

42 apartments approved for Kestrel House pub site

Plans include for 16 car parking spaces and 99 bicycle spaces beside Walkinstown roundabout

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AN Bord Pleanála has upheld Dublin City Council's decision to grant permission for the demolition of the Kestrel House pub in Walkinstown and the construction of 42 apartments in its place.

The proposed development by Double E Developments also includes three retail units and a public house.

The mixed-use development is to be housed in a part four-, five- and six-storey over basement building, with external communal amenity space on the fourth and fifth floors.

The apartments are to comprise 19 one-bed units and 23 two-bed units, to be accessed from Bunting Road.

The plans include three retail units at ground floor level totalling 146sq.m and accessed from the Walkinstown Road

and Bunting Road, and a 384sq.m public house also at ground floor level.

Part of the application includes the extended excavation of the existing basement to provide for 16 car parking spaces, including one limited mobility parking space.

There will also be 99 bicycle parking spaces, including one accessible space and two cargo bicycle spaces located internally at ground floor level and 39 visitor bicycle parking spaces located externally.

Dublin City Council granted permission for the development in June 2022, but an appeal was lodged against this decision the following month.

Walkinstown resident Eoin Duff lodged the appeal and listed 56 other named persons resident at 42 different addresses local to the site.

The appellant stated that the height, scale, mass, overbearing nature, location and composition of the development

negatively impact residential amenities.

This would be contrary to the land use zoning, and the poor design means the height cannot be justified, according to the appeal.

The residential component is excessive relative to commercial and would be subservient to it, and would represent overdevelopment of the site, it is stated in the appeal.

It was also noted in the appeal that the development will materially overlook the appellant's properties, diminishing their privacy and having a significant negative impact on their residential amenity.

However, on March 27 last, An Bord Pleanála (ABP) upheld Dublin City Council's decision to grant permission for the development.

ABP ruled that the development "would feature appropriate uses, building heights, density, design and layout" for the subject site.

The appeals board also found that the



APPROVED: An artist impression of the apartments planned for the Kestrel House pub site

development "would not seriously injure the amenities of the area or of property in the vicinity."

The landmark Kestrel pub sold for in excess of its €1.8m guide price in 2019 and continues to trade.

AN TACHT UM PLEANÁIL AGUS FORBAIRT, 2000 (ARNA LEASÚ) NA RIALACHÁIN UM PLEANÁIL AGUS FORBAIRT (ALT 179A) 2023 (I.R. UIMH. 101 AS 2023) - (CUID 8 DÍOLÚINE SEALADACH) COMHAIRLE CONTAE BHAILE ÁTHA CLIATH THEAS - FÓGRA I DTAOBH FORBAIRT BHEARTAITHE DE BHUNALT 179A DEN ACHT UM PLEANÁIL AGUS FORBAIRT 2000 (ARNA LEASÚ).

Suíomh: Suíomh ag 62 Páirc an tSáirséalaigh, Leamhcán, Co. Bhaile Átha Cliath.

Cineál agus Méid na Forbartha Beartaithe: De bhun cheanglais Alt 179A den Acht um Pleanáil agus Forbairt, 2000 (arna leasú), tugann Comhairle Contae Bhaile Átha Cliath Theas (CCBÁCT) fógra leis seo chun Forbairt Tithíochta Sóisialta Aoisbháil a thógáil ar thalamh Comhairle ag Páirc an tSáirséalaigh, Leamhcán, Co. Bhaile Átha Cliath.

Beidh an fhorbairt tithíochta atá beartaithe comhdhéanta de 5 aonad árasán agus beidh an méid seo a leanas i gceist:

- Tógáil Uimh.5 aonad árasán 1-leaba i mbloc sraithe. Beidh an fhorbairt atá beartaithe 2 stór ar airde ag dul síos go dtí stór amháin atá tadhlaigh le hUimh. 33 Páirc an tSáirséalaigh.
- Beidh rochtain ar na haonaid forbartha atá beartaithe amach ón lána do choisithe atá ann cheana féin, a bheartaithe a choinneáil.
- Tógáil ballaí teorann nua, uasghrádú cosán, oibreacha tírdhreacha crua agus boga, soilsiú, agus na hoibreacha bonneagair, láithreáin agus forbartha gaolmhara go léir is gá chun an fhorbairt bheartaithe a éascú.

Beidh pleananna agus sonraí na forbartha beartaithe ar fáil le hiniúchadh a dhéanamh orthu nó lena gceannach ar tháille nach mó ná an costas réasúnach a bhaineann le cóip a dhéanamh ó 11ú Aibreán 2024 suas go dtí 6ú Meitheamh 2024 sin san áireamh le linn uaireanta oscailte oifige ag:

Comhairle Contae Bhaile Átha Cliath Theas - Halla an Chontae, Tamhlacht, Baile Átha Cliath 24, D24 A3XC

Tá pleananna agus sonraí na forbartha beartaithe ar fáil le hiniúchadh a dhéanamh orthu ar líne i rith na tréimhse céanna ar shuíomh gréasáin Thairseach Comhairliúcháin Phoiblí na Comhairle (<http://consult.sdblincoco.ie>)

Rinneadh scagadh le haghaidh Measúnacht Tionchair Timpeallachta (MTT) agus dearbháidh as nach bhfuil aon fhiordhóchúlacht ann go n-eascróidh éifeachtaí suntasacha ar an gcomhshaol ón bhforbairt bheartaithe. Rinneadh cinneadh nach bhfuil gá le MTT.

Rinneadh scagadh le haghaidh Measúnacht Chúil (AA) maidir leis an bhforbairt atá beartaithe agus dearbháidh as nach bhfuil aon fhiordhóchúlacht ann go mbeidh éifeachtaí suntasacha ar shuíomh nó ar láithreáin Eorpacha. Rinneadh cinneadh nach bhfuil gá le AA.

Féadfaidh duine bailíocht aon chinnidh de chuid an údarás pleanála a cheistiú trí iarratas ar athbhreithniú breithiúnach, faoi Ordú 84 de Rialacha na nUaschúirteanna (I.R. Uimh. 15 de 1986), de réir ailt 50 agus 50A den Acht um Pleanáil agus Forbairt 2000 (arna leasú).

Sníthe: Stiúrthóir Tithíochta Sóisialta agus Forbartha Pobail, Comhairle Contae Bhaile Átha Cliath Theas.

Thairseach Comhairliúcháin Phoiblí na Comhairle: <http://consult.sdblincoco.ie>

Dáta a Culreadh an Fógra In Airde: 11ú Aibreán 2024.

www.sdcc.ie

PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023 (S.I. NO. 101 OF 2023) - (PART 8 TEMPORARY EXEMPTION) SOUTH DUBLIN COUNTY COUNCIL - NOTICE OF PROPOSED DEVELOPMENT PURSUANT TO SECTION 179A OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED).

Location: Site at 62 Sarsfield Park, Lucan, Co. Dublin.

Nature & Extent of the Proposed Development: Pursuant to the requirements of Section 179A of the Planning and Development Act, 2000 (as amended), South Dublin County Council (SDCC) hereby give notice to construct an Age Friendly Social Housing Development on Council land at Sarsfield Park, Lucan, Co. Dublin.

The proposed housing development will consist of 5 apartment units and will include:

- Construction of 5 No. 1-bed apartment units in terraced block. The proposed development will be 2 storeys in height stepping down to one storey adjoining No. 33 Sarsfield Park.
- The proposed development units will be accessed off the existing pedestrian laneway, which is proposed to be retained.
- Construction of new boundary walls, upgrading of paths, hard and soft landscape works, lighting, and all associated infrastructure, site and development works necessary to facilitate the proposed development.

The plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from 11th April 2024 up to and including 6th June 2024 during office opening hours at:

South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 A3XC

The plans and particulars of the proposed development are available for inspection online during the same period on the Council's Public Consultation Portal website (<http://consult.sdblincoco.ie>)

A screening for Environmental Impact Assessment (EIA) has been carried out and concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. A determination has been made that an EIA is not required.

A screening for Appropriate Assessment (AA) has been carried out in respect of the proposed development and concludes that there is no real likelihood of significant effects on a European site or sites. A determination has been made that an AA is not required.

A person may question the validity of any decision of the planning authority 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 (as amended).

Signed: Director of Housing, Social and Community Development, South Dublin County Council.

Consultation Portal website: <http://consult.sdblincoco.ie>

Date Public Notice: 11th April 2024.

