

**Week 42**  
**13/10/08-17/10/08**

**DUBLIN CITY COUNCIL**

**APPLICATIONS DECIDED**

<b>Area</b>	Area 4 - North West
<b>Application Number</b>	4145/08
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	14-Oct-2008
<b>Applicant</b>	Ballymun Regeneration Ltd
<b>Location</b>	Site Designated As 5B Shangan Avenue, Bounded By Shangan Green To The North, Shangan Gardens To The East, Whitcare Park & Residential Estate, To The South, & 1-56 Shangan Avenue, Ballymun, Dublin 9
<b>Proposal</b>	Permission for residential development comprising 57 no. residential units ranging in height from 1-3 storeys. The development consists of 25 no. apartments 1 no. duplex and 31 no. terraced houses. The apartments consist of 25 no. 1 bed units with 1 no. duplex 2 bed duplex unit located over. each unit has been provided with a garden terrace or balcony at ground, 1st, 2nd and 3rd floor. The houses consist of 6no. 1 bed units and 25 no. 3 bed units. Each housing unit has been provided with gardens and the 4 no. A7 type units have been provided with both gardens and courtyards. A total of 85 no. car parking spaces are provided at surface level. This proposal also provides for new rear access gates and wall to no. 46 Shangan Gardens, an ESb substation and the realignment of Shangan Avenue within the site and all associated site and landscaping works, on a site designated as Shangan 5B, Shangan Avenue, Ballymun, Dublin 9 ( site area c. 1.35 ha.) The site is bounded by Shangan Green to the north, the residential estate of Shangan Gardens to the east, Whitcare Park and the residential estate of Whitcare to the south and 2 no. vacant 4 no. storey blocks, nos. 1-56 Shangan Avenue to the east. An Enviromental Impact Statement has been submitted with the application.

No relevant applications with regards to: -

- Applications Lodged
- Appeals Lodged
- Appeals Decided

**Week 42**  
**13/10/08-17/10/08**

**FINGAL COUNTY COUNCIL**

**APPLICATIONS DECIDED**

**F08A/1046      GRANT PERMISSION      Decision Date: 16-Oct-2008**

Applicant:  
Ikea Ireland Limited

**Location:**  
**Townlands Of Balcurris, Ballymun, Sillogue, Ballymun, Dublin 11**

**Proposed Development:**

Permission for development on a 12.7 ha site, approximately, adjacent to the M50 and north of the R104 St Margaret's Road, Located in the townlands of Balcurris, Ballymun, and Sillogue, Ballymun, Dublin 11 and forming part of the lands of the North Ballymun Local Area Plan, 2005. The site is principally bounded by; the M50 to the north; open land to the south, with the R104 St Margaret's Road beyond; open land to the west, with Sillogue Road beyond; and open land to the east, with the R108 Ballymun Road beyond. The site also includes: three spurs to the R104 St Margaret's Road; a spur extending close to the Ballymun interchange; and a spur linking the principal part of the site to a new junction with the R108 Ballymun Road. The lands contain a protected structure ( Fingal County Development Plan 2005-2011 Ref 614: Ringfort Site, St Margaret's Road, Balcurris - Earthwork).

The development will consist of the provision of customer information billboards located throughout the car-parking areas.

**APPEALS DECIDED**

**F07A/0682      Appeal Decided:      13-Oct-2008**

Appellant Type:      1st Party

**Appeal Decision:      To Amend Condition(s)**

Council Decision:      GRANT PERMISSION

Applicant:      Bovale Developments

**Location:      Charlestown North, (Off St. Margaret's Road & South Of The M50), Finglas, Dublin 11**

Proposed Development:      Modifications to mixed use suburban centre development (Phase 1) permitted under Reg.

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Ref. F04A/1479 & F05A/0230 (and amended by Reg. Ref. F05A/1223, F06A/0768, F07A/0196) and the construction of phase 2 development on this site (6.32 ha).

The proposed Phase 2 development incorporates a total of 37,504sq.m. gross floor area (gfa) comprising 126 no. apartments (10,418sq.m.) retail (4,587 sq.m.), office (1,522sq.m.), science & technology based enterprise uses (8,616sq.m. gfa), restaurant/cafe (1,628sq.m.) health & fitness (3,068sq.m.) medical centre (1,522sq.m.) and creche (656 sq.m.) facilities in 8 no. separate blocks ranging in height from two to six storeys, as follows:-

- \* Building 100 - 2 storey building (totalling 1,656sq.m. gross floor area) incorporating 3 no. retail units at ground and first floor levels, cafe/restaurant uses at ground and first floor levels and all associated ancillary areas. Building 100 also requires modifications to the previously permitted public piazza.

- \* Building 200 - 3 storey building (11,411sq.m. gfa) incorporating 5 no. retail units at ground floor level, office accommodation at first floor level, health and fitness centre at first and second floor level, medical centre at second floor level and all associated ancillary areas. This building will replace Building 8000 previously permitted which included a 3 storey building (4,996sq.m. gfa) incorporating 1 no. retail unit at basement and ground floor level and office uses at first and second floor level.

- \* Building 300 - 5 storey building (3,694 sq.m. gfa) incorporating science and technology based enterprise uses and all associated ancillary uses.

- \* Building 400 - 5 storey building (3,638 sq.m. gfa) incorporating science and technology based enterprise uses and associated ancillary uses.

- \* Building 500 - 5 storey building (4,199sq.m. gfa) incorporating 16 no. apartments (8 no. 2 bed units and 8 no. 3 bed units) over ground floor cafe/restaurant, science and technology based enterprise uses at ground, first and second floor levels and all ancillary areas.

- \* Building 600 - 4 storey building (3,249sq.m. gfa) incorporating 24 no. apartments (6 no. 1 bed units, 12 no. 2 bed units and 6 no. 3 bed units) over ground floor retail unit and ground and first floor cafe/restaurant and associated ancillary areas.

- \* Building 700 - 5 storey building (5,114sq.m. gfa) incorporating 44 no. apartments (44no. 2

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bed units) over ground floor pub/restaurant and associated ancillary areas.

\* Building 800 - 6 storey building (4,543sq.m. gfa) incorporating 42 no. apartments (12 no. 1 bed units, 24 no. 2 bed units and 6 no. 3 bed units) over ground floor creche and associated ancillary areas.

Permission is also sought for reconfiguration of previously permitted Level - 1 basement car park/service area as a result of alteration of access ramps to facilitate the development of additional car park/service area at Level -2. The new car park arrangement provides a total of 1,491 no. basement and 35 no. surface car parking spaces in lieu of 1,204 no. basement and 150 no. surface car parking spaces previously approved. Permission is also sought for connection to public services, signage, landscaping, private balconies/terraces and ancillary site and development works with access from the new link road from North Road (N2) to St. Margaret's Road and from the permitted access off St. Margaret's Road.

No relevant applications with regards to: -

- Applications Lodged
- Appeals Lodged