

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

Large Scale Residential Development (LRD)

We, Thornmeadow Developments Limited

Intend to apply for Permission

For Development on lands at the Securispeed Logistics site, Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.

The proposed development will consist of the demolition of the existing warehouses and structures on the site and the construction of a mixed-use residential led development comprising a total of 408 no. residential units (403 apartments consisting of 24 no. studio units, 230 no. 1 bed units and 149 no. 2 bed units, and 5 no. 3 bed 2 storey houses) and 1 no. childcare facility. The proposed development will comprise the following:

- (a) Block 1 is a 9-storey mixed-use building comprising 64 apartments (32 no. 1 bedroom units, 32 no. 2 bedroom units), with associated private balconies; bin store; plant and switch room; esb substation; green roofs; pv panels at roof level and a childcare facility at ground level.
- (b) Block 2 is a 5-storey apartment building comprising 114 apartments (24 no. studio units, 54 no. 1 bedroom units, 36 no. 2 bedroom units) with associated private balconies/terraces; bin stores; bicycle parking; plant rooms; a communal roof terrace at fourth floor level; green roofs and pv panels at roof level.
- (c) Block 3 is a 5-storey apartment building comprising 112 apartments (68 no. 1 bedroom units, 44 no. 2 bedroom units) with associated private balconies/terraces; bicycle parking; bulky items stores; bin stores; plant and switch rooms; 2 no. esb substations; green roofs and pv panels at roof level.
- (d) Block 4 is a 5-storey apartment building comprising 113 apartments (76 no. 1 bedroom units, 37 no. 2 bedroom units) with associated private balconies/terraces; bin stores; bicycle stores; bulky item stores; 2 no. esb substations; plant and switch rooms; green roofs and pv panels at roof level; and undercroft car parking (62 no. car parking spaces and 2 no. motorcycle parking spaces).
- (e) 5 no. own-door houses (comprising 2 no. 2 storey, 3-bedroom detached units; and 3 no. 2 storey, 3-bedroom terraced units) with associated private balconies/terraces.
- (f) The proposed development will also comprise 202 no. car parking spaces (140 spaces at surface level and 62 no. at undercroft level and including EV and Accessible spaces), 752 no. bicycle parking spaces (comprising short-term surface spaces, long-term spaces in bike stores and cargo bike spaces), 2 no. motorcycle parking spaces, refuse and storage areas, plant, landscaping, open space, boundary treatment, public lighting, drainage, and all infrastructural and engineering works necessary to facilitate the proposed development, including connections to existing services at the Ninth Lock Road and New Nangor Road. Vehicular access will be via the existing industrial estate road off Ninth Lock Road.

A dedicated website has been set up for the LRD application, which may be viewed at: www.elmfieldlrd.ie.

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 10am to 4pm and may also be viewed on the Council's website – www.sdcc.ie.

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council 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:



Agent - Donal Duffy MIPI, for and on behalf of DOWNEY, 29 Merrion Square, Dublin 2. D02 RW64

Date of Erection of Site Notice: 25/08/2026