

Spatial Planning Specialist  
Irish Water  
Colvill House  
24-26 Talbot Street  
Dublin 1

Friday, 21 May 2021

[By email to: spatialplanning@water.ie.]

Dear Sir/Madam

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) PROPOSED RESIDENTIAL DEVELOPMENT AT 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)**

## 1.0 INTRODUCTION

On behalf of the applicant Maxol Property Limited<sup>1</sup>, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion received from An Bord Pleanála on 22<sup>nd</sup> December 2020.

Under article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## 2.0 DESCRIPTION OF DEVELOPMENT

In summary the proposed development will consist of:

“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.

---

<sup>1</sup> Maxol Property Limited, 3 Custom House Plaza, IFSC, Dublin 1, D01 VY76.

TOWN PLANNING CONSULTANTS



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."

### 3.0 SUBMISSION PROCEDURE

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.

Please note that 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, 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. A copy of the application may also be inspected online at the following website set up by the applicant: [www.beachroadshd.com](http://www.beachroadshd.com).

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours sincerely

---

**Julie Costello**  
**Associate**  
**Tom Phillips + Associates**