DUBLIN CITY COUNCIL
SITE NOTICE

The Land Development Agency, intend to apply, for a Large-Scale Residential Development (LRD) at an undeveloped site of 3.47ha at Main St, Clongriffin, Dublin 13. The site is bound by Main St to the south, Friar St to the west, Park St and the under-construction Blocks 5 & 6 and Market St to the north and Station Square and Clongriffin Road to the east.

The proposed development will consist of:

1. The construction of a residential development with a gross floor area (GFA) of c. 73,641.91 sq.m set out in 3 no. residential blocks, ranging in height from 5 to 10 storeys, to accommodate 711 no. apartments, with associated ground floor retail/café/restaurant units and community/arts/cultural uses, and a standalone childcare facility. The site will accommodate a total of 335 no. car parking spaces and 1,605 no. bicycle parking spaces. Landscaping will include new public realm and communal courtyards at podium level. The proposed development sits as part of the wider Land Development Agency landbank at Clongriffin which includes the under-construction Blocks 5 & 6 to the north of Market Street (as permitted under LRD6064/24-S3).

2. The 3 no. residential buildings range in height from 5 to 10 storeys, accommodating 711 no. apartments comprising 50 no. studios, 304 no. 1-bed units, 351 no. 2-bed units (68 no. 2-bed (3P) & 283 no. 2-bed (4P)) and 6 no. 3-bed (5P) units. The breakdown of residential accommodation is as follows:

    - Zone 7 is a 5 to 7 storey building, including setbacks and balconies, accommodating 280 no. units (5 no. studios, 117 no. 1-bed units, 16 no. 2-bed (3P), 136 no. 2-bed (4P) and 6 no. 3-bed (5P) units). Communal Amenity Space of c.2,202 sq.m is provided at podium level. The ground floor includes for 1 no. community/cultural/arts unit of c.781 sq.m, ground floor own door residential units, cycle parking, waste stores and plant areas. It includes for below podium/undercroft parking in Zone 7 containing 130 no. car spaces.
    - Zone 8 is a 6 to 8 storey building, including setbacks and balconies, accommodating 263 no. units (29 no. studios, 106 no. 1-bed units, 21 no. 2-bed (3P) and 107 no. 2-bed (4P)). Communal Amenity Space of c.1,600 sq.m is provided at podium level. The ground floor includes for 2 no. community/cultural/arts units of c.199 sq.m and c.346 sq.m, ground floor own door residential units, cycle parking, waste stores and plant areas. It includes for below podium/undercroft parking in Zone 8 containing 82 no. car spaces.
    - Zone 9 is a 6 to 10 storey building, including setbacks and balconies, accommodating 168 no. units (16 no. studios, 81 no. 1-bed units, 31 no. 2-bed (3P), and 40 no. 2-bed (4P)). Communal Amenity Space of c.969 sq.m is provided at podium level. The ground floor includes for 2 no. retail/café/restaurant units of c. 140 sq.m and c.482 sq.m, ground floor own door residential units, cycle parking, waste stores and plant areas. It includes for below podium/undercroft parking in Zone 9 containing 40 no. car spaces.

3. A standalone two-storey crèche of c. 911 sq.m (with an external play area of c. 509 sq.m) is provided to the north of Zone 9 along Market Street and Clongriffin Road.

4. The proposed development also includes for the completion of the eastern section of Market St, which is currently under construction, to where it meets Clongriffin Road/Station Square. The remainder of Market St, north of Zone 8 and 9, will be a landscaped pedestrianised/cycle route, containing seating, external community/cultural space, cycle parking and planting.

5. The site will accommodate a total of 335 no. car parking spaces (317 no. for residents and 18 no. for visitors/crèche) and 1,605 no. bicycle parking spaces including cargo bikes, EV charging and shared bikes (1,193 for residents/staff and 412 no. for visitors) in separate secure below podium areas and at surface level. A total of 317 residents car parking spaces are provided with 252 spaces located below podium/undercroft and 65 spaces provided at surface level. A total of 1,178 no. resident's bicycle stores and 15 no. staff parking, including cargo spaces are provided at below podium/ground level within the blocks. In addition, 18 no. car parking spaces are located at surface level to include visitor, childcare facility parking, accessible and car club as well as 412 no. short stay bicycle parking spaces.

6. The proposed application includes all site landscaping works, green and blue roofs, lighting, servicing, signage, junction upgrades, ESB Substations, solar PV panels at roof level and all associated and ancillary works, including site development works above and below ground including site drainage and infrastructure.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The LRD planning application, and Environmental Impact Assessment Report, 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, and Environmental Impact Assessment Report, may also be inspected online at the following website set up by the applicant: www.clongriffinlrdphase2.com. 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.

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Date of Erection of Site Notice: 19th May 2026