

Planning and Development Acts 2000 to 2020

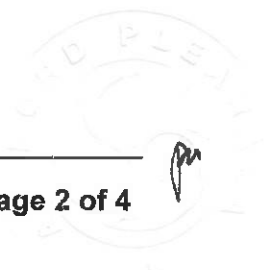
Planning Authority: Dún Laoghaire-Rathdown County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 26th day of February 2021 by Charjon Investments Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin.

Proposed Development comprises of the following:

1. Demolition of circa 1,214 square metres of some existing structures comprising The Goat Centre (circa 594 square metres); and elements of the existing structure of The Goat Bar and Grill (circa 620 square metres);
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 number residential units (89 number one-bed units, 202 number two-bed units and eight number three-bed units) arranged in four number apartment blocks ranging in height from five number storeys to eight number storeys part above podium, with a cumulative gross floor area above ground excluding undercroft car park and basement car park of circa 32,480.5 square metres comprising:
 - Building 1 (four to six number storeys over podium; apartment mix: 38 number one-bed, 74 number two-bed);

- Building 2 (five to eight number storeys; apartment mix: 37 number one-bed, 42 number two-bed);
 - Building 3 (four to eight number storeys; apartment mix: seven number one-bed, 51 number two-bed, six number three-bed); and
 - Building 4 (five to eight number storeys; apartment mix: seven number one-bed, 35 number two-bed, two number three-bed);
4. Provision of circa 3,358.7 square metre of “other uses” as defined by the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended comprising: a 22 number bedroom hotel (circa 1,123.3 square metre); six number retail units (circa 678.2 square metres); the change of use of the two number existing cottages at Numbers 240 and 242 Lower Kilmacud Road (circa 104.5 square metres) including the construction of a single storey extension to the rear of Numbers 240 and 242 Lower Kilmacud Road (circa 277.4 square metres) from residential use to facilitate the provision of a childcare facility totalling circa 381.9 square metres); and the construction of an extension at ground floor of circa 601.6 square metres to the existing public house (circa 573.7 square metres) to provide for a total public house area of circa 1,175.3 square metres);
5. Construction of basement (circa 6,464 square metres) and undercroft (circa 7,104.8 square metres) levels with two number access points provided from Taney Road and Lower Kilmacud Road accommodating: plant and ancillary residential storage; waste storage facilities; an Electricity Supply Board substation and switch room; car parking for 475 number vehicles; 422 number bicycle parking spaces; and 20 number motorcycle parking spaces; and



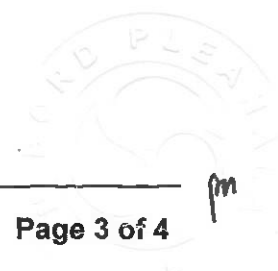
6. Provision of private open spaces including balconies and terraces on all elevations of each block, communal open space at podium including two number children's play areas and public open space area; indoor residential amenity space (circa 251 square metres); 188 number outdoor bicycle parking spaces; vehicular and pedestrian access and 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 all located at The Goat Bar and Grill and The Goat Centre, (comprising Unit Number one to five inclusive); Number 240 and Number 242 Lower Kilmacud Road, Goatstown, Dublin 14. 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.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.



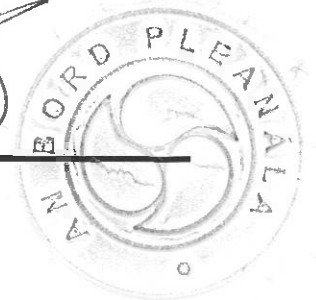
Reasons and Considerations

The proposed development fails to meet the criteria set out in 3.2 of Specific Planning Policy Requirement 3 as set out within the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018, in that at both town and streetscape level, the proposed development fails to successfully integrate into the existing character of the area, given the design strategy pursued and the visual prominence of the site, which is partly due to the topography of the site and of the surrounding area, and partly due to its location at a key junction. The proposed development, therefore, would result in a visually dominant and overbearing form of development when viewed from the public realm which would seriously injure the visual amenities of the area. The proposal would, therefore, be contrary to the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this 19th day of JUNE 2021