

An Rannóg Bonneagair agus Athraithe Aeráide
Infrastructure and Climate Change Department

Property Management Section

Robert Burns

Director of Service

Level 3, County Hall, Dun Laoghaire, Co. Dublin

Tel: 01 2054806, Email; rburns@dlrcoco.ie

Oliver Reid
Tom Phillips + Associates
80 Harcourt St,
St Peter's
Dublin 2
D02 F449

5th February 2021

Subject to Contract – Contract Denied

Re: Proposed SHD on site at The Goat Bar and Grill, Goatstown

Inclusion of Council Lands

Dear Mr. Reid,

I wish to advise that while the portions of Taney Road and Drummartin Terrace in question are not in Dún Laoghaire-Rathdown Council ownership, these areas form part of the public road network and the Council is responsible for maintaining them. It should be noted that a portion of Drummartin Road, within the purple shaded area, is in the ownership of the Council.

Dún Laoghaire-Rathdown County Council consents to the inclusion of lands shaded purple on Drawing No. TGG-MUD-RAU-00-ZZ-DR-A-PL-31021, Rev. P2.01, by your client Charjon Investments Limited, to complete proposed works to the public road, footpath and public realm as part of a Strategic Housing Development application at The Goat Bar and Grill, Goatstown, Dublin 14, subject to the following conditions:

1. Traffic section require the following:

- a) The north vehicle access/egress from Drummartin Terrace to Drummartin Rd is to be closed
- b) The minimum cycle track width on Taney Rd is 2m
- c) The minimum footpath width on Taney Rd is 1.8m. If required, land is to be ceded to the council to ensure that a 1.8m footpath is provided in the public area and not on private property.
- d) No building should overhang the public footpath

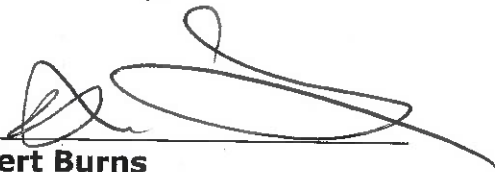
- e) A 1.5m grass strip with tree pits every 10m is to be provided between the carriageway and cycle lane on Taney Rd to replace the existing grass verge that is being removed as part of the works
 - f) Where possible the building line is to be set back from Taney Rd to enable re-alignment of the junction. Preliminary design has been done by DLR Traffic section and can be provided if required, contact Gary Walsh (gwalsh@dlrcoco.ie)
2. Parks and Landscape Services require the following;
- a) The two existing mature trees (Council owned) on Drummartin Road opposite Mount Anville Road must be retained and protected from the negative impacts of development works proposed. A tree bond will be required. The public space on Drummartin Road should also be used for planting a minimum of 5 no. suitable roadside trees.
 - b) Approximately 8 no. suitable replacement roadside trees should be placed on the public area on Taney Road to soften the impact of buildings so close to the road and to replace a portion of the environmental benefits of the trees to be lost on site.
3. Proposed works shall not impact on existing Council Services (surface water sewers) or the ability of the council to access same.
4. A site survey shall be carried out to determine the location and depth of these services and where necessary slit trenches dug to verify same.
5. The Council Water and Drainage section should be contacted prior to work being carried out to agree suitable location and vertical and horizontal distances from existing Council Services (surface water sewers). A method statement is required to be submitted prior to any work being carried out.
6. Irish Water should be contacted in relation to Drinking Water or Foul Drainage Services. Please note there is significant Irish Water infrastructure at this location.
7. Roads Maintenance, Roads Control and Public Lighting Sections require formal consultation as part of the planning process.
8. Full details of proposed roadworks as indicated on drawing TGG-MUD-RAU-00-ZZ-DR-A-PL-31021 Rev P2.01 are to be reviewed and agreed with Transportation (Transportation Planning and Traffic Section) and the agreed works to be constructed by the developer at the developers expense, including any works that may be required to The Goat junction that are outside of the red line as indicated on the plan.

The 375mm, 300mm, 225mm & 150mm Ø Concrete Surface Water Sewers (Light Blue, Dashed), 150mm Ø vitrified clay Surface Water Sewer (Light blue, dashed), 300mm Stone Culvert Surface Water Sewer (Black, dashed), 100mm & 150mm Ø uPVC Surface Water Sewer (Light Blue, dashed) should be treated with extreme caution. Pipes are particularly vulnerable to breakage especially when they are subject to heavy loads associated with site development. Any proposed development is still subject to normal planning regulations and this letter is no guarantee of approval by Drainage Planning.

This consent is "Without Prejudice" and does not form a contract or discussions leading to a contract in respect of Council property. This letter should not be construed as binding the Council in any way whether to take any further action, partake in any future discussions or negotiations whether legally, contractual or otherwise, whether as landowner or otherwise.

This consent also applies to this one specific planning application only which should be made within twenty-eight days of the date of this letter.

Yours Sincerely,



Robert Burns
DIRECTOR

Notes:
 1. All dimensions are to be taken from the proposed site outline.
 2. The proposed site outline is shown in red.
 3. The proposed site outline is shown in red.
 4. The proposed site outline is shown in red.

Drawing Notes:
 LEGAL BOUNDARY LINE
 PROPOSED SITE OUTLINE
 LAND INTENT OVER 100M²

ready architecture + urbanism
 www.readyarchitecture.com
 info@readyarchitecture.com

Client: Chariton Investments Ltd

Project Title: Mixed Use Development @ The Gate

Drawing Title: DLRCC Consent Request - Proposed Site Plan

Job No.	PR19-240D	Scale:	A1 Indicated
Issue No.	01/01/2020	Drawn By:	BT/001
Status	Approved for Issue	For Information	

Project Information: 106-MID-RAN-22-208-A-PL-1021 P2/01



1 L00 - Proposed Site Plan - DLR Consent Request
 1 : 500

