

Meeting Date: 8th March 2022

**For Information Purposes Only
Notification of initiation under Part 8 Planning and Development
Regulations 2001 (as amended)**

Proposed Development of 68 dwellings at East Wall.

Dublin City Council wishes to give notice that it intends to initiate the process leading to an application under Part 8 of the Local Government Planning & Development Regulations 2001 (as amended) for the construction of a residential development comprising 68 dwellings on a site at East Wall Road (former readymix site). This site will be developed as part of Bundle 3 of the National Social Housing PPP Programme.

Site Location & History

The site proposed for development is a brownfield site of 0.55ha located circa 1.5 km north of Dublin City Centre on the site of the former readymix factory on East Wall Road. The subject site is bounded to the West by the North Strand Fire Station and to the north by the East Wall Road and the Tolka River. Hope Avenue, a residential street comprising typical 1940s terraced housing lies to the east of the site, with the rear gardens of the single storey dwellings on Leinster Avenue abutting the site to the south.

The development site is situated in a district centre on the North Strand Road at the intersection with East Wall Road. The site is situated close to a number of retail and leisure facilities including Ballybough Community Centre, East Wall Youth Club and a number of supermarkets. The site avails of excellent transport connectivity being located close to Connolly Train Station and a high frequency bus corridor on North Strand. It is also supported by excellent cycle links, owing to its proximity to the new cycleway connecting the North Strand to the Docklands via the East Wall Road.

A concrete batching plant formerly occupied the site which has been vacant since 2006. Some demolition works and the relocation of an ESB substation will be required to facilitate the proposed development.

Image 1 below is an aerial view of the site with the area proposed for development outlined in red.



Image 1

Proposed Development:

The proposed development has undergone an iterative design review process with key stakeholders including representatives from the Central Area Office, the Housing Department and Dublin City Council technical teams including Architects and Planners.

The proposed development comprises:

1. A residential apartment block ranging in height from 3-6 storeys fronting on to the East Wall Road, which will provide 60 apartments, of which, 13 no. are 1 bed units; 28 no. are 2 bed units; and 19 no. are 3 bed units. (10% of the units will be constructed to universal design standards).
2. A duplex terraced block of 3 storeys, to the west of the site, providing a further 8 apartments, of which 4no. are 1 bed units and 4no. are 3 bed units.
3. Landscaped Public Open Space measuring.
4. Landscaped Communal Open Space for resident use.
5. Car/Cycle Parking facilities.
6. Ancillary facilities such as bin stores.

I attach the following drawings to this report to illustrate the design proposal:

1. Site Location Map
2. Proposed Site Plan
3. Proposed Elevations
4. 3 D Images

The proposed development was previously presented to Elected Members of the Central Area Committee at a special committee meeting held on 1st February 2022.

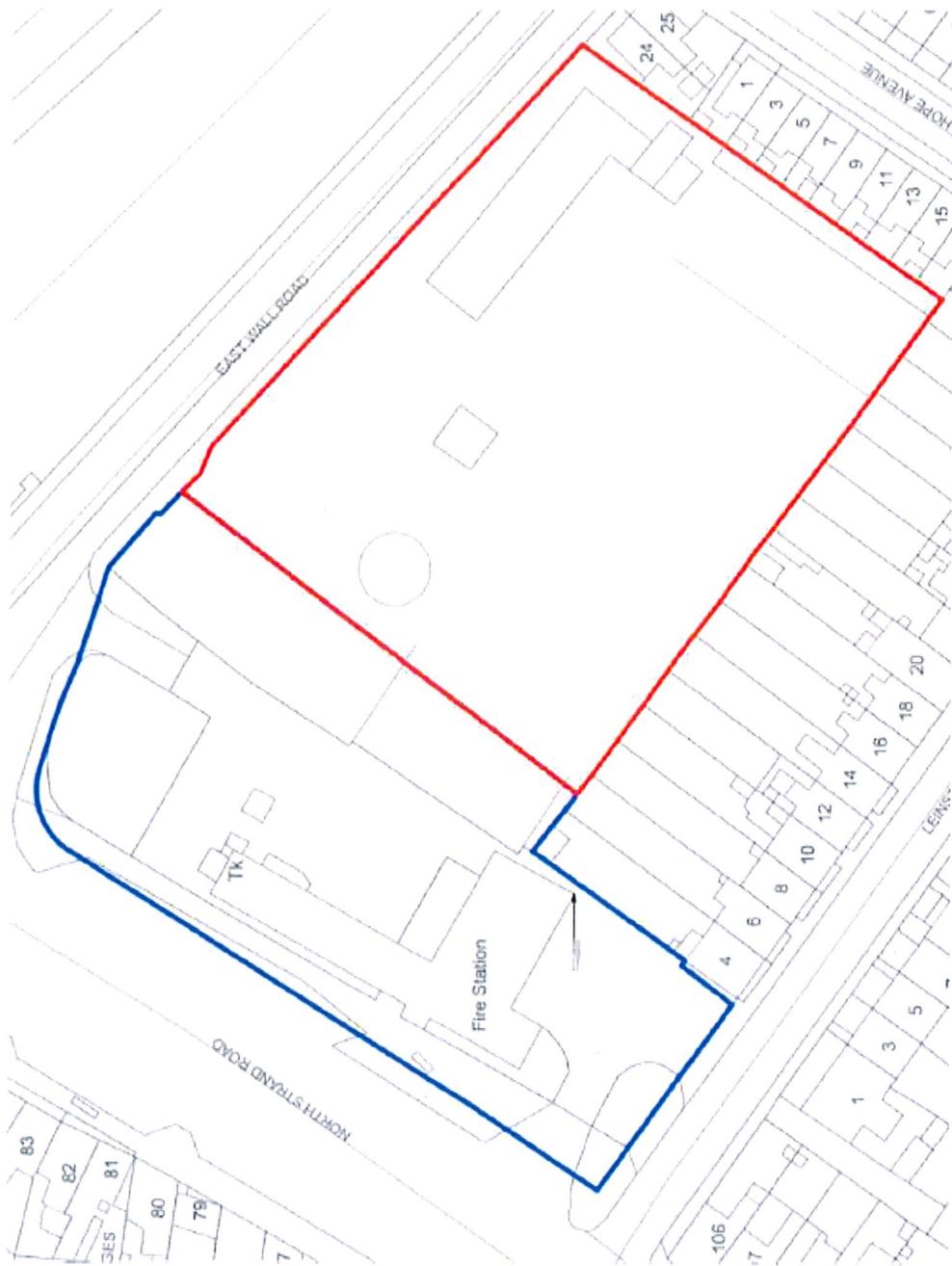
A handwritten signature in black ink, appearing to read "David Dinnigan".

Dave Dinnigan
Executive Manager

East Wall Road, Dublin 3 – Site Location



- East of North Strand Fire Station
- South of Fairview Park
- Excellent transport links
- Z4 zoning, includes residential
- Potential future development of DFB site to be considered
- 2-6 storey buildings anticipated
- Amenity of existing dwellings to be protected (daylight and overlooking)



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East Wall Road, Dublin 3 – Proposed Site Plan

Block to East Wall Road – 60 units

- 13no. 1 bed 2 person apartments
- 28no. 2 bed 4 person apartments
- 19no. 3 beds 5 person apartments
- 10% to UD standards (@ ground floor)
- Caretaker's office included

Duplex block – 8 units

- 4no. 1 bed 2 person apartments
- 4no. 3 beds 5 person duplexes

Development standards

- 68no. Apartments
- Net area for density calc = 0.50Ha
- Density = 135.3uph
- 34no. Carpark spaces (0.5/apt)
- 88no. cycle spaces
- Communal open space = 755m²



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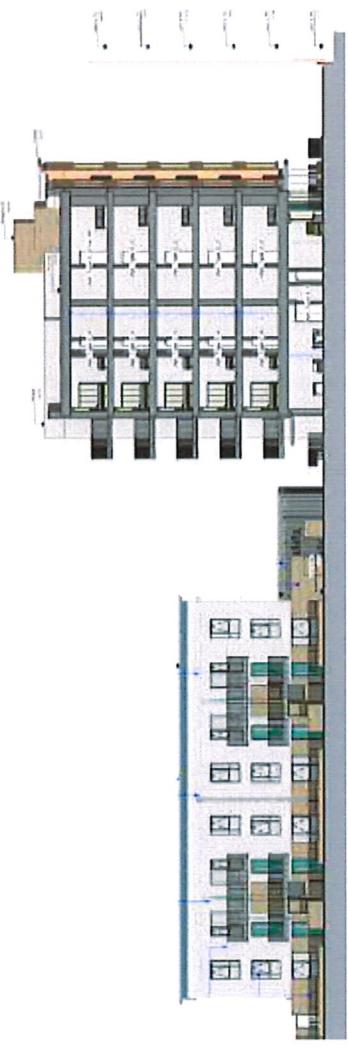
East Wall Road, Dublin 3 – Elevations



1. North Elevation to East Wall Road



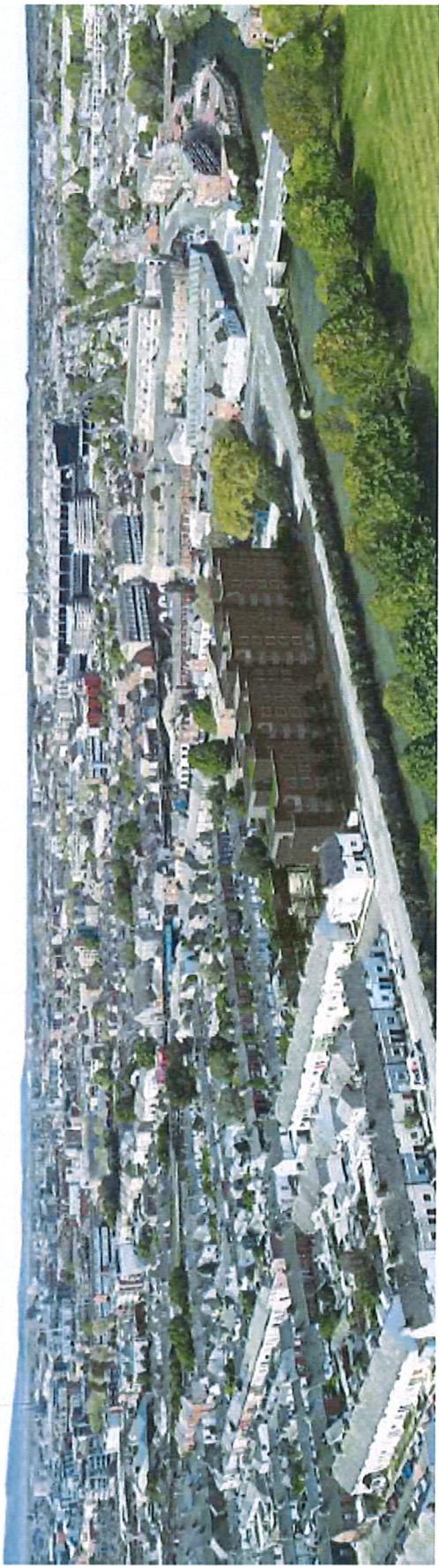
2. South Elevation to courtyard



3. Duplex elevation to courtyard
4. 3d view of courtyard

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East Wall Road, Dublin 3 – 3d views



1. Birds eye view from north east



2. Birds eye view from south east



3. View from East Wall Road

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