

Dublin City Council,
Housing Department,
Civic Offices,
Wood Quay,
Dublin 8

Date: 7th August 2025
JN: TD 24152

Dear Sir / Madam,

RE: PART 8 SUBMISSION TO DUBLIN CITY COUNCIL IN RELATION TO THE RESIDENTIAL DEVELOPMENT PROPOSED AT BANNOW ROAD, CABRA WEST, DUBLIN 7

Introduction

On behalf Clúid Housing Association on behalf of (and pursuant to a contract entered into by) Dublin City Council Ltd, please find enclosed a Part 8 submission for the proposed residential development at site of c. 1.16 Ha at Bannow Road, Cabra West, Dublin 7. The site is bound by Bannow Road to the south and southwest, Cabra Boxing Club and sports facilities at No's 76 Bannow Road to the northwest, Luas and railway tracks to the north and industrial buildings 'Batchelors' at No's 72-74 Bannow Road to the south and southeast. The site includes a vacant single storey industrial building which was formerly occupied by 'Premier Chicks Ltd'.

The proposed development will consist of the following:

- Demolition of the existing single storey industrial building, which has a gross floor area (GFA) of 1,455 sq.m;
- Construction of a residential development with a total of 144 no. apartments (71 no. 1 beds, 63 no. 2 beds, and 10 no. 3 beds) in two residential buildings (Block A and B);
- Block A is part 3 to part 6 storeys in height and includes 40 no. apartments (18 no. 1 beds, 21 no. 2 beds and 1 no. 3 bed). Balconies and terraces are provided on all elevations;
- Block B is part 3 to part 6 storeys in height and includes 104 no. units (53 no. 1 beds, 42 no. 2 beds and 9 no. 3 beds). Balconies and terraces are provided on all elevations;
- Provision of residential courtyards at surface level to serve the apartments;
- 25 no. car parking spaces to serve the apartments, 4 no. car share spaces and 3 no. drop-off / loading bay spaces;
- 227 no. long stay and 72 no. short stay bicycle parking spaces to serve the apartments;
- Provision of 420 sq.m of community/cultural floorspace in Block A (380 sq.m internal space at ground floor level and 40 sq.m of associated external area);
- Provision of 78 sq.m of community floorspace at ground floor level of Block B;
- Provision of 2 no. long stay and 6 no. short stay bicycle spaces to serve the community/cultural uses;
- Provision of public open space including central area of public open space and public realm improvements;

- Boundary treatments, public lighting, site drainage works, green roofs, PV panels, internal road surfacing and footpaths, ESB meter rooms, ESB substation, utility and services connections, bin and cycle storage, plant rooms, landscaping and levelling of ground reserved for proposed Luas extension / operations; and
- All associated development.

Enclosures

The following documentation is enclosed with this Part 8 submission.

Planning

- A draft copy of the Site Notice and newspaper notice;
- This Cover Letter prepared by John Spain Associates;
- Planning Report prepared by John Spain Associates;
- Social and Community Infrastructure Audit / Assessment prepared by John Spain Associates;

Architecture

- Existing / demolition and proposed architectural drawings, schedule of accommodation and schedule of drawings prepared by MCORM Architects;
- Architectural Design Statement prepared by MCORM Architects;
- Housing Quality Assessment Report prepared by MCORM Architects;
- Building Lifecycle Report prepared by MCORM Architects;

Engineering

- Engineering Drawings and Issue Sheet prepared by OCSC Engineering;
- Engineering Services Report prepared by OCSC Engineering;;
- Site Specific Flood Risk Assessment Report prepared by OCSC Engineering;;
- Mobility Management Plan prepared by OCSC Engineering;
- Traffic and Parking Assessment prepared by OCSC Engineering;
- Stage 1 Road Safety Audit prepared by Bruton Consulting Engineers;
- Outline Construction Management Plan prepared by OCSC Engineering;
- Outline Resource Waste Management Plan prepared by OCSC Engineering;

Landscape

- Landscape Drawings and Issue Sheet prepared by CSR Landscape;
- Landscape Design Statement prepared by CSR Landscape;

M&E

- Energy and Sustainability Report prepared by OCSC Engineering;
- Public Lighting Report and drawings prepared by OCSC Engineering;
- Utilities Report prepared by OCSC Engineering

Environmental

- Outline Construction Management Plan prepared by OCSC Engineering;
- Outline Resource Waste Management Plan prepared by OCSC Engineering;
- Appropriate Assessment Screening Report prepared by DNV;
- Ecological Impact Assessment Report prepared by DNV;
- Bat Emergence Report prepared by DNV;
- EIA Screening Report prepared by DNV;
- Archaeological Assessment prepared by IAC Archaeology;
- Landscape & Visual Impact Assessment prepared by CSR Landscape;
- Environmental Noise Survey prepared by Traynor Environmental Ltd;

- Wind Microclimate Modelling Report prepared by B-Fluid Ltd;
- Ground Investigation Report prepared by Ground Investigations Ireland;
- Invasive Alien Plant Species Survey prepared by Invas Biosecurity;

Other

- Operational Waste Management Plan prepared by DNV;
- Daylight and Sunlight Assessment Report prepared by 3D Design Bureau;
- CGI and Verified Views Brochures prepared by 3D Design Bureau;
- Operational Management Statement prepared by Clúid Housing;

Conclusions

The above documentation has been prepared having regard to the site context, the planning history of the lands, the issues raised during the pre-application consultation process, the requirements of the Planning and Regulations 2001-2024, relevant Section 28 Guidelines and the Dublin City Development Plan 2022-2028, and to seek to ensure all relevant planning issues have been addressed as part of this comprehensive Part 8 submission.

Please do not hesitate to contact us if you require any further information or clarification on the documentation submitted.

Yours sincerely,



John Spain Associates