaces; (iii) 4 No. outdoor hard play courts; (iv) external store (50 sq. m.) with external covered area (30 sq. m.), ESB substation (23.5 sq. m.) opening onto Grange Abbey Road. The proposed development also includes removal of existing Gaelcholaiste Reachrann temporary accommodation buildings at the rear of Grange Community College and replacement with 3 No. Hard Play Courts:	Y	18/12/2017	Dublin & Dun Laoghaire Education Board
2256/18	08/02/2018	Change of use from retail to yoga studio	Y	16/05/2018	Gannon Properties
4003/17	06/10/2017	Change of use from retail to veterinary surgery.	Y	29/05/2018	Gannon Properties
2977/18	11/05/2018	The development will consist of the change of use from retail to community day activity centre use including signage and lighting to shop front.	Y	14/08/2018	Gannon Properties
3545/18	20/07/2018	RETENTION: Planning Permission is sought for the construction of a single storey detached garden shed to the rear of 26 Dermot Street, Clongriffin, Dublin 13.	Y	18/10/2018	Lan Weng & Kai Yu
3696/18	09/08/2018	Amendments to the previously approved Planning Permissions Ref. No. 3247/14 & Ref No. 2478/17. The amendments consist of plans and elevation changes to two ground floor apartments (181.75sqm) and an area of the basement (334.05sqm) comprising of a total 515.77sqm in Block 32 to communal residential facilities, which includes reception, postal room, cafe, cinema room, gym, lounge/club room, changing room facilities with toilet facilities and an outdoor terrace area for basement and ground floor levels of an area 65.21sqm and 92.46sqm respectively reducing the amount of carparking by 12 spaces all on a site area of 19,627sqm.	Y	22/11/2018	Stormborn Devco Ltd.

Residential Development Schedule for Clongriffin

Development	No. of Units	Commercial Area (Gross)	Reg. Ref.	Developer	Status
Constructed					
Beau Park	411	223	0132/02	Killoe Developments/Menolly Homes	Complete
Block 1	69	548	0132/02	Menolly Homes	Complete
Block 20	124	1056	0132/02	Killoe Developments	Complete
Block 21	128	692	0132/02	Menolly Homes	Complete
Grange Road	18	0	0132/02	Gannon Homes Ltd	Complete
B18 Affordable	98	0	5847/03	Gannon Homes Ltd	Complete
Site B1 Social	36	0	0132/02	Gannon Homes Ltd	Complete
Block 16	87	1811	5945/04	Gannon Homes Ltd	Complete
Plot A	28	0	0132/02	Pennon Homes	Complete
Block 34, 35	140	0	3195/05	Pierse Homes	Complete
Block 36	39	368	3195/05	Gannon Homes Ltd	Complete
Block 12	33	8614	5945/04	Gannon Homes Ltd	Complete
Site C	41	0	1691/06	Pennon Homes	Complete
Block 22	31	638	0132/02	Barina Construction Ltd.	Complete
Block 23	34	0	0132/02	Barina Construction Ltd.	Complete
Parkedge Plot B	32	0	0132/02	Gannon Homes Ltd	Complete
Parkedge Plot C	20	0	3653/13	Gannon Homes Ltd	Complete
Block 12 (Apartments)	30	0	3154/13	Gannon Homes Ltd	Complete
Parkedge Plot D	8	0	2405/12	Gannon Homes Ltd	Complete
Belltree	99	0	3802/14	Gannon Homes Ltd	Complete
Marrsfield Avenue	13	0	3199/16	Gannon Homes Ltd	Complete
Belltree Park	98	0	2610/16	Gannon Homes Ltd	Complete
Beltree Green	51		3117/16	Gannon Homes Ltd	Complete
Plot E Park Terrace South	17		4037/15	Gannon Homes Ltd	Complete
Sub Total	1685	13950			
Under Construction					
Park Terrace South/Park Street	45	0	2903/16	Gannon Homes Ltd	Granted
Blocks 32, 33 Marrsfield Avenue	242	340	2478/17	Hollybrook New Homes	Planning granted
Block 31 Marrsfield Avenue	132	0	4266/16	Hollybrook New Homes	Planning granted
Block 2 Main Street	84	366	3776/15	Gannon Homes Ltd	Under construction
Sub Total	503	706			
Permitted - To be implemented					
Beltree Park (Block A)	15	0	2610/16	Gannon Homes Ltd	Granted (15 of 113 not yet built)
Beltree Green	24		3117/16	Gannon Homes Ltd	Granted (24 of 75 not yet built)
Belltree Avenue	23	0	4101/16	Gannon Homes Ltd	Granted
Block 19 (Hotel)	20	8080	2569/17	Gannon Homes Ltd	Granted
Sub Total	82	8080			
Permitted - Not Being Implemented					
Block 17	139	425	3634/16	Gannon Homes Ltd	Granted
Block 29	18	0	2016/15	Gannon Homes Ltd	Granted
Block 25	40	0	2648/17	Gannon Homes Ltd	Granted
Block 26	32	300	2648/17	Gannon Homes Ltd	Granted
Block 27	48	504	2648/17	Gannon Homes Ltd	Granted

Block 28	75	4691	5470/08	Gannon Homes Ltd	Granted
Sub Total	352	5920			

Proposed (New Application/Revisions)					
Block 3	141	4523		Gerard Gannon Properties	
Block 4	74	799		Gerard Gannon Properties	
Block 5	138	393		Gerard Gannon Properties	
Block 6	270	418		Gerard Gannon Properties	
Block 8	114	0		Gerard Gannon Properties	
Block 11	96	0		Gerard Gannon Properties	
Block 13	187	6108		Gerard Gannon Properties	
Block 14	288	1933		Gerard Gannon Properties	
Block 15	92	6686		Gerard Gannon Properties	
Block 17	210	430.5		Gerard Gannon Properties	
Block 25	63	0		Gerard Gannon Properties	
Block 26	78	0		Gerard Gannon Properties	
Block 27	57	508		Gerard Gannon Properties	
Block 28	122	929		Gerard Gannon Properties	
Block 29	20	0		Gerard Gannon Properties	
Sub Total	1950	22727.5			
Units Outside Control Of Applicant					
<i>Block 7</i>	<i>86</i>			In Receivership	Previously permitted
<i>Block 9</i>	<i>70</i>			In Receivership	Previously permitted
<i>Block 10</i>	<i>142</i>			In Receivership	Previously permitted
Sub Total	298				

Block 14		288	288		1933	1933				Ground floor retail. 97 nr. Part V units.
Block 15		92	92		6686	6686				Retail & cinema for c.1230 patrons
Block 17 – additional units	139	71	210	425	5.5	430.5	3634/16	Gannon Homes Ltd	Granted – 139 units	
Block 25 – additional units	40	23	63	0	0	0	2648/17	Gannon Homes Ltd	Granted – 40 units	
Block 26 – additional units	32	46	78	300	-300	0	2648/17	Gannon Homes Ltd	Granted – 32 units	Creche
Block 27 – additional units	48	9	57	504	4	508	2648/17	Gannon Homes Ltd	Granted – 48 units	
Block 28 – additional units	75	47	122	4691	-3747	929	5470/08	Gannon Homes Ltd	Granted - 75 units (extension of	GF retail
Block 29 – additional units	18	2	20	0	0	0	2016/15	Gannon Homes Ltd	Granted – 18 units	Proposed 20 units
Sub Total	352	1598	1950	5920	16822.5	22727.5				
Total (Complete/Permitted/Proposed)			4220			45463.5				
Expired Planning Permissions										
<i>Block 7</i>	<i>86</i>							In Receivership	Previously permitted	
<i>Block 9</i>	<i>70</i>							In Receivership	Previously permitted	
<i>Block 10</i>	<i>142</i>							In Receivership	Previously permitted	
<i>Sub Total</i>	298									
Overall Total (Including B7,9&10)			4518			45463.5				
Original Masterplan Grant 0132/02 & amendment permissions			3520			100,000				
			(28% increase in residential unit			(53% decrease in commercial a				