

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

**Notice of Strategic Housing Development
Application to An Bord Pleanála**

Curve Devco Limited, intends to apply to An Bord Pleanála for **Permission** for a strategic housing development at this site of 1.3Ha on lands at Castlepark School, Castle Park Road, and at Castle Close, Dalkey, Co. Dublin.

The development will consist of:-

- 101no. apartment units comprising (11no. Studio, 26no. 1-bedroom & 64no. 2-bedroom units) each with balcony / terrace spaces;
- The apartments are arranged in a crescent shaped building ranging in height from 2 – 4 storeys over a single basement level;
- 80 no. car parking spaces provided at basement level and a total of 156no. bicycle parking spaces at basement and surface level (including a covered bike parking store catering for 14no. spaces at surface level);
- All associated site development works including: site excavation works, hard and soft landscaping, provision of open space, all boundary treatments, lighting, children's play area, a single storey pavilion building providing residents amenity space (c. 140 sq.m), ESB substation (c. 21.9 sq.m); bin stores and plant at basement level and ancillary site attenuation (including green roofs and PV solar panels at roof level of the apartment buildings);
- Foul sewer and storm drainage pipe connection to Castle Park Road, via Castle Close;
- Vehicular access serving the scheme is off the existing avenue also serving Castle Park School via the existing school entrance off Castle Park Road;
- A new controlled pedestrian/cycle access gate is proposed connecting to Castle Close;
- The use of the existing gate to the school from Castlelands for emergency/fire tender access purposes, for pedestrian/cycle access and for temporary construction access.

The application contains a statement setting out how the proposal will be consistent with objectives of the Dún Laoghaire-Rathdown County Council Development Plan 2016-2022.

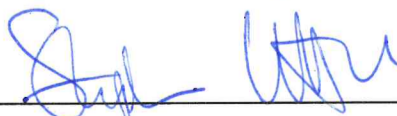
The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dún Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.castleparkroadshd.com.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent, (b) the subject matter of the submission or observations, and (c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála 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 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: _____



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Date of Erection of Site Notice: 16 January 2020