

Development Description

We, Ted Living Limited, intend to apply to An Bord Pleanála for planning permission for a 'Build to Rent' strategic housing development located at this site of approximately 0.559 ha at the former Ted Castles site and Dun Leary House (a proposed Protected Structure), Old Dun Leary Road, Cumberland Street and Dun Leary Hill, Dun Laoghaire, Co. Dublin.

The development will consist of the construction of a new development of 146 no. units (34 no. studio apartment units, 77 no. 1 bed apartment units and 35 no. 2 bed apartment units), and associated ancillary residential tenant amenities (c.468 m²) including a gym, atrium/reception area and skylounge. A retail unit (c.290m²) addressing Old Dun Leary Road and Cumberland Street is also proposed. It is proposed to adapt and incorporate an existing 4 storey building "DunLeary House"(a proposed Protected Structure) on site into the development to provide co-working office suites (c.247m²). The proposed development has overall heights ranging from 6 storeys (with set backs from 4th & 5th storey) addressing Dun Leary Hill, to 5 and 8 storeys (with set back from 7th storey) addressing Old Dun Leary Road and 6-7 storeys (with set backs at 8th storey) addressing Cumberland Street.

Extensive residential amenity facilities are proposed (with a combined area c.468 m²) including a: gym and associated ancillary facilities at level 01G (c.120 sqm), multi-functional atrium/reception amenity areas at level 01G (c.251 m²); residential amenity (sky lounge facility approximately 97 sqm) with external terrace at level 7.

Private open space for the apartment units is proposed by way of balconies and shared landscaped terraces. Communal open space is provided in the form of a landscaped courtyard including a play area (c.482 m²) and landscaped roof terraces and external areas (c.392m² overall) with visibility from public areas

A part double height retail unit (c.290 sqm) addressing Old Dun Leary Road and the corner of Cumberland Street. 1 no. signage zone (c.6675mm x c.640mm;) on the façade addressing Old Dun Leary Road; 1 no. signage zone addressing corner Old Dun Leary Road and Cumberland Street (c.800mm x 6000mm) and 2 no. signage zones (1 no. backlit horizontal sign (c. 6000 mm x 700mm) and 1 no. backlit vertical sign (c.5160mm x 800mm) along Cumberland Street main entrance.

The refurbishment, partial removal and adaptation of a 4 storey building on site known as "DunLeary House" (a proposed Protected Structure) to provide co-working office suites (c.247m²) at Levels 01,02 and 03. The works will include partial removal of original walls and floors, removal of non original extensions to DunLeary House, repointing and repair of brickwork and granite fabric, reinstatement of timber sash windows, removal of existing roof, removal; alteration and reinstatement of internal floor layouts, reinstatement of entrance point on DunLeary Hill, removal of non original level 00 and linking the existing building to the new development from level 00 to level 03 with the construction of 3 new floors of development (with set back at roof level) above the existing building. It is proposed to repair, reinstate and improve the existing boundary treatment to DunLeary House.

Provision of 52 no. car parking spaces in total - 44 no. car parking spaces provided at level 00. At Cumberland Street 11 no. existing on street car parking spaces will be removed and 8 no. on street car parking spaces provided. Provision of 277 bicycle parking spaces (94 no. cycle parking spaces accommodated in bicycle stands and 183 no. long term bicycle parking spaces within a secure storage area) and 4 no. motorbike parking spaces, all at Level 00. Level 00 will be accessed via a new gated vehicular entrance and gated dedicated bicycle path off Old Dun Leary Road.

All associated ancillary plant areas/switch rooms/ESB substation/waste management/storage areas to be provided at level 00, with provision of green roofs (c. 1,157m².) at roof areas on levels 01, 06,07 and 08.

Significant Public Realm improvements including the provision of footpath upgrades, a signalised junction on Old Dun Leary Road and Cumberland Street including pedestrian crossings on all arms, landscaping and 32 no. bicycle parking spaces (located to the front of the proposed retail unit and at the corner of Cumberland Street), the inclusion of car parking spaces (as referenced above) on Cumberland Street and new public lighting.

All associated ancillary site development works including:

- Demolition of open fronted shed (371.7m²) located at the north eastern corner of the site with works including replacement of part of the boundary wall adjoining Clearwater Cove.
- all associated landscape and boundary treatment proposals
- all associated ancillary water and drainage works (including the diversion of existing sewer at Cumberland Street).