

An
Coimisiún
Pleanála

Commission Order ABP-313145-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 29th day of March 2022 by Kelland Homes Limited and Durkan Estates Ireland Limited care of Armstrong Fenton Associates of 13 The Seapoint Building, 44-45 Clontarf Road, Dublin.

Proposed Development comprises of the following:

- (a) The development will consist of 655 number dwellings, comprised of;
- 257 number two, three and four-bedroom, two and three storey detached, semi-detached and terraced houses,
 - 152 number one, two and three-bedroom duplex units in 17 number two to three, three to four and four storey blocks, and;
 - 246 number one, two and three-bedroom apartments in nine number buildings ranging in height from two, two to five, four to five and five storeys, and;
 - A two storey crèche (693 square metres).
- (b) Access to the development will be via one number vehicular access point from the Boherboy Road, along with proposed upgrade works to Boherboy Road to include the provision of a roadside footpath along the front of the site at the

Boherboy Road, continuing eastwards to the junction with the N81 Blessington Road for an overall distance of circa 370 metres.

- (c) The proposed development also provides for pedestrian and cyclist connectivity to the adjoining Carrigmore Park to the north-east, and vehicular, pedestrian and cyclist connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north.
- (d) The proposed development provides for
- all associated site development works above and below ground, including surface water attenuation and an underground foul sewerage pumping station at the northern end of the site,
 - public open spaces circa three hectares, including alongside the Corbally Stream, which will accommodate the provision of pedestrian and cyclist links to Carrigmore Park to the north-east,
 - communal open spaces circa 6,392 square metres,
 - hard and soft landscaping and boundary treatments,
 - undercroft, basement and surface car parking (914 number car parking spaces, including electric vehicle parking),
 - bicycle parking (797 number bicycle parking spaces),
 - bin and bicycle storage,
 - public lighting, and;
 - plant (Mechanical and electrical), utility services and five number Electricity Supply Board substations,

all on an overall application site area of 18.3 hectares in accordance with the Fortunestown Local Area Plan (2012) an area of circa 1.4 hectares within the site is reserved as a future school site all located in the townland of Boherboy, Saggart, County Dublin.

Decision

Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.

Reasons and Considerations

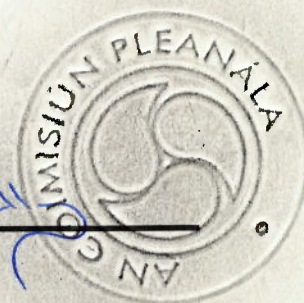
It is considered that the Environmental Impact Assessment Report, together with the documentation submitted with the application, does not identify or describe adequately the direct, indirect, secondary and cumulative effects of the proposed development on the environment, in particular the proposed works to the Boherboy Road, towards the junction with the N81, the extent of hedgerow removal along the Boherboy Road and the associated environmental impacts. The Commission is not satisfied that the information contained in the Environmental Impact Assessment Report complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU, particularly with regard to biodiversity, noise, material assets: transportation, landscape and cumulative impacts.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *23rd* day of *July* 2025