

**Week 30**  
**21/07/08-25/07/08**

**DUBLIN CITY COUNCIL**

No relevant applications with regards to: -

- Applications Lodged
- Applications Decided
- Appeals Lodged
- Appeals Decided

**Week 30**  
**21/07/08-25/07/08**

**FINGAL COUNTY COUNCIL**

**APPLICATIONS DECIDED**

**F08A/0431**

**GRANT PERMISSION**

Decision Date: 23-Jul-2008

Applicant:  
Bovale Developments

**Location:**  
**Charlestown Centre, Charlestown North (off St Margarets Road And, South Of The M50), Finglas, Dublin 11**

**Proposed Development:**

Revised phase 2 development on this site (6.2 ha). The application seeks various revisions/modifications to phase 2 of the Charlestown Centre development (Reg. Ref. F07A/0682).

The revised phase 2 scheme incorporates a total of 37,910 sq.m. gross floor area comprising 118 no. apartments (10,150 sq.m.), retail (11,282 sq.m.), science & technology based enterprise uses (6,348 sq.m.), restaurant/cafe (714 sq.m.), health & fitness centre (499 sq.m.), medical centre (3,061 sq.m.) and crèche facilities (656 sq.m.) in 7 no. separate blocks ranging in height from two to six storeys. The changes relate mainly to buildings 200, 300 and 600/700 and result in an increase in the overall gross floor area under Reg. Ref. F07A/0682 of +988 sq.m. The accommodation provided is changed as follows: apartments reduced from 119no. to 188 no. (+149 sq.m.), retail (+6,373 sq.m.), science & technology based enterprise uses (-2,268 sq.m.), restaurant/cafe (-914 sq.m.), health & fitness centre (-2,569 sq.m.), medical centre (+1,539 sq.m.) and crèche facilities (no change).

The accommodation provided in the revised phase 2 scheme is as follows:

- Building 100 - 2 storey building within piazza (1,764 sq.m.) incorporating 4 no. retail units at ground and first floor levels, 2 no. cafe/restaurant units at ground and first floor levels, a market hall at ground floor level only and ancillary areas.
- Building 200 - 3 storey building (11,613 sq.m.) comprising 3 no. retail units at ground, first and second floor levels, incorporating additional infill floorspace at first floor level, science and technology uses at ground, first and second floor levels and associated ancillary areas.
- Building 300 - 5 storey building (3,909 sq.m.) incorporating health and fitness centre at ground floor level, medical centre on ground, first, second, third and fourth floor levels and associated ancillary uses.
- Building 400 - 5 storey building (3,854 sq.m.) incorporating science and technology based enterprise uses and associated ancillary uses.
- Building 500 - 5 storey building (4,272 sq.m.) incorporating 14 no. apartments (6 no. 2 bed units and 8 no. 3 bed units) and associated private balconies/sky decks over ground floor cafe/restaurant, science and technology based enterprise uses at ground, first and second floor levels and associated ancillary areas.
- Building 600 & 700 - amalgamation of Buildings 600 and 700 at ground and first floor levels only to comprise 4 to 5 storey building (8,135 sq.m.) incorporating 1 no. retail unit at ground floor level, 1 no. retail unit at ground and first floor levels, 62

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no. apartments (6 no. 1 bed units, 52 no. 2 bed units and 4 no. 3 bed units) and associated private balconies/sky decks on second to fifth floor levels and associated ancillary areas.

- Building 800 - 6 storey building (4,363 sq.m.) incorporating 42 no. apartments (12 no. 1 bed units, and 30 no. 2 bed units) and associated private balconies/sky decks over ground floor crèche and all associated ancillary areas.

Permission is also sought for revisions at Levels -1 and -2 basement car park/service areas as a result of alterations to lift/stair cores to facilitate the amendments to buildings above. The new car park arrangement provides a total of 1,449 no. basement and 108 no. surface car parking spaces in lieu of 1,491 no. basement and 35 no. surface car parking spaces under Reg. Ref. F07A/0682. Connection to public services, signage, landscaping and ancillary site and development works with access from Charlestown Place (the new link road from North Road (N2) to St Margaret's Road) and from the permitted access off St Margaret's Road all to be provided as per Reg. Ref. F07A/0682.

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