



DUN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

SITE NOTICE

**Planning and Development (Amendment) (Large-scale Residential Development) Act 2021
Planning and Development (Large-Scale Residential Development) Regulations 2021**

**Notice of Large-scale Residential Development application to Dun Laoghaire-Rathdown
County Council**

We, Expert Eye Property Company Limited, intend to apply to Dun Laoghaire Rathdown County Council for permission for a Large-scale Residential development on these lands forming part of development generally known as Rockbrook located at the junction of Blackthorn Drive and Carmanhall Road, Rockbrook Estate, Sandyford Business District, Dublin 18.

The development will comprise minor amendments to the permitted development as per Strategic Housing Development (SHD) permission reference 304405-19 as amended by Large-scale Residential Development permission reference LRD23A/0557 which comprises 428no. apartments, a creche, 4no. local/neighbourhood retail units and associated site works.

The proposed development incorporates the following amendments:

- (I) Reconfiguration of the basement layout.
- (II) Omission of travelator with associated reconfiguration of landscaping works at ground level.
- (III) Amendments to floor plans layouts and internal configurations that will include for minor modifications to (a) retail floor areas (b) creche layout (c) provision of a new entrance to Block 1 Core A via the boulevard concierge (d) relocation and resizing of meter rooms in cores A, B and E (e) provision of off-loader room in lieu of switch room Core E.
- (IV) Amendments to the apartment layouts which will include for (a) corridor width internally (b) amendments to units in apartment block 2, core E (c) amendments to gable apartment block 2, core E level 6 (d) amendments to duplex configuration in block 2
- (V) Amendments to the balcony design.
- (VI) Amendments to the external facades to include for a deck access walkway and associated works.
- (VII) Amendments to communal roof terraces to include for provision of external projecting lobby that will facilitate level access to communal roof terraces in block B1, Core B.
- (VIII) Amendments to the roof layout and design with the plant enclosure area at Core F removed, the provision of photo voltaic panels, amendments to parapet heights and lift over-runs along with provision of access ladders for maintenance.

The planning application may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dun Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10:00am to 4:00pm.

The application may also be inspected online at the following website set up by the applicant: www.rbcentralrld2.com

A submission or observation in relation to the application may be made in writing to the Planning Authority, on payment of a fee of €20 within 5 weeks of receipt of the application by the Planning Authority 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.

Signed:

Ronan Woods(Agent)
Genesis Planning Consultants
Dean Swift Building
Hamiltonsbawn Road
Armagh
BT60 1HW

Date of erection of site notice: 8th May 2024