

**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**

Vimovo Doyles Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at the former Doyles Nurseries and Garden Centre and Benoni, Brennanstown Road, Cabinteely, Dublin 18.

The proposed development will comprise 115 residential units in a mix of 26 dwelling houses and 89 apartments/duplexes with the proposed 2 and 3 storey houses to consist of eighteen number 3 bed units (Type F,A1,A3,B1), two number 4 bed units (Type C), and six number 4/5 bed units (Type A2, A4, B), and the 89 number apartments/duplexes (within Blocks D, E1, E2, E3, and E4) to consist of thirteen number one bedroom apartments, fifty four number two bedroom apartments, twenty two number three bedroom apartments all in five number buildings ranging in height from three to six storeys with balconies/terraces to be provided on Block D (south elevation), and Blocks E1, E2, E3 and E4 (all elevations). A 2<sup>nd</sup> floor terrace is also provided on the east elevation of the terraced Block F; the proposed development includes for the demolition of 'Benoni' (c.252 square metres - a habitable dwelling proposed for demolition to facilitate the proposed development and main vehicular access), together with the extant single storey buildings associated with the former Doyle's Nursery and Gardens (c.690 square metres); vehicular access to the site is proposed at the location of the existing entrance to the new Doyle's Nursery Garden Centre facility adjoining the south of the subject site which is to be realigned and improved and which will serve both the Garden Centre and the proposed development (note: the new Garden Centre is not part of subject application site). Car parking is to be provided in the form of on-curtilage car parking, on-street parking and a basement car park for 190 spaces; the proposed development will also provide all ancillary and associated site development and landscape works including the removal of existing obstructions in the Cabinteely Stream adjoining the east of the site and the reprofiling of the riparian corridor / flood plain located west of the stream, and the provision of an Electricity Supply Board sub-station (c.22 square metres), and all necessary bin and bicycle storage including basement level stores for the apartment/duplex units.

The proposed development includes for measures to upgrade the Brennanstown Road including works within Dun Laoghaire Rathdown County Council (DLRCC) owned lands from the location of the proposed site entrance northwards as far as the junction of the Brennanstown Road with the Bray Road at Cabinteely Village and these works are to comprise road widening and realignment works, widening and resurfacing of the existing footpath located on the western side of the Brennanstown Road as per the DMURS guidelines to a maximum of c.1.8m in width where physical constraints permit, the introduction of controlled pedestrian measures in the form of a 4 arm mini-roundabout at the proposed site entrance at the junction with the Brennanstown Road and Lambourne Wood Estate, the construction of a c.2.5m wide pelican crossing at the north arm of this roundabout, the construction of a c.2.5m wide raised crossing at the south arm of this roundabout, and the construction of a raised table at the junction of the Brennanstown Road and the Carraig Glen Estate further north of the subject site. The proposed development also includes for improved pedestrian and cyclist connections comprising a pedestrian footbridge to a c.21m span over the Cabinteely Stream at a location to the north east of the subject site to be of steel construction with recycled plastic non-slip boarding with c.1.4m high safety railings providing connectivity for the site to Cabinteely Village, the Stillorgan QBC, and DLRCC owned lands to the east of the subject site identified as a future walking and cycling route ('The Cabinteely Greenway'). The connectivity proposals also include for a new c.3m wide pedestrian and cycle shared surface path connecting the site into the Brennanstown Avenue Estate to the south of the site. The new shared surface path will be c.54m long, passing through DLRCC lands and connecting into an existing footpath along Brennanstown Avenue.

All on lands measuring c.1.85 hectares nett (c.2.3 hectares gross including third party owned lands) bounded generally to the east by Cabinteely Stream, to the south by the new Doyle's Nursery and Garden Centre and residences at Brennanstown Avenue and to the west by the existing houses fronting on to Brennanstown Road at the Former Doyle's Nursery and Garden Centre and 'Benoni', Brennanstown Road, Cabinteely, Dublin 18.

The site is zoned 'A' Residential in the Dun Laoghaire Rathdown County Development Plan 2016-2022 under which the proposed uses are permitted in principle.

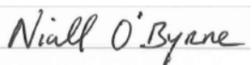
The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: [www.brennanstownroadshd.ie](http://www.brennanstownroadshd.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).

Signed:  <sup>6</sup>(for and on behalf of the applicant Vimovo Doyles Limited).  
Date of erection of site notice 28<sup>th</sup> February 2018.....<sup>7</sup>

### Directions for completing site notice

1. The name of the applicant for permission (and **not** his or her agent) should be inserted here.
2. The location, townland or postal address of the land or structure to which the application relates should be inserted here.
3. A description of the nature and extent of the proposed strategic housing development should be inserted here. The description should include—
  - (a) the types and number of proposed houses or student accommodation units, as the case may be,
  - (b) in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
  - (c) proposed services ancillary to the residential development,
  - (d) other proposed uses in the development of the land, the zoning of which facilitates such use, and
  - (e) where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact,
  - (f) where the development includes the retention of a structure, the nature of the proposed use of the structure and, where appropriate, the period for which it is proposed to retain the structure,
  - (g) where the proposed development includes the carrying out of works to a Protected Structure or proposed Protected Structure, an indication of that fact,
  - (h) where the proposed development includes an activity requiring an integrated pollution control licence or a waste licence, an indication of that fact, and
  - (i) where the proposed development includes the provision of, or modifications to an establishment within the meaning of Part 11 of these Regulations (Major Accidents Directive), an indication of that fact.
4. The name of the planning authority or authorities in whose functional area or areas the proposed development would be situated should be entered here.
5. The website at which the application and related documents may be inspected online should be specified here.
6. Either the signature of the applicant or the signature of the person acting on behalf of the applicant should be inserted here.
7. The date that the notice is erected or fixed at the site should be inserted here.