

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

IRES Residential Properties Ltd. intend to apply to An Bord Pleanála (the Board) for permission for a strategic housing development with an application site area of c. 2.02 ha (excluding basements), including the extent of Carmanhall Road required for proposed flood mitigation works, on lands forming part of a development generally known as Rockbrook, located at the junction of Blackthorn Drive and Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18, principally bounded by existing mixed use and residential development to the north (Grande Central and South Central); Carmanhall Road to the south; undeveloped lands to the east (known as the Tivway site) and an existing part-constructed office development to the west (The Sentinel).

The development, which is known as RB Central with a total gross floor area of c. 41,347 sq m (excluding basements) will consist of 428 no. apartments comprising two blocks arranged around two courtyards ranging in height from five to fourteen storeys (including ground floor mezzanine, all over three existing part-constructed basement levels) comprising 32 no. studio apartments; 122 no. 1 bedroom apartments; 251 no. 2 bedroom apartments and 23 no. 3 bedroom apartments. The development will also include a crèche (486 sq m) with ancillary outdoor play areas; 4 no. ground floor local/neighbourhood retail units (862 sq m); communal community residents' facilities (934 sq m in total) including a multi-purpose space (184 sq m), laundry and community co-working area (97 sq m) at ground floor level, and residents' exercise area, break-out/meeting areas, book and media sharing areas, reading/seating areas, play area and TV/games area located at various levels throughout the proposed development (653 sq m); entrance halls; private, communal and public open space provision including balconies, winter gardens and terraces to be provided on all elevations at all levels as required; roof gardens; courtyards; boulevards; urban plaza; amenity lawn and play areas; basement car parking (508 no. spaces in total); 3 no. surface crèche drop-off parking spaces; car club spaces; 593 no. cycle parking spaces (long and short stay spaces including secure stands); motorcycle parking; storage areas; internal roads and pathways; pedestrian access points; hard and soft landscaping, street furniture and boundary treatments; changes in level; services provision and related pipework including diversions; plant (including rooftop plant); electric vehicle charging points; ESB substations and switchrooms; waste management areas; green roofs; attenuation tank; flood mitigation measures to Carmanhall Road including footpath upgrade and flood wall; car park ventilation areas; set-down areas; signage; completion and re-configuration of the existing basement levels including related site clearance works and removal of services; public lighting and all site development and excavation works above and below ground. Vehicular access to the site will be from Blackthorn Drive and Carmanhall Road with dedicated bicycle access from Blackthorn Drive.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2016-2022. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application, together with the Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.rbcentralplanning.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: _____

(Agent: John Gannon, Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449)

Date of Erection of Site Notice: 8th May 2019