

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

Large Scale Residential Development

Shannon Homes Dublin Unlimited Company intend to apply for permission for a Large-Scale Residential Development at this site at Taylors Lane and Edmondstown Road, Ballyboden, Dublin 16 and including the former “Good Counsel” lands and former pitch and putt course.

The development will consist of the demolition of the existing former Institutional buildings and associated outbuildings (c.5,231 sq.m) and construction of a new residential development comprising 402 no. apartments (39 no. 1 beds, 302 no. 2 beds and 61 no. 3 beds) within 3 no. blocks ranging in height from 2 to 5 storeys over basement/ lower ground floor. All residential units will be provided with associated private balconies/ terraces to the north/ south/ east/ west elevations. The development will include the following:

- Block A up to 5 storeys over basement/ lower ground floor providing 118 no. units.
- Block B up to 5 storeys over basement providing 123 no. units.
- Block C up to 5 storeys over basement/ lower ground floor providing 161 no. units.

The development will also include a creche (c.656 sq.m) and 2 no. retail units (c.262 sq.m and c.97 sq.m) all located within Block A, along with c.322 sq.m of internal residential communal space located in Block C. The development will include the provision of a new public park in the north of the site along Taylor’s Lane.

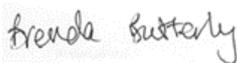
The development will include 290 no. car parking spaces and 1,054 no. cycle parking spaces provided at basement/surface level. The development will include for a revised vehicular access from Edmondstown Road and an emergency vehicular access from Taylor’s Lane along with pedestrian/cyclist accesses to/from the site. The development will include for road improvement works along Edmondstown Road including the existing junction of Scholarstown Road/ Edmondstown Road.

The development will include for all associated site development works, open spaces, landscaping, SuDs features, boundary treatments, plant areas, waste management areas/bin stores, car/cycle parking areas (including EV parking), and services provision (including ESB substation/ kiosks).

The planning application together with a Natura Impact Statement (NIS) may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm and may also be viewed on the Council’s website – www.sdcc.ie. The LRD application may also be inspected online at the following website set up by the applicant: www.taylorslaneld.ie

A submission or observation in relation to the application and the Natura Impact Statement (NIS) may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application and Natura Impact Statement (NIS) by South Dublin County Council 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:



Brenda Butterly, McGill Planning Limited, 22 Wicklow Street, Dublin 2 (Agent)

Date of erection of Site Notice: 31st of March 2023