MEETING OF DUNDRUM AREA COMMITTEE

22nd June, 2015

MAJOR PLANNING APPLICATIONS

Plan Reg. No.: D15A/0318 Apn Date: App. 13-May-2015 Type: Permission

Location: Site at Clonkeen Road, in close proximity to its junction with Old Bray Road, Cabinteely, Dublin 18

Proposal: Permission for demolition of existing bungalow and associated outbuildings, construction of 14 no. 4-bed houses, ranging in size from 167 to 177 sqm and 10 no. apartments in a 4 storey block, consisting of 2 no. 1-bed apartments (60 sqm), 6 no. 2-bed apartments (ranging in size from 86 sqm to 108 sqm) and 2 no. 3 bed apartments (122 sqm). Also ancillary site development works, including car parking spaces, landscaping, access road and boundary treatments.

Applicant: Kingscroft Developments Ltd

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Plan Reg. No.: D15A/0328 Apn Date: App. 15-May-2015 Type: Permission

Location: Leopardstown Racecourse, Leopardstown, Dublin 18

Proposal: Permission for a reorganisation and upgrade of existing facilities on site and no intensification of use is proposed. The proposed development consists of new two storey racing facilities building, area 1210.50m2, new single storey south entrance building area 41.9 m2,new saddling stalls, area 174.5 m2, within new pre-parade ring, new prize-winners podium, area 17 m2, new permanent entertainment marquee area, 768 m2, new external childrens playground, conversion and change of use of existing saddling stalls buildings to provide an indoor childrens play area, racing museum, temporary food units and storage area, total area 296 m2, new toilet block extension at grandstand level 2, area 64.5 m2, change of use of existing nightclub within grandstand building to hospitality area, area 1069 m2, and extension of existing Level 0 grandstand facilities to include new coffee café, store, lift lobby, kiosk extension, area 191 m2 and associated works in the remodelling of existing external covered area to create new external street area, including new external canopies and stairway and associated site and landscaping works, in total overall floor area of 3832.40 m2 on overall site area of 1.99 hectares.

Applicant: Leopardstown Club Ltd

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Plan Reg. No.: D15A/0385 Apn Date: 08-Jun-2015 App. Type: Permission

Location: Site of 5.295 ha approximately at Beech Park, Cabinteely, Dublin 18 / Loughlinstown, Co Dublin and its connection with the N11.

Proposal: Permission for development of a residential scheme on a site comprising the lands of Woodbrook (8 Beech Park), Foinavan (7 Beech Park), Lynwood,
Corrente, Dun Baoi (4 Beech Park), Teely Lodge, The Galliard, El Dorado, Capard, Greenhills and Silver Slope and the road area and associated open spaces at Beech Park, Bray Road, Cabinteely, Dublin 18/Loughlinstown, Co Dublin and its connection with the N11. The site includes some 0.7892 ha forming part of Development Area 5 (Druid’s Glen) of the Cherrywood Strategic Development Zone Planning Scheme (April 2014). (The balance of the site is located within the lands designated by Government for the establishment of a Strategic Development Zone (SI No. 535 of 2010, but is outside the Planning Scheme area). The site is principally bounded by an ESSO petrol station to the north, the N11 to the east, nos. 2-4 Sunnyhill Park, Loughlinstown to the south and partly by the Cabinteely Stream and open space to the west (the property identified as Wood Haven, Beech Park, Cabinteely, Dublin 18 between Silver Slope and El Dorado, does not form part of this development). The development will consist of the demolition of 11 no. residential units and ancillary structures and the construction of a scheme comprising 164 no. residential units (comprising 60 no. 4-bed semi-detached houses (with the option to provide combinations of House Type A (3 no. storey) and/or House Type A1 (2 no. storey)); 2 no. 4-bed, 3 no. storey detached houses (House Type A2); 12 no. 4-bed, 3 no. storey plus study semi-detached houses (House Type B); 2 no. 3-bed, 2 no. storey semi-detached houses (House Type C); 12 no. 3-bed, 2 no. storey terrace houses (House Type C1) and 76 no. 2-bed and 3-bed, 2 and 3 no. storey duplex apartments (Blocks D, E, F & G). The development will also consist of the construction of part of the Planning Scheme’s Druid’s Glen Road (also known as P to Q) to its connection with the western boundary of the subject site for a distance of approximately 158m from its connection to the N11 (and all associated development and infrastructural works). This includes the provision of up to 30m of the Druid’s Glen Road bridge, comprising one complete and 2 no. partial bridge abutments to the western boundary of the subject site. This will also involve the diversion of approximately 40m of the Cabinteely Stream. (The overall 3-span Druid’s Glen Road bridge will measure 36m in length, with 4 no. bridge abutments with the balance to be built as part of a subsequent permission yet to be secured on the lands to the west of the subject site.) The development will also include the construction of waste storage facilities, associated car parking spaces and bicycle parking spaces respectively, vehicular, pedestrian and cycle access and egress, provision of boundary treatments, associated lighting, alterations to existing site services, Sustainable Urban Drainage systems, compensatory storage facilities, changes in levels, associated hard and soft landscaping including a playground and all other associated site excavation and infrastructural and site development works above and below ground. Works to the N11 (external to the Application site) to facilitate the construction of the junction with the Druid’s Glen Road will be undertaken by Dún Laoghaire-Rathdown County Council in its capacity as Roads Authority for the area. All proposed works affecting the public drainage system are subject to detailed agreement with the Water and Drainage Department of Dún Laoghaire-Rathdown County Council.

**Applicant:** O’Flynn Capital Partners