DUBLIN CITY COUNCIL

SITE NOTICE

We, The Land Development Agency, intend to apply for permission for a Large-scale Residential Development (LRD) on this site at the former Royal Liver Assurance Retail Park, Old Naas Road, Dublin 12. The site is bounded by Kylemore Road (R112) to the west; Old Naas Road to the north; Naas Road (R810) to the south; and "Brooks" (Building Providers) to the east.

The development will consist of amendments to a previously permitted mixed-use development (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804, as amended by DCC Ref.:4436/23 and DCC Reg. Ref.: 5050/26). The proposed amendments relate solely to the permitted Blocks B1, B2, C1, C2, D1 and D2 (identified as Phase 2). No amendments are proposed to any other permitted blocks.

The proposed amendments consist of:

1. The overall increase of 2 no. units increasing the total overall units from 1196 to 1198. The proposed amended residential development of Block B1, B2, C1, C2, D1 and D2 will consist of a total of 635 no. residential apartments (an increase from 633 no. as permitted), which includes 38 No. Studios, 269 No. 1-Bed, 288 No. 2-Bed- 4-Person and 40 No. 3-Bed- 5-Person, units as follows:
   - Alteration of Block B1 from a permitted 11-12-storey building providing for 90 no. apartment units to a 10-storey building providing for 107 no. apartments (17 No. Studios, 54 No. 1-Bed, 35 No. 2-Bed- 4-Person, 1 No. 3-Bed).
   - Alteration of Block B2 from a permitted 10 storey building providing for 90 no. apartment units to a 10-storey building providing for 89 no. apartments (43 No. 1-Bed, 37 No. 2-Bed- 4-Person, 9 No. 3-Bed).
   - Alteration of Block C1 from a permitted 10-storey building providing for 171 no. apartment units to a 10-storey building providing for 144 no. apartments (47 No. 1-Bed, 88 No. 2-Bed- 4-Person, 9 No. 3-Bed).
   - Alteration of Block C2 from a permitted 10-storey building providing for 89 no. apartment units to a 10-storey building providing for 98 no. apartments (61 No. 1-Bed, 37 No. 2-Bed- 4-Person).
   - Alteration of Block D1 from a permitted 9-storey building providing for 87 no. apartment units to a 9-storey building providing for 123 no. apartments (47 No. 1-Bed, 63 No. 2-Bed- 4-Person, 13 No. 3-Bed).
   - Alteration of Block D2 from a permitted 8-storey building providing for 106 no. apartment units to an 8-storey building providing for 74 no. apartments (21 No. Studios, 17 No. 1-Bed, 28 No. 2-Bed- 4-Person, 8 No. 3-Bed).
2. The reconfiguration of internal layouts of each of the blocks has resulted in the minor shift in the block footprints. The permitted podium between Block B2 and Block C1 is removed with additional public realm and connection to the south proposed. The block amendments result in amendments to permitted communal amenity space with the omission of permitted roof terraces on Blocks C1, C2 and D1 and amendment to existing roof terraces on Block B1 and B2.
3. Façade modifications are proposed to respond to the revised internal layouts including minor relocation of windows, balconies etc., the introduction of additional balconies, amendments to permitted materiality across all blocks and a revised approach to framing and setting of the primary Naas Rd façade.
4. Alteration of the permitted uses and facade at ground floor level and removal of permitted BTR tenant amenity spaces located in Blocks B1, B2, C1 & C2 to provide for a ground floor level that includes:
   - Blocks B1-B2: 1 no. retail/café/restaurant unit of c.282 sq.m, 1 no. café unit of c. 82 sq.m, 1 no. community unit of c.315 sq.m, an increased creche of c.600 sq.m (relocated from Block D1) with external amenity space of c. 189 sq.m, 1 no. mobility hub of c. 64 sq.m and associated cycle parking, plant areas and entrances.
   - Block C1-C2-D1-D2: 1 no. retail convenience unit of c.834 sq.m, 2 no. retail/cafe/restaurant units of c.89 sq.m and c.145 sq.m, own door residential units, undercroft parking and associated cycle parking, plant areas and entrances.
5. Alterations to the permitted undercroft and basement parking areas under Blocks B1, B2, C1, C2, D1, & D2 to include for alterations to permitted layouts of car parking, cycle parking, plant, waste stores and substation locations. The reconfiguration of these areas results in proposed car parking for Phase 2 of 510 no. spaces internally (175 below podium & 335 at basement level) and 4 no. external spaces. A total for Phase 2 of 1,016 no. long stay cycle parking spaces (all located in secure stores) and 88 short-stay cycle parking spaces are provided.
6. Amendment of Condition 3 (a) of the parent permission (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804) relating to the Build to Rent (BTR) covenant, and its removal as it relates to Blocks B1, B2, C1, C2 & D1.
7. All associated works to accommodate the proposed changes, including alterations to permitted open spaces, internal roads and paths, waste management, visitor cycle parking, ESB Substation locations and associated ancillary works.

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: https://www.eskersquarephase2lrd.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: Sorcha Turnbull

Agent Address: Sorcha Turnbull, Brady Shipman Martin, Unit H, Mountpleasant Business Centre, Ranelagh, Dublin 6

Date of Erection of Site Notice: 24th September 2026