



Planning History

A planning application (Planning Ref: D10A/0196) was lodged in June 2010 for the development of 16 houses as follows

- 9 number, detached 2-storey houses of 503 sq m
- 3 number detached 2-storey houses respectively of 247/342/487 sq m
- 4 semi-detached, 2 storey houses of 240 sq m each

The application was refused on the basis that the road was not considered adequate to facilitate the development and at that time was considered premature. More recently the local authority have proposed traffic calming and road widening measures which if implemented will include a 'traffic light controlled contra flow' between the Egyptian Embassy and the Lehaunstown Lane junction. Details are available on DLR website link <https://dlrcoco.citizenspace.com/infrastructure-climate-change/brennanstown-road-traffic-management-scheme/>

Zoning

The property is located in an area zoned objective 'A' "to protect, provide and improve residential amenity" in Dun Laoghaire Rathdown Development Plan 2010 – 2016.

Development Potential

Given the prime location in this affluent suburb, this site is ideally suited to a quality residential development, subject to planning permission.

Title

Long Leasehold

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Brennanstown Road

**Lambert
Smith
Hampton**

Prime Residential Development Opportunity Brennanstown Road, Dublin 18

- Site Area c. 1.132. ha (2.79 acres)
- Zoned Residential
- Prime South Dublin Suburb
- Close Proximity to M50, N11 and Luas Line

FOR SALE
by Private Treaty

Location

The property comprises a prime residential development site located midway between the two affluent villages of Foxrock and Cabinteely. Brennanstown Road is considered one of the most sought after residential addresses of south Dublin and is situated approximately 12km south of Dublin City Centre.

The property benefits from easy access to the M50 Motorway and the N11 / Stillorgan Dual Carriageway,

and the Luas stop at Carrickmines is within short walking distance. In addition, a dedicated Luas Stop is proposed at the adjacent Barrington Towers site. The area is well served by Dublin Bus providing regular services to Dublin City Centre. The surrounding area boasts a host of sporting and recreational amenities to include Leopardstown Racecourse, Foxrock and Carrickmines Golf Clubs, Carrickmines Lawn Tennis Club and Westwood Health Club. Foxrock and Cabinteely Villages boast a host of restaurants and fashion boutiques.

The Park, Carrickmines and Dundrum Shopping Centre, Ireland's premier retail park and shopping centre are both situated within a short drive of the property, as is Cornelscourt Shopping Centre which includes one of Dublin's largest Dunnes Stores outlets.

This is a prime, residential location in Dublin, situated adjacent to the Egyptian Ambassador's Residence and close to 'Brennanstown Vale', a high quality housing scheme.



Description

The property comprises a prime residential development site extending to 2.79 acres which has frontage in two sections to Brennanstown Road. The site is U shaped and wraps around a detached residence. The site is level in nature and is ideally suited to the development of a high end housing scheme of between 7 – 10 houses per acre (subject to planning permission).

The surrounding area generally comprises one off residences along Brennanstown Road and Brighton Road with some new developments

like Carrickmines Wood located 450 metres northwest of the property. There is a right away running along the western boundary of the site leading to the rear of the site (see OS extract)

