

CROFTON ROAD
DÚN LAOGHAIRE
CO. DUBLIN



FOR SALE – SUPERB RESIDENTIAL DEVELOPMENT SITE FPP 74 APARTMENTS

Crofton Road, Dún Laoghaire, Co. Dublin

Property Summary

- Exceptional Development Site of 0.8 acres (approx.) with spectacular sea views overlooking Dún Laoghaire Harbour.
- Highly sought-after residential location in close proximity to renowned amenities including The Forty Foot, Pavillion Theatre, Dún Laoghaire Shopping Centre, People's Park and De Vesci Gardens amongst many others.
- Full planning permission in place for 74 build to rent apartments, with supporting residential amenities and a café unit.
- Zoned Objective MTC – Major Town Centre under the DLRCC Development Plan 2022-2028
- Excellent public transport links with Dún Laoghaire DART Station situated directly opposite the site providing frequent access to Dublin City Centre while numerous Dublin Bus routes also service the area.



Location

The subject site is superbly situated in a highly sought-after residential location overlooking Dún Laoghaire Harbour/Marina. Dún Laoghaire is renowned for its stunning coastal views and for being home to a number of high profile amenities including The Forty Foot, the Pavillion Theatre, Dún Laoghaire Shopping Centre, People's Park and the De Vesci Gardens.

The site also benefits from enviable public transport links with Dún Laoghaire DART Station situated directly opposite the site, providing convenient and frequent access to Dublin City Centre (northbound) and Greystones/Bray (southbound) while numerous Dublin Bus routes also service the area.



DART Station > 100 m



Dún Laoghaire Shopping Centre > 500 m



People's Park > 750 m



De Vesci Gardens > 900 m



Forty Foot > 2.1 km



Dublin City Centre > 12 km



Description

The subject site extends to approx. 0.8 acres (0.32 hectares) and currently comprises of an operating car park and two-storey dwelling with more than 40 meters of frontage provided to Crofton Road. The site is bounded by the Harbour View residential development to the east, residential dwellings to the west and St. Michael's Hospital to the south. The car park is currently operating under a short-term licence agreement.

Zoning

The site falls under the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and is zoned Objective MTC – Major Town Centre, i.e. “To protect, provide for and-or improve major town centre facilities”. Uses permitted in principle under this zoning objective include Residential, Hotel, Offices and Retail.



Planning Permission

The site benefits from planning permission for 74 no. Build to Rent (BTR) apartments (55 no. 1 bed apartments and 19 no. 2 bed apartments) and one commercial café unit over two buildings with heights ranging from part 4 to 8 storey under Dun Laoghaire Rathdown Planning Ref. D21A/1041. The proposed scheme will benefit from magnificent waterfront views over Dun Laoghaire Harbour and residential amenities including gym, social and co-working areas. The scheme also benefits from a 10% Part V provision and minimal parking with no basement requirement.

DLRCC Planning Ref. D21A/1041

Block 1 & 2	1 Bed Apt	2 Bed Apt
Ground Floor	-	-
First Floor	8	3
Second Floor	11	4
Third Floor	11	4
Fourth Floor	9	4
Fifth Floor	9	4
Sixth Floor	7	0
Total	55	19

Furthermore, an alternative SHD application for 102 Build to Rent units has been remitted to An Bord Pleanála (ABP-320208) and is currently under consideration following Judicial Review of the original grant of permission of the same SHD scheme in 2021.

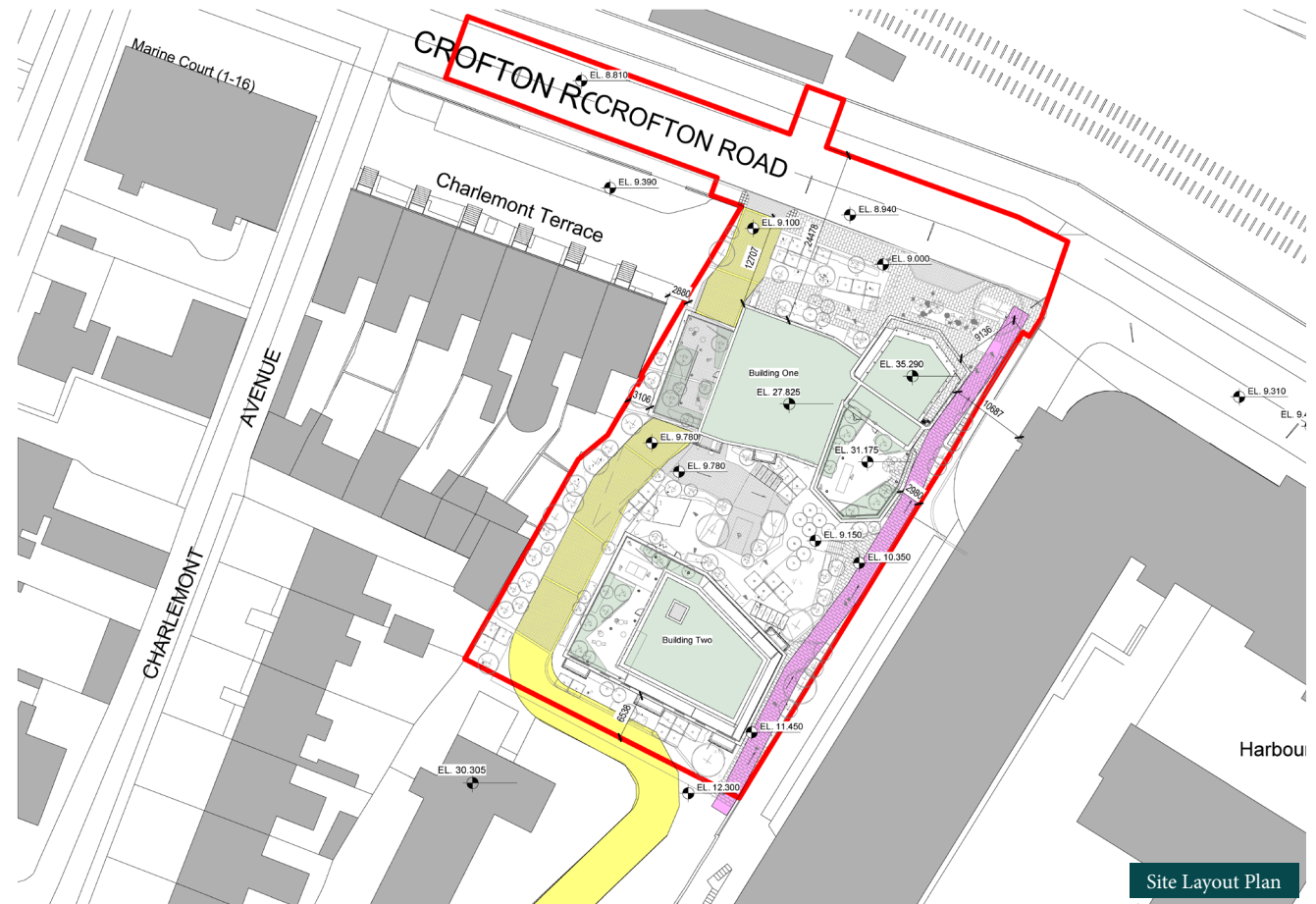


Figure 3 - Revised design - Building 01 - North Elevation



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Price on Application



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