

“Platinum Land Limited intend to apply to An Bord Pleanála for permission for a Build to Rent Strategic Housing Development at the Former Chivers Factory, Coolock Drive, Coolock, Dublin, D17 WP28.

The development will consist of:

a) Phase 1 includes the demolition of all existing buildings, existing boundary fences, removal of existing trees, breaking up and crushing the existing hard standing area, excavation and all associated site works;

b) Phase 2 includes the development of a basement, measuring c. 11,753 square metres to accommodate 308 car parking, 616 bicycle spaces and 14 motorbike spaces, plant rooms, bin storage, attenuation tanks and circulation;

c) Phase 3 includes the redevelopment of the site to include:

i. 550 no. build to rent residential units (comprising 67 no. studio, 205 no. 1 bedroom, 222 no. 2-bedroom, and 56 no. 3 bedroom apartments), residential support facilities, amenities and services in 4 no. blocks which comprise:

(i) Phase 3a – Block A1 – includes 90 build to rent units (comprising 16 no. studio, 29 no. 1 bedroom, 35 no. 2 bedroom, and 10 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including function room, with heights proposed as 6 no. storeys (19.175m above ground level), 8 no. storeys (24.875m above ground level) and 10 no. storeys (30.745m above ground level);

(ii) Phase 3b – Block A2 – includes 90 build to rent units (comprising 16 no. studio, 29 no. 1 bedroom, 35 no. 2 bedroom, and 10 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including function room, with heights proposed as 6 no. storeys (19.175m above ground level), 8 no. storeys (24.875m above ground level) and 10 no. storeys (30.745m above ground level);

(iii) Phase 3c – Block B – includes 213 build to rent units (comprising 25 no. studio, 78 no. 1 bedroom, 86 no. 2-bedroom, and 24 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities including Games Room, Dining Area, Study Hub, with heights proposed as 3 no. storeys (10.4m above ground level), 4 no. storeys (13.175m above ground level), 5 no. storeys (16.1m above ground level), 6 no. storeys (19.175m above ground level) and 7 no. storeys (21.95m above ground level);

(iv) Phase 3d – Block C – includes 157 build to rent units (comprising 10 no. studio, 69 no. 1 bedroom, 66 no. 2-bedroom, and 12 no. 3 bedroom apartments), resident support facilities including entrance / concierge, resident services and amenities with heights proposed as 3 no. storeys (10.4m above ground level), 4 no. storeys (13.175m above ground level), 5 no. storeys (16.1m above ground level), 6 no. storeys (19.175m above ground level) and 7 no. storeys (21.95m above ground level);

ii. Ground floor car parking (32 spaces) and bicycle parking (54 spaces);

iii. Service building including 1 no. creche, café and gym; and

iv. All associated ancillary development works including drainage, 4 no. electricity substations, access and roads within the site, pavements, new boundary walls, fencing,

public open space, communal amenity space, tree planting, vehicle and pedestrian access and all associated site works.

d) Phase 4 - Highway and pedestrian improvements including:

i. Upgrading of the site and signals at the junction of Coolock Drive and Oscar Traynor Road;

ii. Provision of a signalised pedestrian crossing to the south of the site entrance on Coolock Drive; and

iii. Provision of a signalised pedestrian crossing at the proposed pedestrian entrance to the park off Greencastle Road.

The total site area for the planning application is 3.86 hectares.”