
Reg. Ref.

LRD24A/0003

Appeal Notified: 25/07/2024
Appeal Lodged Date: 23/07/2024
Appellant Type: 3RD PARTY
Nature of Appeal: AGAINST DECISION
Councils Decision: GRANT PERMISSION
Applicant: Montane Developments (Ireland) Unlimited Company
Location: Former CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12, D12 CK60.

Description: 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), caf?, 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 Caf? 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 facade 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).