

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE OF FURTHER INFORMATION/ REVISED PLANS

Name of applicant:
Riverside Projects Limited

Reference number of the application:
SD22A/0342

The development applied for consisted of:

The construction of a four-storey apartment block (4224 sq.m) consisting of 58no. age-friendly residential units comprising 20no. 1-bedroom units and 38no. 2-bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space. The proposed development will also include the provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30no. car parking spaces and 80no. cycle parking spaces to serve the development. Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre. Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage at Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24.

Significant further information has been furnished to the Planning Authority in respect of this proposed development, and is available for inspection or purchase, at a fee not exceeding the reasonable cost of making a copy, at the offices of the authority during its public opening hours.

The significant further information provides for the following principal amendments to the development applied for: revisions to the red line boundary, thereby increasing the site area from 0.473 ha to 0.498 ha; reduction from 58no. to 54no. residential units; new pedestrian crossing facilities on Tay Lane and Eaton Drive; and 3 no. additional public lighting columns on Tay Lane.

A submission or observation in relation to the further information may be made in writing to the planning authority within the statutory time limit. A submission or observation must be accompanied by the prescribed fee, except in the case of a person or body who has already made a submission or observation on the application.

Signed:



Alan Crawford, KPMG Future Analytics (Agent) 1 Stokes Place, St. Stephen's Green, Dublin2

Date of erection of site notice: 20/12/2022