

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

Greenacre Residential DAC intend to apply to An Bord Pleanála for permission for a Strategic Housing Development at this site (c.23.9ha) at Fortunestown Lane and Garter Lane, Saggart, Co. Dublin (lands generally bounded by the Luas Red Line, Saggart Luas Stop and Fortunestown Lane to the south, Garter Lane to the west, Bianconi Avenue to the north and Citywest Business Park, Citywest TLC Nursing Home and the Cuil Duin residential development to the east).

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 Report (EIAR) has been prepared in respect of the proposed development. The application and Environmental Impact Assessment Report 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 South Dublin County Council. The application may also be inspected online at the following website set up by the applicant: <http://fortunestownshd1.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).

Signed:  (Agent)

Agent's Address: BMA Planning, 128 Lower Baggot Street, Dublin 2

Date of erection of site notice: 20th December 2017