

DUBLIN CITY COUNCIL

SITE NOTICE

LARGE SCALE RESIDENTIAL DEVELOPMENT

1 Merrion Compound Land Limited intends to apply for planning permission for a Large Scale Residential Development (LRD) of a Purpose-Built Student Accommodation (PBSA) development at this site of c. 0.28ha located at the former Gowan Motors Compound site, 169 - 177 Merrion Road, Dublin 4. The site is located south of Merrion Road.

The proposal will include the construction of 2 no. blocks, ranging in height from 1-6 storeys (over basement) and comprising 200 no. student bedspaces in total.

Block A will range in height from 4 to 6 storeys and will comprise 17 no. clusters providing 103 no. bedspaces (99 no. standard and 4 no. accessible rooms). Block B will range in height from 1 to 5 storeys and will comprise 15 no. clusters providing 97 no. bedspaces (96 no. standard rooms and 1 no. studio room.)

The development will also provide internal communal amenity space at basement and ground level including a reception area, lobby, parcel and laundry room, student residents' lounge, co-working space, multi-purpose gym/studio. The proposal will also include communal open space, 1 no car parking space, and 1 no. set down space at surface level. All associated site development works, services provision, cycle parking spaces, bin stores, plant, vehicular/pedestrian access, open space, landscaping and boundary treatment works.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). The LRD application may also be inspected online at the following website set up by the applicant: www.gowanmotorscompoundlrd.ie

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, 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:



Cáit Marley

Address: McGill Planning, Iconic Offices, 9 Pembroke Street Upper, Dublin 2, D02 KR83

Date of Erection of Site Notice: 06.09.2024

Dublin City Council Website: www.dublincity.ie