

Chanel College Re-Development Description Version 2

The subject site is behind properties on:

- Coolock Village;
- Brookville Park,
- Chanel Road,
- Chanel Court,
- Chanel Grove,
- St Brendans Terrace
- and Beechlawn Grove

all at Coolock Dublin 5.

Planning permission to develop lands surrounding Chanel College and fronting onto Coolock Village, Dublin 5. This planning application consists of four elements:-

- a GAA sports ground including a new clubhouse and three playing pitches for Parnells GAA;
- (b) A two storey building for St. Michaels House,
- (c) a residential development to the front of Chanel College, and
- (d) a medical centre and shop unit on the site of the existing Parnell clubhouse.

A detailed description of the proposed development is set out below:-

(a) A sports facility including,

(i) Two storey GAA club building total floor area 4206sqm consisting of:

- entrance area,
- reception, office,
- 3no. meeting rooms,
- 4no. GAA change rooms,
- 2no. games rooms,
- lounge,
- bar,
- covered outdoor smoking deck,
- function room
- and associated outdoor deck
- kitchens
- and associated catering and staff facilities,
- multi-purpose sports hall with viewing terrace at first floor level,
- 2no. sports hall change rooms,
- gymnasium,
- 2no. gymnasium change room facilities including sauna and steam room,
- 1no. sports clinic room,

- Chanel College Application Full text Version 2.0staircases and lifts,
- toilets,
- indoor plant areas and outdoor screened rooftop plant enclosure,
- sixty solar water-heating panels to sports hall roof,
- signage at main entrance and sports hall/gym entrance.

(ii) 1no. all-weather juvenile pitch (110 x 70 metres)

- with six floodlighting columns x 18m high,

1no. all-weather training pitch (130 x 70 metres)

- with six floodlighting columns x 18m high,

1no. grass pitch (130 x 80 metres) with eight floodlighting columns x 20m high.

- Planning permission also sought for associated fixed perimeter fencing (5metres high),
- retractable site-netting (from 5metres to 8 metres height) and gates to both all-weather pitches,
- associated perimeter railing to main grass pitch and retractable ball-stop netting (13 meters high by 29 meters wide) to the rear of goal-posts to all three pitches;
- 118 no. spectator seats/benches on three terraces to adjacent main grass pitch;

(iii) Grounds maintenance shed (136sqm)

- and adjacent hurling wall enclosure,
- 175 no. car parking spaces
- and 1no. coach parking space,
- bin storage,
- bicycle racks for 85 bicycles,
- associated footpaths,
- access roadways,
- security gates,
- site lighting,
- hard and soft landscaping and street furniture,
- directional signage,
- new entrance gates
- and access road off Coolock Village
- and adjacent rendered boundary wall
- and club signage,
- which will involve the demolition of the existing Parnells GAA clubhouse,
- demolition of school outbuildings and St. Michaels building,
- and the removal of a number of identified existing trees,
- temporary construction traffic entrance and roadway from Coolock Village.

(b) **A seventy seven dwelling residential development** consisting of the following:-

(i) 12no. **two storey** x 3 bedroom semi detached houses

each with

- 1 no. dormer window
- and 1 no. velux window to front of attic roof
- and 1 no. velux window and 3 no. solar panels to rear of attic roof,
- 2 car parking spaces per house
- & new garden walls to rear.

(ii) 1no. three storey apartment block **(Block 2)** comprising

- 6no. 1 bedroom
- and 6no. 2 bedroom apartments
- with 18no. **surface** car parking spaces.
- All apartments are dual aspect and have private balconies or terraces.

The proposed houses and Block 2 apartments will be accessed from proposed new road to the south and,

(iii) 1no. 4 storey apartment block **(Block 1)** comprising

- 6no. 1 bedroom
- and 47no. 2 bedroom apartments
- over basement car park comprising 85no. car parking spaces,
- 45no. bicycle spaces,
- refuse storage and supplementary apartment storage.
- All apartments are dual aspect and have private balconies and terraces.

Block 1 will be accessed from new road serving the sports grounds - to the north.

(c) Two storey day care centre building (514sqm)

- with electric sliding gate onto internal road for St Michaels House with office/clinic/staff room,
- 2x activity rooms sitting room,
- kitchen and wc at ground floor, and
- 2x activity rooms,
- 3x clinic rooms,
- kitchen/dining room,
- and wc at first floor level.

(d) Retail shop and medical centre building total floor area 891sqm consisting of:

- 1no. ground level retail unit (class 1 or 2) of 211sqm,
- medical centre of 552sqm on first and second level,
- associated lobbies,
- passageways,
- staircase and lift,
- toilets,
- setback second level east facing accessible terrace indoor plant areas,
- bin store and outdoor screened rooftop plant enclosure,
- signage to club,
- retail unit and medical centre fronting onto Coolock Village.

(e) planning permission also sought for all site works,

- hard and soft landscaping;
- new bundwall and railing boundary treatment incorporating identified maintenance access gateways to new boundary between proposed Chanel College lands, Larkhill House lands, St Michaels House lands, new apartment block lands and proposed GAA club lands; infill block boundary wall to boundary of rear gardens of numbers 9,11,13,15 and 17 Coolock Village, numbers 13,15,17,27 and 29 Chanel Grove, numbers 9a, 9, 11, 13, 15, 17 and 19 St Brendans Terrace.
- Alteration/extension of existing school surface car park to provide an extra eight car parking spaces and bring the total number of car parking spaces to 40.
- Permission also sought to close up the existing northern entrance and to create a new entrance off Coolock Village;
- the widening of the southern entrance to the school to provide a new roadway and cycle lane to school, proposed houses, and Block 2;
- and the provision of a new pedestrian and emergency vehicular entrance off Coolock Village to serve apartments.

Permission also sought for all site development works associated with the proposed development.