

**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**

Dwyer Nolan Developments Ltd. intends to apply to An Bord Pleanála for permission for a strategic housing development on a site of c. 8.3 hectares located at the grounds of the former De La Salle National School, Ballyfermot Road, Ballyfermot, Dublin 10. The application site is bounded to the south by Ballyfermot Road (R833), to the east by The Steeples residential estate, to the north by the wooded margin of the Chapelizod Bypass (R148), and to the west by Lynch's Lane and other adjoining institutional lands.

The application site contains a Protected Structure i.e., the De La Salle National School Central Classroom Block, including 2 no. staircase towers, 2 no. flanking single storey loggia and principal paired entrance gate piers only (RPS Ref No. 8784).

The development will consist of the following:

- (1) Demolition of: (i) the east and west wings of the former national school (c. 1,250m<sup>2</sup> & c. 1,244m<sup>2</sup> respectively); (ii) existing buildings / shelters on site (c. 1,818m<sup>2</sup>); (iii) the rear return of the Protected Structure (c. 121m<sup>2</sup>) & 2 no. flanking single storey loggia (c. 100m<sup>2</sup>); and (iv) the Mount La Salle "Monastery" building (c. 1,700m<sup>2</sup>).
- (2) Renovation and change of use of the 2 storey Protected Structure, forming part of proposed Block A, from previous educational use to (a) proposed childcare use on the ground & first floor (c. 1,005m<sup>2</sup>), with associated outdoor play space to the rear (c. 256m<sup>2</sup>), and (b) community use (c. 92m<sup>2</sup>) on the ground floor. The development also seeks permission for the relocation of the principal paired entrance gate piers on Ballyfermot Road inwards (northwards) to the site.
- (3) Construction of 927 no. apartments & duplex / triplex units comprised of 325 no. one bed, 538 no. two bed, & 64 no. three bed dwellings, 1 no. commercial unit and 1 no. retail / café unit in 8 no. blocks (Blocks A-H) ranging in height from 2 to 13 storeys. The breakdown of individual blocks is as follows:
  - Block A consists of: (i) the 2 storey Protected Structure, and (ii) a 2 to 5 storey building located to the rear of the Protected Structure consisting of 69 no. apartments, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 26 no. one bed, 41 no. two bed, & 2 no. three bed dwellings. At ground floor level 2 no. communal amenity rooms (c. 65m<sup>2</sup> & c. 65m<sup>2</sup> respectively) are provided, along with bin stores, and bicycle storage areas (Total: 128 no. internal bicycle spaces). Communal open space (c. 857m<sup>2</sup>) is provided in the centre of Block A. Block A also includes internal stair core access to shared basement level with Block H.
  - Block B is a 2 to 8 storey building consisting of 128 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 55 no. one bed, 67 no. two bed, & 6 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 71m<sup>2</sup>) is provided, along with bin stores, bicycle storage areas (Total: 235 no. internal bicycle spaces), 1 no. commercial unit (c.107m<sup>2</sup>), and undercroft parking for 58 no. car parking spaces. Podium level communal open space (c. 827m<sup>2</sup>) is provided at first floor level with additional communal open space (c.137m<sup>2</sup>) in the form of a roof garden provided on the fifth floor.
  - Block C is a 2 to 7 storey building, over part basement level, consisting of 101 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 28 no. one bed, 61 no. two bed, & 12 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c.147m<sup>2</sup>) is provided, with an associated outdoor terrace. Block C caters for a part basement level (c. 3,049m<sup>2</sup>) comprised of 93 no. car parking spaces, bin stores, bicycle storage areas (Total: 220 no. bicycle spaces) and plant room. Communal open space (c. 583m<sup>2</sup>) is provided in the centre of Block C.
  - Block D is a 4 to 7 storey building consisting of 189 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 68 no. one bed, 106 no. two bed, & 15 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 156m<sup>2</sup>) is provided, along with bin stores, bicycle storage areas (Total: 469 no. internal bicycle spaces), ESB / plant rooms, and undercroft parking for 103 no. car parking spaces. Podium level communal open space (c. 1,867m<sup>2</sup>) is provided at first floor level.
  - Block E consists of 2 no. 2-3 storey buildings catering for 22 no. apartments & duplex / triplex units comprised of: (i) 1 no. 2-3 storey building comprised of 8 no. two bed & 2 no. three bed dwellings, and (ii) 1 no. 2-3 storey building comprised of 10 no. two bed & 2 no. three bed dwellings. Private open space for Block E is provided in the form of rear gardens for lower ground floor / ground floor units and balconies on the first floor.
  - Block F is a 2 to 10 storey building, over basement level, consisting of 121 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 57 no. one bed, 61 no. two bed, & 3 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 76m<sup>2</sup>) is provided. Block F caters for a basement level (c. 1,838m<sup>2</sup>) comprised of 68 no. car parking spaces, bin stores, and bicycle storage areas (Total: 190 no. bicycle spaces). Communal open space (c. 530m<sup>2</sup>) is provided to the rear (north) of Block F with additional communal open space in the form of roof gardens provided on the sixth and eighth floors (c. 250m<sup>2</sup> & c. 265m<sup>2</sup> respectively).

- Block G is a 2 to 10 storey building consisting of 154 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 39 no. one bed, 99 no. two bed, & 16 no. three bed dwellings. At ground floor level 1 no. communal amenity room (c. 82m<sup>2</sup>) is provided, along with bin stores, bicycle storage areas (Total: 320 no. internal bicycle spaces), plant rooms, and undercroft parking for 69 no. car parking spaces. Podium level communal open space (c. 1,597m<sup>2</sup>) is provided at first floor level with additional communal open space in the form of roof gardens provided on the fifth floor (c. 210m<sup>2</sup> & c. 90m<sup>2</sup> respectively) and eighth floor (c. 170m<sup>2</sup>).
  - Block H is a 3 to 13 storey building, over basement / part undercroft level, consisting of 143 no. apartments & duplex units, including terraces at the ground floor and terraces/balconies at all upper levels, comprised of 52 no. one bed, 85 no. two bed, & 6 no. three bed dwellings. At ground floor level 2 no. communal amenity rooms (c. 170m<sup>2</sup> & c. 89m<sup>2</sup> respectively) are provided, with associated outdoor terrace spaces, along with bin stores, bicycle storage areas (Total: 400 no. bicycle spaces), plant room, ESB substation, and 1 no. retail / café unit (c.71m<sup>2</sup>). Block H caters for a basement level (c. 4,696m<sup>2</sup>) comprised of 134 no. car parking spaces which provides for internal stair core access to Block A. Podium level communal open space (c. 457m<sup>2</sup>) is provided at first floor level with additional communal open space in the form of roof gardens provided on the second floor (c. 262m<sup>2</sup> & c. 237m<sup>2</sup> respectively).
- (4) The development provides for open spaces in the form of: (i) multi-use playing pitches (1.16 hectares) located in the north-west of the development with access off Lynch's Lane, and (ii) public open space (0.91 hectares) located between Blocks B, C, D, G & H, which combined caters for 2.07 hectares of open spaces representing 25% of the site area. In addition, 2 no. public plaza areas are also catered for: (a) to the south of Block A, fronting onto Ballyfermot Road (c. 0.14 hectares), & (b) between Blocks A & H (c. 0.06 hectares), along with a running / fitness trail along the northern / western boundary of the development (c. 0.14 hectares).
- (5) The development includes an area of 0.5 hectares reserved for a future school site in the south-west of the development, at the junction of Ballyfermot Road and Lynch's Lane.
- (6) Vehicular access to the proposed development is from 2 no. access points as follows: (i) from Lynch's Lane to the west, and (ii) from Ballyfermot Road to the south. The development also includes for a pedestrianised street, accessed from Ballyfermot Road, located between Blocks A & B.
- (7) The proposed development also provides for (i) all associated site development works, above and below ground, (ii) hard & soft landscaping, boundary treatments & green roofs, (iii) public lighting, (iv) signage, (v) plant (M&E) & utility services, (vi) undercroft, basement & surface car parking, including EV, disabled & car share spaces (Total: 687 no. car parking spaces), (vii) motorcycle parking (Total: 26 no. motorcycle parking spaces), (viii) undercroft, basement & surface bicycle parking, including for external bicycle stores, cargo bike spaces & visitor spaces (Total: 2,249 no. bicycle parking spaces), and (ix) bin storage areas.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022, and also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the development proposal and accompany the application. The application, together with the Environmental Impact Assessment Report and Natura Impact Statement, 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 Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.delasalleshd.ie](http://www.delasalleshd.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](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed:  Alan Fenton of Delphi Design, Architecture + Planning (Agents)  
 Agent's Address: 13 The Seapoint Building, 44-45 Clontarf Road, Dublin 3, D03 A0H3.  
 Date of erection of Site Notice: 11<sup>th</sup> April 2022.