

DUBLIN CITY COUNCIL
SITE NOTICE
LARGE SCALE RESIDENTIAL DEVELOPMENT

We, Banner A Cuig Limited, intend to apply for planning permission for development at this site of 0.161 ha at No.19 Esmond Avenue (D03 P5C7 and D03 Y2R2) and No.21 Esmond Avenue (D03 P923) and at rear No.19 Philipsburgh Avenue (D03Y0A2), Fairview, Dublin 3. The development will consist of a new apartment block (Block C) and constitutes an amendment to the permitted Large Scale Residential Development granted permission per Planning Reg. Ref. No. LRD6015/22-S3 (An Bord Pleanála Ref. ABP. 315584-23).

The site of Proposed Block C is bounded by Esmond Avenue to the west, by the laneway at rear of No's 1-17 (odd) Torlogh Gardens to the north, by No's 19-27 (odd) Philipsburgh Avenue to the east and by No. 17 Esmond Avenue to the south. The site also includes part of the public road off Esmond Avenue (0.0289 ha).

Proposed Block C (GIFA 1804 sqm) will be three storeys high, with blue-green roof and roof mounted solar p.v. and balconies to front and rear. The buildings will contain 21 apartments [12 one bedroom, 8 two bedroom (one of which is a 3 person unit) and 1 three bedroom], internal bin store and bicycle parking (31 spaces includes 1 No. Cargo Space) in the ground floor, with additional external cycle parking to the front (16 No includes 2 N. Cargo Spaces). There will be an ancillary plant/water storage tank to the rear of No.19 Philipsburgh Avenue. Communal open space of 586 sqm will be provided to the rear of the new block and include a children's play area. The proposed development also includes all enabling and site development works, open spaces, landscaping, paving, boundary treatment, external lighting, plant areas, services provision and connections, drainage and surface water attenuation, waste management facilities and all other ancillary works. The proposed development includes demolition of existing warehouse building at No. 21 Esmond Avenue (234.60 sqm), two storey business centre, single storey temporary building and warehouse building at No.19 Esmond Avenue (418.31 sqm), as permitted per Planning Reg. Ref. No. LRD6015/22-S3 (An Bord Pleanála Ref. ABP. 315584-23).

A Natura Impact Statement will be submitted to the planning authority with the application and the Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the office of Dublin City Council. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). The LRD application may also be inspected online at the following website set up by the applicant esmondaveblockc.ie. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission. (Dublin City Council website: www.dublincity.ie)

Signed



Agents Address: c/o Doyle Kent Ltd, 71 Carysfort Avenue, Blackrock, County Dublin A94 Y3Y0.

Date of erection of site notice. 31/03/ 2025