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FOR SALE BY PRIVATE TREATY

## EXCEPTIONAL DEVELOPMENT SITE WITH PLANNING PERMISSION, BOTANIC ROAD, GLASNEVIN, DUBLIN 9



- Superb Ready-to-Go residential development site
- 119 no. residential units granted planning permission by An Bord Pleanála in August 2016
- 43 houses - 3/4/5 bed
- 76 apartments - 1/2/3 bed
- 5 acres (2.02 ha) of Zoned Residential land
- Commence construction immediately
- Prestigious suburban location beside Lona Road
- Excellent rail, bus & road transport links nearby
- Potential for further development



Terrace of Type 1 houses on tree lined street



PLANNING PERMISSION

The land for sale was recently granted planning permission (Ref: PL 29N.264124) by An Bord Pleanála for a proposed development of 119 residential units, ranging between 2 and 4 storeys in height. The granted scheme also includes ancillary services including cafe, childcare and parking facilities. The original application to Dublin City Council is Ref: 3665/15.

PLANNING DENSITIES

Site Area		FPP Units	Density	
Hectares	Acres		(Units/Hectare)	(Units/Acre)
2.02	5.0	119	59	24

The development scheme is optimised for the current market by O'Mahony Pike Architects. This is instantly apparent as the scheme was designed in 2015 and recognises the market demand for larger houses, the viability of building houses combined with the council's requirement for apartments and density.

ADDITIONAL PLANNING POTENTIAL

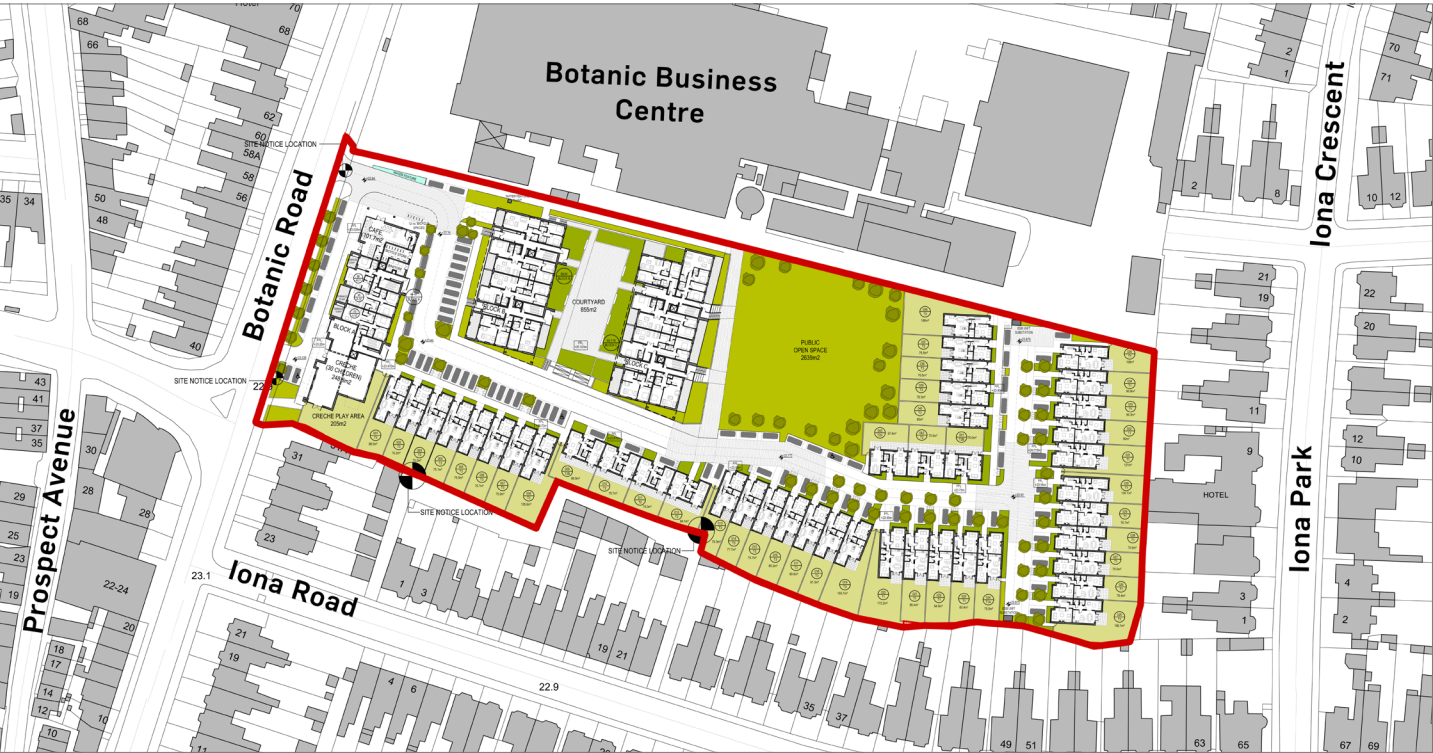
There is potential for further development on the site:

- 1. The adopted Dublin City Development Plan 2016-2022, states that a building height of up to a max 19m on the site will be considered
- 2. Revised Planning Guidelines on Design Standards for New Apartments allow for increased massing on this site.
- 3. Local Area Plan under consideration likely to afford opportunity for additional development.

LAND USE ZONING

The property is zoned for residential development; objective Z1 "To protect, provide and improve residential amenities." under the 2016-2022 Dublin City Council Development Plan.

CONSENTED SCHEME IN PLAN

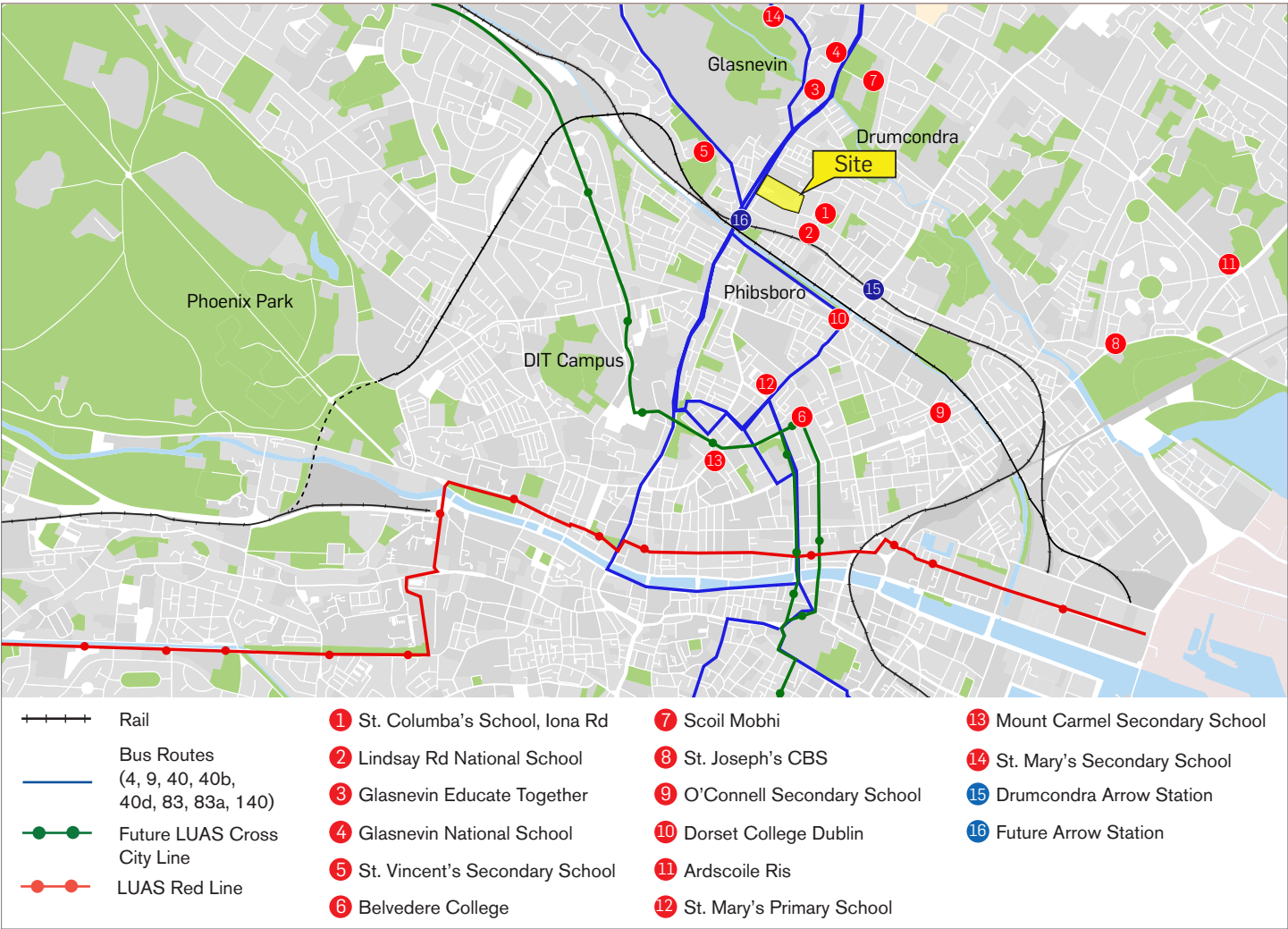


SCHEDULE OF ACCOMMODATION FOR CONSENTED SCHEME

Layout	House			Apartments			Commercial	
Beds	4 bed*	3 bed*	3 bed*	1 bed	2 bed	3 bed	Creche	Cafe
Unit type	1/1A	2/2A	3					
Sqm	151.75	120.4	122.1	61.8	87.5	112.9	249	102
No. Units	16	7	20	17	42	17	1	1
Total	119						2	

\*The floor areas reflect a two storey house format. There is an alternative option to build and sell the houses in three storey format with the third floor/attic spaces fitted and sold as habitable space.

LOCATION MAP



LOCATION

The property is located in Glasnevin, one of the most desirable and vibrant suburban locations in Dublin, just 3km from Dublin City Centre. It is located on the eastern side of Botanic Road, Glasnevin, Dublin 9 and beside the prestigious address of 'Iona Road'. Glasnevin is a mature residential suburb with an abundance of beautiful parks, green spaces established shopping options with local retail services at Harts Corner (300m), Glasnevin (500m), Phibsboro (600m), Drumcondra (1km).

Bus and Rail links are excellent at this location, providing fast and regular services to Dublin City Centre. Dublin Bus has 8 bus routes serving this location on Botanic Avenue (4, 9, 40, 40b, 40d, 83, 83a, 140) on a Bus Corridor. The Arrow Suburban Rail network can be accessed at Drumcondra station just 1km from the site and a new Arrow station is planned for a location 200m from the site. The new 'LUAS' tram (Cross City ) due in November 2017 can be accessed just 1km from the site at 'Phibsboro' station on North Circular Road. There is also a Dublin Bikes Station just 1km away.

The site falls into the highly desirable parish of Iona Road / St. Columba's ( at St. Columba's church) which is fundamental for school choice options providing access to Lindsay Road National School, St. Columba's School / Iona Road school. Other Schools in this area include St. Vincent's, Glasnevin Educate Together, Scoil Mobhi. Belvedere College, which was recently ranked 15th on a nationwide survey of schools, lies just 1.8km from the site.

DESCRIPTION

The site comprises approximately 2.02 ha (5 acres), is cleared and ready for development. It is regular in shape. The design of the proposed scheme facilitates optimum phasing, allowing for efficient cash flow and risk management. Adjoining the site to the northern boundary is the Botanic Business Centre comprising detached and semi-detached buildings, the front of which is an attractive protected structure.



Iona Road





Botanic Gardens nearby

## TITLE

Freehold.

## PRICE

On application.

## SOLICITORS

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## DATA ROOM

Access to data room available on request.

## DESIGN TEAM

Architects - O'Mahony Pike Architects Ltd.  
Engineers - Aecom Ireland Ltd.  
Planning - Tom Philips & Associates Ltd.

## FURTHER INFORMATION / VIEWING

By appointment with the sole selling agent Lisney.  
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