

**DUBLIN CITY COUNCIL
SITE NOTICE**

LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD)

Application to Dublin City Council

We, Royalton Developments Dublin 4 Ltd. intend to apply for planning permission for a Large-Scale Residential Development comprising amendments to a permitted Strategic Housing Development of 112 no. units (An Bord Pleanála Ref: 310299-21) on the c. 0.385 ha site comprising the former Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4 (Eircodes D04 A9P3 and D04 T4A0), which is actively under construction. The proposed amendments include changes to the ground floor layout and basement layout of the permitted development. These changes include amendments to the basement footprint the western section of the permitted retaining wall, including the arrangement of the attenuation tank within the basement. In addition, changes are proposed in the north-eastern section of the basement at the vehicular ramp. This will create a GIA increase of c. 293 sq m in the basement. In addition, the proposed amendment is comprised of a reorganisation of the basement layout including reorganisation of plant areas, attenuation tank, cycle parking areas and bin stores; redesign of the vehicular ramp to include segregation of cyclists and vehicles, with associated amendments to entrance gates; changes in level and reduction of permitted car parking spaces from 79 to 70 No. spaces.

In addition, it is proposed to provide 2 No. new fire escape stairs, with reorganisation of the permitted basement and ground floor layout and elevation changes. Other proposed amendments include redesign of the permitted stair cores, corridors and lobbies to comply with the Building Regulations (1997, as amended); amendments to the permitted landscape layout and materials and finishes; an increase in height of the top floor parapet level has risen by c. 315mm, with no impact on the permitted lift overrun; modifications to flood mitigation measures are proposed at ground level; reorganisation of plant and green roof provision at roof level to facilitate PV panels; and all associated site works above and below ground.

This application for the proposed amendments to the consented Strategic Housing Development (ABP Ref: 310299-21), is a Large-scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended.

LRD Website: www.shoreclublrd.ie

The LRD application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2022-2028. The LRD planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). The LRD application may also be inspected online at the following website set up by the applicant: www.shoreclublrd.ie A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: Julie Costello

(Agent: Julie Costello, Tom Phillips + Associates, 80 Harcourt St, Dublin 2, D02 F449)

Date of erection of site notice: 26th September 2024