DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

SITE NOTICE

Notice of Large-Scale Residential Development Application

Baker Forge Properties Limited

Intend to apply for permission for a Large-Scale Residential Development comprising amendments to the permitted Strategic Housing Development Ref. ABP-311411-21 on a site of 0.483 ha at a site 'Baker's Hall', (formally known as Baker's Corner), Rochestown Avenue and Kill Avenue, Dun Laoghaire, Co. Dublin.

The proposed development comprising amendments to the permitted Strategic Housing Development consists of:

- A 4 storey over ground extension of c. 436 sqm to the rear / courtyard elevation of Block A to provide for an additional 12 no. student accommodation units.
- The reconfiguration of permitted internal circulation and communal amenity spaces to provide for 10 no. additional student accommodation units within Block A.
- The internalisation of an overhanging roof canopy on the roof terrace of Block A to provide 2 no. additional student accommodation units.
- The total number of additional student accommodation units proposed is 24 no. providing a total of 300 no. units on site. 276 units are permitted on site.
- The proposed development amendment works to Block A also comprise of the :- Removal of the permitted building overhang at 5th floor level of Block A. Relocation of a switch room and substation to the north-eastern corner of Block A. Provision of additional window and escape door to permitted licenced premises on northern elevation. Amendment of the permitted entrance to provide for a recessed entrance arrangement to the permitted licenced premises in Block A. Omission of the roof terrace to the south of Block A, and the increase in size of the permitted roof terrace to the east of Block A from c. 60sqm to c. 95sqm. Minor amendment of fenestration at 1st-5th floor level on the southern elevation of Block A to accommodate proposed internal rooms. Additional plant space within permitted commercial units in Block A with a reduction in net internal floor space. Omission of louvred plant screen on roof level of Block A. Changes to the materials of the permitted elevations of Block A. Changes to the permitted development signage on elevations to Block A.
- The proposed development amendment works to Block B also comprise of the:- Reduction in size of the screened roof-top terrace area to Block B (from 450 sqm to 150 sqm). Reduction in height of stair core and lift shaft to western stair core of Block B. Relocation of the permitted bike shelter to the east elevation of Block B. The number of bicycle parking spaces remains unchanged. Minor elevation alterations to eastern and western elevations of Block B to account for relocation of permitted internal building services. Additional plant space within permitted commercial unit in Block B with a reduction in net internal floor space. Changes to the materials of the permitted elevations of Block B.
- The proposed amendments to the development will also include a minor increase to the overall height of both permitted blocks (of c. 550 mm) due to building structure design; as well as minor changes to the scheme as agreed at compliance stage including inter alia the reconfiguration of the central open space area to provide for 30 no. car park spaces (unchanged from agreed compliance); and all associated elevational changes, site development and landscape treatment works necessary to facilitate the proposed development and consequent amendments proposed.

All application documentation and information is available for public viewing at the following website set up by the applicant: www.bakershalllrd.ie

The planning application may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dún Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10:00 am to 4:00 pm. A submission or observation in relation to the application may be made in writing to the Planning Authority, on payment of a fee of €20 within 5 weeks of receipt of the application by the Planning Authority and such submissions or observation 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 (Agent):

Sinéad Bowen-Crowe | Brock McClure Planning & Development Consultants
63 York Road, Dún Laoghaire, Co. Dublin

Date of erection of site notice: 3rd March 2026