

Fáilte Ireland
88-95 Amiens Street
Dublin 1
D01 WR86

Friday, 26 February 2021
[By email to planning.applications@failteireland.ie.]

Dear Sir/Madam

RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT THE GOAT, LOWER KILMACUD ROAD, GOATSTOWN, DUBLIN 14

1.0 INTRODUCTION

On behalf of the applicant Charjon Investments Ltd.¹, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a *Notice of Pre-Application Consultation Opinion* issued by An Bord Pleanála on Friday, 31 July 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

2.0 SUMMARY OF DEVELOPMENT

In summary, the proposed Strategic Housing Development is as follows:

The development, totalling c. 46,049.3 sq m gross floor area, including c. 6,464 sq m at basement level and an undercroft car park of c. 7,104.8 sq, m will consist of the:

1. Demolition of c. 1,214 sq m of some existing structures (comprising The Goat Centre (c. 594 sq m); and elements of the existing structure of The Goat Bar and Grill (c. 620 sq m);
2. Removal of temporary structures including agricultural sheds, pizza kiosk, coffee kiosk and associated outdoor seating areas, and removal of statuary adjacent to The Goat Public House);

¹ 1 Terenure Place, Terenure, Dublin 6W, D6W FN23



3. Construction of 299 No. residential units ((89 No. 1-bed units, 202 No. 2-bed units and 8 No. 3-bed units) arranged in 4 No. apartment blocks ranging in height from 5 No. storeys to 8 No. storeys (part above podium), with a cumulative gross floor area above ground (excluding undercroft car park and basement car park) of c. 32,480.5 sq m comprising:
 - Building 1 (4 - 6 No. storeys over podium; apartment mix: 38 No. 1-bed, 74 No. 2-bed);
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 - Building 4 (5 - 8 No. storeys; apartment mix: 7 No. 1-bed, 35 No. 2-bed, 2 No. 3-bed));
4. Provision of c. 3,358.7 sq m of “other uses” as defined by the Planning and Development (Housing) and Residential Tenancies Act 2016 (comprising: a 22 No. bedroom hotel (c. 1,123.3 sq m); 6 No. retail units (c. 678.2 sq m); the change of use of the 2 No. existing cottages at Nos. 240 and 242 Lower Kilmacud Road (c. 104.5 sq m) (including the construction of a single storey extension to the rear of Nos. 240 and 242 Lower Kilmacud Road (c. 277.4 sq m)) from residential use to facilitate the provision of a childcare facility totalling c. 381.9 sq m); and the construction of an extension at ground floor of c. 601.6 sq m to the existing public house (c. 573.7 sq m) to provide for a total public house area of c.1,175.3 sq m);
5. Construction of basement (c. 6,464 sq m) and undercroft (c. 7,104.8 sq m) levels with 2 No. access points provided from Taney Road and Lower Kilmacud Road (accommodating: plant and ancillary residential storage; waste storage facilities; an ESB substation and switchroom; car parking for 475 No. vehicles; 422 No. bicycle parking spaces; and 20 No. motorcycle parking spaces); and
6. Provision of: private open spaces (including balconies / terraces on all elevations of each block), communal open space at podium including 2 No. children’s play areas and public open space area; indoor residential amenity space (c. 251 sq m); 188 No. outdoor cycle parking spaces; vehicular and pedestrian access / egress and associated circulation routes; a cycle lane from Lower Kilmacud Road to Taney Road; a loading bay at Taney Road; a drop-off zone at Lower Kilmacud Road; site lighting; solar panels at roof levels, and all hard and soft landscaping (including the erection of statuary) and green and blue roofs, boundary treatments, and all other associated site excavation, enabling, infrastructural and site development works above and below ground.



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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully

Tom Phillips
Managing Director
Tom Phillips + Associates

Planning, Connection and Developer Services
Irish Water
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

Friday, 26 February 2021
[By email to planning@water.ie.]

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RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT THE GOAT, LOWER KILMACUD ROAD, GOATSTOWN, DUBLIN 14

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Yours faithfully

Tom Phillips
Managing Director
Tom Phillips + Associates

The Manager
Development Applications Unit
Newtown Road
Wexford
Co. Wexford
Y35 AP90

Friday, 26 February 2021
[By email to nature.conservation@chg.gov.ie.]

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Tom Phillips
Managing Director
Tom Phillips + Associates

National Transport Authority
Floor 4
Dún Scéine
Iveagh Court
Harcourt Lane
Dublin 2
D02 WT20

Friday, 26 February 2021
[By email to planning@nationaltransport.ie.]

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Managing Director
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Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

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[By email to landuseplanning@tii.ie.]

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An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development.

An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully

Tom Phillips
Managing Director
Tom Phillips + Associates