

# MAIN STREET, COOLOCK, DUBLIN 5

**FOR SALE BY PRIVATE TREATY**

DEVELOPMENT SITE WITH FPP  
FOR MEDICAL CENTRE AND RETAIL UNIT







## DESCRIPTION

The property comprises a topographically level regular shaped brownfield site and a surface car park extending to approximately 0.067 ha (0.165 acre).

East Elevation CGI of permitted scheme (For indicative use only)

The cleared site which was formerly occupied by Parnells GAA Club clubhouse is prominently located on Main Street, Coolock. The car park which provides 13 no. surface spaces is located to the rear of the site. Vehicular access is from Main Street, Coolock.

The property which benefits from approx. 15m road frontage to Main Street is bound by the grounds of Chanel College to the south (which will be the location of part of Chanel Manor residential scheme), Main Street to the east and a road which accesses Parnells GAA club including its new clubhouse to the north.

## LOCATION

The subject site is located on the western side of Main Street, Coolock, just off the Malahide Road (R107). More specifically, it is located at the entrance of the new Parnells GAA club, directly opposite Ulster Bank and adjacent to Chanel College and Chanel Manor residential development which is under construction.

Coolock is located approx. 5.5km north east of Dublin city centre. It is a mature residential location with an abundance of local amenities and services available locally. Coolock is bounded by Killester to the south, Artane to the west and Raheny to the east.

Coolock benefits from good public transport links including several Dublin Bus routes providing direct access to Dublin city centre and neighbouring suburbs. Harmonstown DART station is located within 2km of the site which also provides direct access to the city centre and northern and southern suburbs. The adjoining Malahide Road provides a direct link from Clontarf to Malahide, while the M50 and M1 are very accessible from the property.

- ▶ **Excellent development site prominently located on Main Street, Coolock**
- ▶ **Site extending to approximately 0.067 ha (0.165 acre)**
- ▶ **Benefits from FPP for a three storey building comprising retail unit and medical centre**
- ▶ **Majority of site zoned Residential**
- ▶ **Located off the Malahide Road with proximity to the M1 and M50**
- ▶ **Excellent public transport links - proximity to the DART at Harmonstown and quality bus routes**



North Elevation CGI of permitted scheme (For indicative use only)

## PLANNING PERMISSION

The property forms part of a larger grant of planning permission, (Reference No. 3563/09) for a mixed use scheme. The subject site benefits from planning permission for a three storey building comprising a ground floor retail unit/pharmacy and a medical centre on first and second floors, with an overall floor area of approximately 890.7 sq.m (9,586.5 sq.ft). The remainder of the overall development comprises a residential scheme known as Chanel Manor which is partially under construction (comprising 16 no. two storey x 3 bedroom semi-detached houses and 1 detached house and 65 apartments in two block, one of which adjoins the subject site), a new GAA Club sports facility and playing fields for Parnell GAA club which has been completed and a day care centre for St. Michaels House.

The subject site benefits from planning permission for a three storey building comprising a ground floor retail unit/pharmacy and a medical centre on first and second floor levels. The permitted medical centre to comprise 11 consulting rooms, a nurses station, a waiting area, a staff canteen, 3 offices, a multi-purpose room, storage and toilet facilities on each level with a screened rooftop plant enclosure. The full schedule of areas to the right provides a summary of the subject permitted accommodation. The proposed access to the retail unit is to the front of the building from Main Street and there is a separate proposed access point to the Medical Centre, to the rear of the building. A surface car park providing 13 no. spaces to service the permitted scheme is located at the rear of the site.

This planning permission was originally granted by An Bord Pleanála (ABP Ref. No. PL29N.235606) on 30th April 2010. Amendments were subsequently made to the residential portion (Ref. No. 3245/15) on 18 November 2015. The overall planning permission to include the amendments to the residential portion was granted an extension by Dublin City Council (Reference No. 3563/09/x1) on 19th September 2014, to expire 14th June 2020.

## ZONING

Planning policy for the area is contained within the Dublin City Council Development Plan 2011-2017. The majority of the site is zoned Objective Z1 (Sustainable Residential Neighbourhoods) which is defined as "To protect, provide and improve residential

amenities". The remainder of the site which comprises surface car parking is zoned Objective Z9 (Amenity/Open Space Lands/Green Network) which is defined as "To preserve, provide and improve recreational amenity and open space and green networks".

The zoning objective of the subject site remains unchanged in the Draft Dublin City Council Development Plan 2016-2022.

### SCHEDULE OF PERMITTED ACCOMMODATION

Floor	Use	Size(sq.m)	Size (sq.ft)
Ground	Pharmacy	211.2	2,273.1
Ground	Entrance Lobby	55.6	598.4
Ground	Plant Room	11.6	124.9
Ground	Bin Store	11.2	120.5
Ground	Circulation	8.1	87.2
<b>Total Ground Floor</b>		<b>297.7</b>	<b>3,204.1</b>
First	Medical Centre	291.1	3,133.1
First	Entrance Lobby & Staircase	20.5	220.6
<b>Total First Floor</b>		<b>311.6</b>	<b>3,353.7</b>
Second	Medical Centre	260.9	2,808.1
Second	Entrance Lobby & Staircase	20.5	220.6
<b>Total Second Floor</b>		<b>281.4</b>	<b>3,028.7</b>
<b>Total Accommodation</b>		<b>890.7</b>	<b>9,586.5</b>

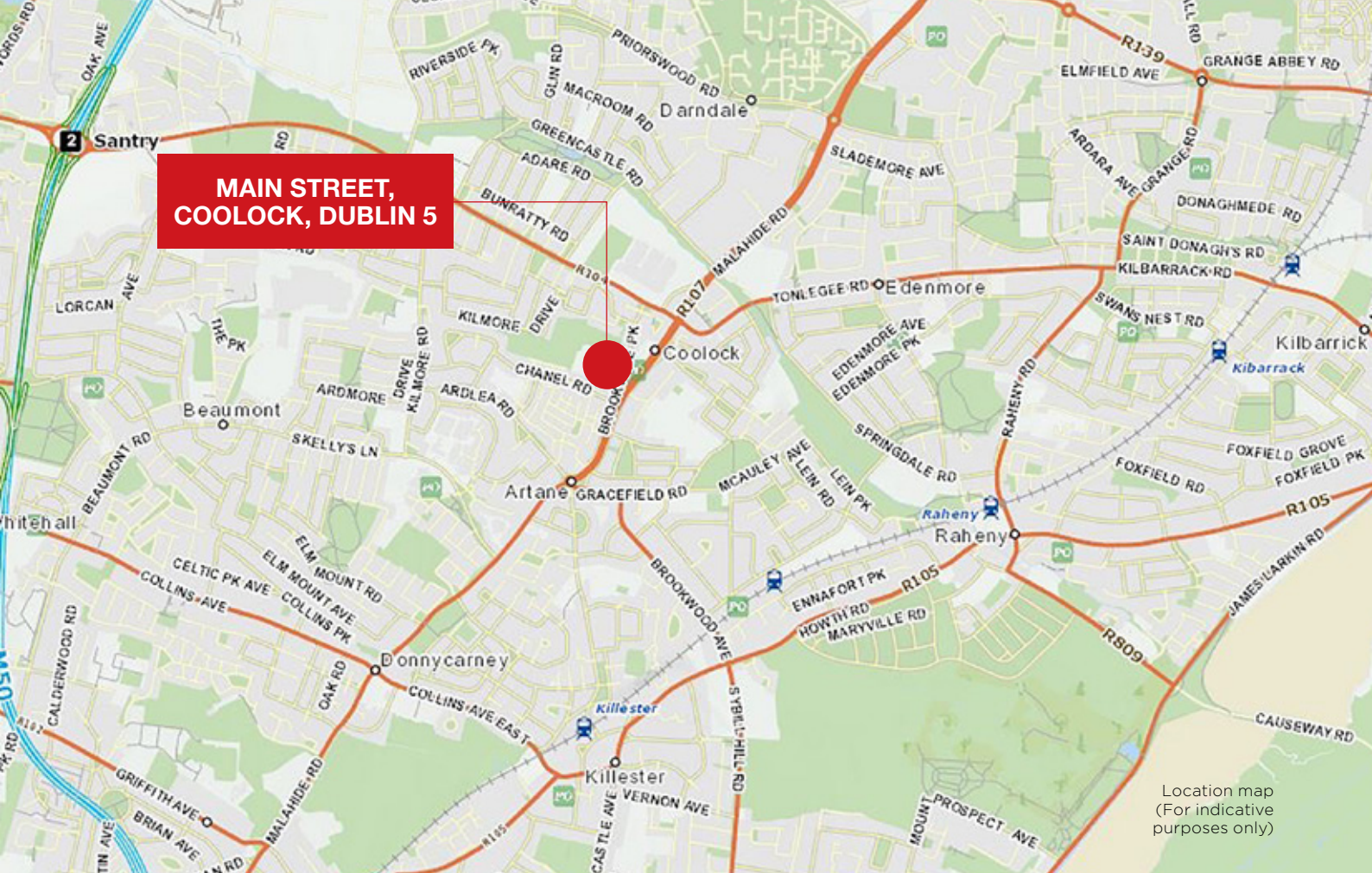


OSI Map (Approximate Outline for identification purposes only)



Zoning Map - Extract from the Dublin City Development Plan 2011 - 2017





## CONTACT & FURTHER INFORMATION

### METHOD OF SALE

The subject site is being offered for sale by Private Treaty.

### TITLE

We understand that the property is held freehold.

### SERVICES

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

### BER DETAILS

BER exempt

### SOLICITOR

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