

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

Charjon Investments Limited intends to apply to An Bord Pleanála for permission for a strategic housing development at this overall site of c. 1.87 hectares (with a net site area of c. 1.54 hectares, excluding lands in the ownership of Dún Laoghaire-Rathdown County Council) comprising: The Goat Bar and Grill, Lower Kilmacud Road, Goatstown, Dublin 14, D14 PY56; The Goat Centre, Lower Kilmacud Road, Goatstown, Dublin 14 (comprising Unit Nos. 1-5 inclusive with the following Eircodes: D14 X348; D14 NT72; D14 VW89; D14 XA72; and D14 C4H5, respectively); No. 240 Lower Kilmacud Road, Goatstown, Dublin 14, D14 W5C7; and No. 242 Lower Kilmacud Road, Goatstown, Dublin 14, D14 X5K0. The site is principally bounded by Taney Road to the north; Lower Kilmacud Road to the east; Drummartin Terrace to the south; and Birchfield Lawn and Birchfield Park to the west.

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);
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);
 - Building 2 (5 - 8 No. storeys; apartment mix: 37 No. 1-bed, 42 No. 2-bed);
 - Building 3 (4 - 8 No. storeys; apartment mix: 7 No. 1-bed, 51 No. 2-bed, 6 No. 3-bed); and
 - 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.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

The application contains a statement setting out how the proposal will be consistent with the objectives of: the Dún Laoghaire–Rathdown County Development Plan, 2016-2022; and the Goatstown Local Area Plan 2012 (extended until 2022).

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dún Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.thegoatshd.ie.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: _____



Agent: Tom Phillips, Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449.

Date of Erection of Site Notice: Wednesday, 24 February 2021.