

For Sale by Private Treaty



# Mixed-Use Development Opportunity

0.09 Hectare (0.23 Acre) Site | Clonsilla Road | Clonsilla | Dublin 15







For identification purposes only

## Executive Summary

**Exciting mixed-use development opportunity on approx. 0.09 hectares (0.23 acres)**

**Full planning permission for a 3-storey modern apartment block**

**Proposed building comprises 4 apartments and 1 ground floor restaurant/cafe**

**Zoned ‘Town and District Centre’**

**Excellent accessibility with a strong public transport network**



400m  
from property  
18 mins to CBD



5m  
from property  
35 mins to CBD



M50 approx 4.5km  
from property  
30 mins to CBD

\* Approximate measurements and times.

## Location

The subject site is located approx. 900m west of Clonsilla Village, approx. 3km from Blanchardstown and approx. 5km from Castleknock. Dublin City Centre is positioned approx. 17.5km south-east of the subject property.

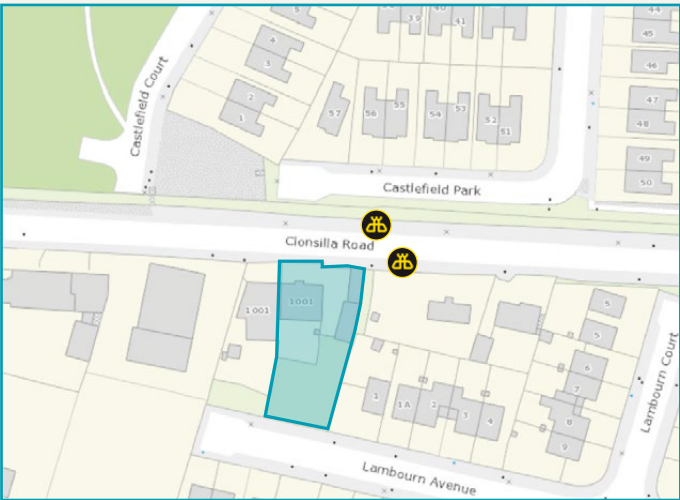
Clonsilla is a thriving village that offers an array of amenities including shops, restaurants, schools and sports clubs making it an attractive Dublin suburb.

The Blanchardstown Centre provides a large retail, food and beverage offering as well as a cinema, leisureplex, banking and various commercial uses. Retailers include Penneys, Marks & Spencer and Debenhams. Local primary schools include Scoil Choilm, St. Mochtas and Hansfiled Educate Together. At secondary level there is Coolmine School, Hartstown Community School, Luttrellstown Community College and Castleknock College. Sports facilities include Luttrellstown Castle, Castleknock and Hermitage golf clubs as well as St. Mochtas Football Club and Coolmine Sports & Leisure Centre. Clonsilla also benefits from a number of parks, playgrounds and walking routes including the Royal Canal Way.

Local bus routes include 37,39,39x (express route), 139 and 239 which readily connect the area to all parts of the city whilst forming part of the QBC. The M50 motorway is approx. 4.5km from the property providing access to Dublin City Centre, the Port Tunnel and Dublin Airport whilst also linking to all primary national roads.

## Description

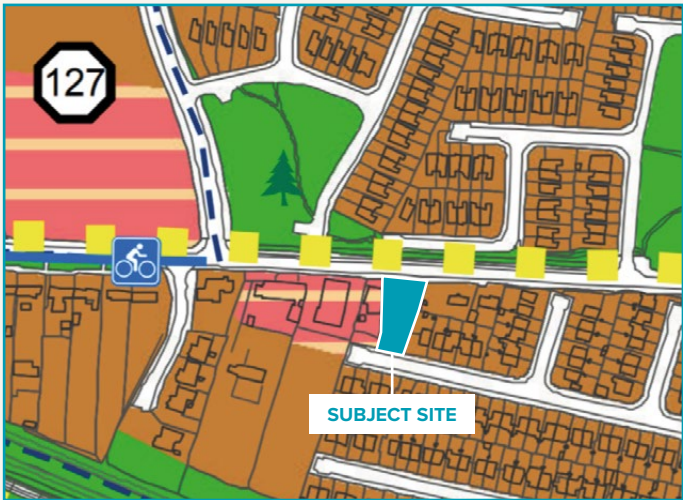
The subject site has an approx. area of 0.09 hectares (0.23 acres) with approx. 25 meters road frontage onto Clonsilla Road where there is site access. The site is rectangular in shape with a relatively flat topography and is enclosed by a high wall and fencing. The land was previously taken up by a residential dwelling that has since been demolished. The site is bound by Clonsilla Road to the north, Lambourn housing estate to the south and east and Applegreen Service Station to the west.



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## Zoning

Under the Fingal Development Plan 2017 – 2023 the site is zoned ‘Objective Town and District Centre’ which is defined as to ‘protect and enhance the special physical and social character of a town and district centre and provide and /or improve urban facilities’. Objective ‘TC’ allows for a range of commercial and residential uses allowing for a mixed-use development.



Source: Fingal Development Plan 2017 - 2023  
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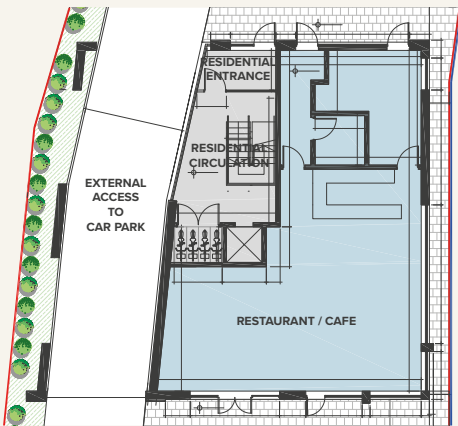
## Planning Permission

In November 2018 the subject site was granted full planning permission (ref no. FW17A/0120) for the development of a 3 storey apartment block to include 4 generously sized apartments divided over the first and second floors plus a ground floor restaurant/cafe. The apartments consist of one no. 2 bed and three no. 3 beds each with a private terrace.

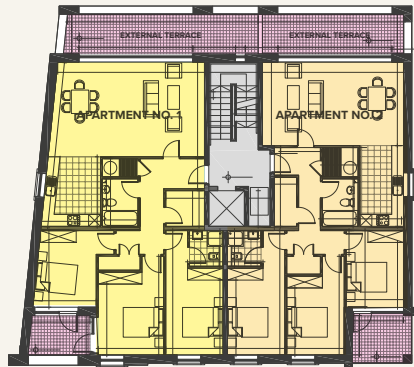
There may be potential for an uplift in residential unit numbers resulting from the new Sustainable Urban Housing: Design Standards for New Apartments March 2018 (S.P.P).

Type	Floor	No. Beds	Sq M	Sq Ft
Retail	Ground Floor	N/A	161	1,733
Apartment 1	First Floor	3	115	1,238
Apartment 2	First Floor	3	106	1,141
Apartment 3	Second Floor	3	105	1,130
Apartment 4	Second Floor	2	90	969
Total			577	6,211

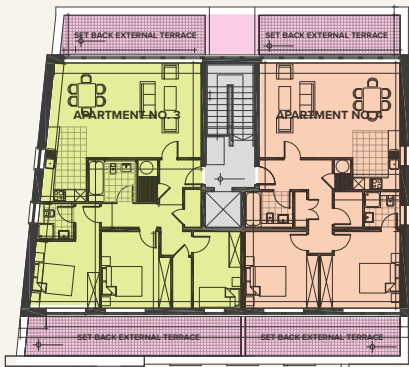
### Ground floor



### First floor



### Second floor







## Further Information

### Method of Sale

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

### Title

It is understood that the property is held in freehold.

### Services

Interested parties are advised to satisfy themselves as to the presence, adequacy and availability of all services to the subject lands.

### Sales Agent



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#### PROPERTY MISREPRESENTATION ACT

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