

Irish Water
Colvill House
94 – 96 Talbot Street
Dublin 1

21st December 2017

**RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION TO AN BORD
PLEANALA**
AT: FORTUNESTOWN LANE AND GARTER LANE, SAGGART, CO. DUBLIN
APPLICANT: GREENACRE RESIDENTIAL DAC
BORD REF.: TC06S.TC0013

Dear Sir/ Madam,

Please be advised that Greenacre Residential DAC of Harcourt House, 18 – 19 Harcourt Street, Dublin 2 intend to apply to An Bord Pleanála for permission for a proposed Strategic Housing Development at Fortunestown Lane and Garter Lane, Saggart, Co. Dublin.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application, including the Environmental Impact Assessment Report / EIAR, is enclosed for your information. An electronic copy (CD) of the application is also enclosed.

The proposed development is described in the public notices as follows: -

The development will consist of: - 526no. dwelling units comprising 262no. 3-bed 2 storey terraced units (ranging from 115sq.m to 132sq.m), 197no. 4-bed 2 and 3 storey terraced and end of terrace units (ranging from 131sq.m to 169sq.m) and 37no. 2-bed duplex units and 30no. 2-bed apartments (ranging from 90sq.m to 96sq.m) in 2 and 3 storey residential blocks and all associated private amenity spaces comprising gardens and terraces/ balconies. The development includes a district park with associated surface water drainage infrastructure, 2no. neighbourhood parks and 3no. pocket parks all with associated hard and soft landscaping. Vehicular access to serve the proposed development will be provided from a new signalised junction at the south-eastern corner of the site replacing the existing roundabout off Fortunestown Lane and west of Cuil Duin. Two new vehicular access points are proposed off Garter Lane. Provision is also made for a future access to Bianconi Avenue. Two new pedestrian links are proposed between the subject site and the adjoining school sites permitted under Reg Ref. SD16A/0255 providing a link between the school and the proposed district park and a link from the west of the school site to the proposed residential development. An area (c.2.9ha) is identified for future development (subject of a future planning application) along the southern boundary of the current application site and north of the Luas Red Line, Saggart Luas Stop and Fortunestown Lane. These lands will include a local square adjoining the Saggart Luas Stop and

the current application provides an interim design for the local square incorporating a pedestrian link from the proposed residential development to Saggart Luas Stop with hard and soft landscaping, bicycle parking and passenger set-down bays. Permission is also sought for 804no. car parking spaces including 755no. car parking spaces to service the proposed residential units and 49no. car parking spaces to serve the district and neighbourhood parks, bin storage areas, ESB substations, public lighting, boundary treatments, surface water drainage infrastructure and all associated site development and infrastructure works. An Environmental Impact Assessment been prepared in respect of the proposed development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan and local area plan.

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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

I trust the enclosed is in order.

Yours sincerely,



BMA Planning

Michael Mac Aree
Integrated Strategic Planning & Housing Department
National Transport Authority
Dún Scéine
Harcourt Lane
Dublin 2
D02 WT20

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BMA Planning

The Planning Department
Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10,
Ireland

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Rachel Kielthy
South Dublin County Childcare Committee
C/O Clondakin Civic Offices
Ninth Lock Road
Clondalkin
Dublin 22

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Transdev Ireland
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