

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

Large Scale Residential Development

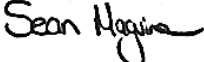
Montane Developments (Ireland) Unlimited Company intend to apply for permission for a Large-Scale Residential Development at the site at Former CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12. The development will consist of amendments to permitted Strategic Housing Development (SHD) (Ref. ABP-309658-21)), which has permission for a residential development of 163 apartments with supporting tenant amenity facilities (gym, lounges and meeting room), café, creche, landscaping, public realm improvements, parking, and all ancillary site development works. The proposed amendments include the following:

- Change of use at Ground Floor Level of Block B from the permitted Café to proposed retail unit (c.363.5 sq.m).
- The incorporation of an off-license area within the proposed retail unit (c.24.4 sq.m).
- Siting of proposed signage/advertising associated with the proposed Retail unit.
- Internal reconfiguration of permitted creche area with the gross floor area reducing from c. 261sq. m to c. 235sq.m.
- Internal reconfiguration and reduction of permitted tenant amenity facilities (communal areas) from c. 472.1sq. m to c. 426.6 sq. m.
- Amendments to permitted residential apartments on Level 5 of Block C, consisting of replacing 2 no. 3 bed (5 person) units with 2no. 2 bed (4 person) units and an additional 2 bed (3 person) unit. Overall the residential provision will increase from permitted 163 no. units to 164 no. units (1no. Studio, 57no. 1 bed, 99no. 2 bed and 7 no. 3 bed).
- Changes to Level 6 of Block B, to include external retail plant at roof level within the permitted envelope of the development, to include ventilation louvres to the North & East façade and a louvred roof access door for maintenance purposes only.
- Provision of an additional external Bicycle Parking Stand with 14 no. parking spaces located to the East of the building to cater for retail and creche usage.

All other associated site development works, services provision, access, parking, landscaping and boundary treatment works to be carried out as otherwise granted under the parent permission Reg. Ref. ABP-309658-21 (and associated conditions).

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm and may also be viewed on the Council's website – www.sdcc.ie. The LRD application may also be inspected online at the following website set up by the applicant: <https://www.formerchmpremiseslrdamendment.ie>

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed: 

Sean Maguire (Agent) McGill Planning Limited, 22 Wicklow Street, Dublin 2

Date of erection of site notice: 08th May 2024