

Natasha Crudden
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8

5th October 2019

Dear Sir / Madam ,

RE: PLANNING APPLICATION FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT FOR 485 NO. RESIDENTIAL UNITS AND A NEIGHBOURHOOD CENTRE AT FORMER CIE LANDS, 2-4 CARNLOUGH ROAD, CABRA, DUBLIN 7

On behalf of the applicant, Seven Cabra Real Estate Limited, Rocktwist House, Block 1 Western Business Park, Shannon, Co. Clare, V14 FW97, Ireland, please find enclosed copy of the Strategic Housing Planning Application for 485 no. residential units and a neighbourhood centre at the former CIE lands, 2-4 Carnlough road, Cabra, Dublin 7.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and further to previous correspondence, as requested, a soft copy of documentation (on CD) is enclosed.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.hamiltongardensshd.ie

The development description as per the statutory notice is as follows:

Seven Cabra Real Estate Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at former CIE Lands, 2-4 Carnlough Road, Cabra, Dublin 7. The site is located to the south of Faussagh Avenue, to the north of Cabra Road, to the west of a rail line and to the east of Carnlough Road. The development also includes works to the road junction at Carnlough Road and Cabra Road.

The proposed development will consist of:

Construction of 485 no. residential units (484 no. apartments and 1 no. house) comprising of 33 no. studios, 137 no. 1 bed, 271 no. 2 bed and 43 no. 3 bed units and a neighbourhood centre. The proposed development will comprise of 9 no. Blocks (A – I) ranging in height from part single / part 2 no. storey to 8 no. storeys.

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- *Block A will comprise of 89 no. apartment units, consisting of 22 no. 1 bed and 67 no 2 bed units and a neighbourhood centre comprising of 4 no. units, comprising of Unit 1, retail / café/ restaurant use (120.6 sq.m.), Unit 2 a convenience supermarket with ancillary off licence (1627.sq.m.), and Unit 3 retail / café/ restaurant use (230 sq.m.), and 1 no. gym unit (617.9 sq.m.),*
 - *Block B will comprise of 24 no. apartment units, consisting of 24 no. 2 beds and the provision of residential amenity space and a creche facility (351.9 sq.m.) at ground floor level*
 - *Block C will comprise of 24 no. apartment units, comprising of 1 no. 1 bed, 15 no. 2 bed and 8 no. 3 beds.*
 - *Block D will comprise of 120 no apartment units, comprising of 17 no. studios, 44 no. 1 beds, 53 no. 2 beds and 6no. 3 beds and the provision of resident lounges and communal terraces at roof level.*
 - *Block E will comprise of 24 no. apartment units, comprising of 5 no. 1 bed 11, no. 2 beds and 8 no. 3 beds.*
 - *Block F will comprise of 123 no. apartment units, comprising of 16 no. studios, 49 no. 1 beds, 52 no. 2 beds and 6 no. 3 beds and the provision of resident lounges and communal terraces at roof level.*
 - *Block G will comprise of 80 no apartments, comprising of 16 no. 1 beds, 49 no. 2 beds and 15 no. 3 beds.*
 - *Block H will comprise of resident amenity space including meeting rooms, postal storage, reception, co working space and cinema room (382.2 sq.m.),*
 - *Block I will comprise of 1 no. 3 bed two storey house at No. 2 Carnlough Road.*

The proposed development will also include 403 no. car parking spaces (375 no at basement level (305 no. to serve the residential units and 70 no. to serve the retail units) and 28 no. at surface level (20 no. to serve the residential units and 8 no. to serve the retail units) and 488 no. bicycle parking spaces (368 no. at basement level and 120 no. at surface level), public and communal open space, private open space associated with each residential unit, landscaping, children's play area, fascia signage associated with each retail unit, resident amenities including gym, meeting rooms, postal storage centre, and reception, co working spaces, resident lounges and roof top terraces, a service / loading bay located to the rear of Block A along the western boundary of the site, 3 no. substations and switch rooms, pump room, access gates to the north access point off Faussagh Avenue, upgrades to the road junction at Carnlough Road and Cabra Road, provision of PV Panels at roof level of all blocks and all associated ancillary site development works necessary to facilitate the development.

The proposed development will amend and supersede the development currently being undertaken on site, pursuant to and in accordance with Strategic Housing Planning Permission Ref: ABP-300492-17. The site is zoned Z1 – Sustainable Residential Development and Z3 – Neighbourhood Centre in the Dublin City Development Plan 2016-2022 under which the proposed uses are permitted in principle. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022.

The application 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.


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 Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.hamiltongardensshd.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 website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any queries please do not hesitate to contact us.

Yours sincerely,



John Spain Associates