

DUBLIN CITY COUNCIL

SITE NOTICE

LARGE SCALE RESIDENTIAL DEVELOPMENT

Urban Life (BMD) Ltd. intend to apply for Permission for a Large-Scale Residential Development (LRD) at this site at Beaumont Road / Beaumont Grove / Grace Park Court / Ellenfield Road, Beaumont, Dublin 9. The site includes former properties at 72 Beaumont Road (D09 YD32) (and lands to the rear of same) and the adjoining site at the junction of Beaumont Road and Beaumont Grove (D09 XR63).

The development will consist of a residential development of 100 apartment/duplex units within 4 no. blocks ranging in height from 3 to 6 storeys. The overall residential mix will include 17 no. studio units, 45 no. 1-bed units, 27 no. 2-bed and 11 no. 3-bed units. All units will have private balconies or terraces with north, south, east or west orientation. The development will also include internal residential amenity space (with lobby/reception, parcel room, manager's office and WC (c.120.1 sq.m in total)) at ground floor of the apartment block.

Provision of 42 no. car parking spaces (including 2 no. accessible spaces, 1 no. car share space) all at surface level, 200 no. bicycle parking spaces (150 long-term resident spaces and 50 short-term visitor spaces), 2 no. motorbike spaces, communal open spaces (including play areas), hard and soft landscaping, and boundary treatments.

Vehicular, pedestrian and cyclist accesses will be from Grace Park Court and Beaumont Road to the south with associated upgrades to the public footpath. Provision of a pedestrian and cyclist route (and emergency access) through the site from Grace Park Court / Beaumont Road to Ellenfield Road with associated removal of existing boundary wall.

All associated site development works including import, export and reuse of material to achieve appropriate site levels, infrastructure and enabling works including water services provision and upgrades, public utilities, set down areas / loading bay, cycle parking areas/buildings, plant areas, green roofs, roof mounted photovoltaic (PV) panels, ESB substation, EV charging points and waste storage room.

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: <https://www.beaumontlrd.ie> or on Dublin City Council Website: www.dublincity.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:



Trevor Sadler (Agent)

Address: McGill Planning Ltd., 9 Pembroke Street Upper, Dublin 2, D02 KR83

Date of Erection of Site Notice: 14.09.2026