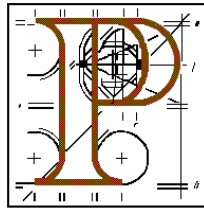


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**South Dublin County**

**Planning Register Reference Number: SD15A/0388**

An Bord Pleanála Reference Number: 06S.LV.3304

**APPLICATION FOR LEAVE TO APPEAL** against the decision of the planning authority by Sean Keller and Kevin McGinley care of 7 Saggart Lakes, Saggart, County Dublin, having an interest in land adjoining the land in respect of which South Dublin Council decided on the 15<sup>th</sup> day of July, 2016 to grant subject to conditions a permission to Kelland Homes Limited and Durkin Estates Limited care of Delphi Design Limited of Unit 3, The Seapoint Building, 44-45 Clontarf Road, Dublin.

**PROPOSED DEVELOPMENT:** Residential development consisting of 218 three and four bed two-storey houses and a creche (246 square metres) to be built on a site of circa of 8.16 hectares which will form Phase 1 of development of the Boherboy Neighbourhood within the Fortunestown Local Area Plan (2012). The proposed development consists of two adjoining sites to be developed by (a) Kelland Homes Limited for 111 number dwellings on the eastern side, bounded by the Corbally Stream and (b) by Durkan Estates Ireland Limited for 107 number dwellings and a creche on the western side, and in total provides for 17 four bed detached houses, 41 four bed semi-detached houses, 144 three bed semi-detached houses and 16 three bed terraced houses. The adjoining lands to the north are in the same ownership and form the remainder of the Boherboy Neighbourhood to be developed in the future with the Boherboy Road bounding the site to the south. Access to the development will be via two vehicular access points from the Boherboy Road along with the provision of a roadside footpath at the Boherboy Road. The proposed development also includes for all associated site development works, public open spaces, including alongside the Corbally Stream, landscaping and provision of a

