

Development Description

Maxol Property Limited intends to apply to An Bord Pleanála for permission for a strategic housing development at this c. 0.385 ha site comprising the Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4 (Eircodes D04 A9P3 and D04 T4A0). The site is bounded by Church Avenue to the north; existing education (St Matthew's National School) and residential development to the south and west; the junction between Cranfield Place and Beach Road to the south; and Beach Road to the east.

The development will consist of: the demolition and removal of all existing buildings and associated structures above and below ground (total 1,311 sq m) and the construction of a 6-storey apartment building (with set-backs at Third, Fourth and Fifth Floor Levels) (accommodating 112 No. apartments (56 No. 1-bed and 56 No. 2-bed units) and 297 sq m communal space primarily comprising a gym, lounge, work space, bookable room, office and parcel store) over single basement level (accommodating 79 No. car parking spaces (including 2 No. car club spaces), 4 No. motorbike parking spaces, 224 No. bicycle spaces, together with ancillary areas including circulation, plant, attenuation tank, waste management storage areas, and service areas).

Vehicular and pedestrian access to the site will be from Beach Road with additional pedestrian access via Church Avenue; (the total gross floor area of the proposed development is 12,273 sq m (including basement of 2,679 sq m and a detached single storey ground floor ESB Substation/switchroom of 25 sq m)).

The development will also consist of the provision of: private open space in the form of balconies and terraces (on the Beach Road, Church Avenue frontages and to the rear of the building on the northwestern, southeastern and southwestern facades), and semi-private and public open space at ground level; all hard and soft landscaping including boundary treatments; changes in levels; plant; PV panels; SUDs' measures including a green roof; 10 No. bicycle spaces at ground level; waste collection area; and all other associated site excavation and site development works above and below ground.