

# DUBLIN CITY COUNCIL

## SITE NOTICE

### Ruirside Developments Limited

intends to apply for **Permission** for a **Large-Scale Residential Development** comprising amendments to the permitted Strategic Housing Development (An Bord Pleanála Ref. ABP-307656-20) and subsequently amended by ABP-312262-21, DCC Reg. Ref. LRD6029/23-S3 and LRD6039/23-S3 at this site (c. 3.07ha), at **Ashtown-Pelletstown, Ashtown, Dublin 15**.

The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15.

The proposed development comprising of minor amendments to elements of Block 1 only of the permitted Strategic Housing Development, as amended, consist generally of the following: –

- Relocation of the permitted substation and metre room at first floor level of Block 1 from the southern elevation (canal side) to the western elevation of the adjoining café unit, resulting in
  - Reconfiguration and minor reduction (c.7sqm) in gross floor area of the permitted café unit (now c. 143 sqm);
  - External façade changes including the addition of windows to the southern façade; and
  - Relocation of 1no. visitor car parking space to accommodate access to the substation and meter room with associated minor landscape works.
- Amendments to the ground floor level car park comprising: –
  - Addition of a retail lobby (c. 16.3sqm); and
  - Reconfiguration of the car parking layout, including the replacement of 1no. retail car parking space to 1no. retail accessible car parking space with no overall change to the permitted car parking quantum (419no.)
- Addition of ventilation louvres to the northern, eastern and western facades of Block 1 and all associated and ancillary site development works.

This application does not propose any amendments to the residential element of the permitted scheme. The development otherwise permitted under ABP-307656-20 (as amended) remains the same.

This application for the proposed amendments to the consented Strategic Housing Development (ABP-307656-20 and subsequently altered by ABP-312262-21, DCC Reg. Ref. LRD6029/23-S3 and LRD6039/23-S3), is a Large-scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended.

The Planning Application may be inspected online at the following website: [www.rathborneirdsubstationamendment.ie](http://www.rathborneirdsubstationamendment.ie)

The 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.). 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:

For Stephen Little & Associates, Chartered Town Planning and Development Consultants, 26/27 Upper Pembroke Street, Dublin 2 D02 X361

(Agent)

Date of Erection of Site Notice: 04 June 2024