

AN BORD PLEANÁLA
LDG- 076668-26
ABP- _____
10 DEC 2024
Fee: € 220-00 Type: 110-00 CARD
Time: 12.16 By: HAND

Beasley's Lane
Bohernabreena
Tallaght
Dublin 24
D24 YK50

04/12/2024

Re: Planning appeal ref LRD24A/0007

Dear Sir/Madam,

Please be advised that we wish to appeal the above planning decision for the following reasons:

- The current road network is unable to deal with current traffic volumes. The proposed development would result in increased traffic delays to say nothing of increased volume on what are essentially country roads.
- We are concerned about the lack of amenities to support such a high density development.
- The development is not in keeping with the surrounding rural landscape.

It is alarming that South Dublin County Council have approved such a high density development that allows such a high volume of traffic onto a winding country road. The rural road network would not be able to cope with such increased vehicular volumes resulting from such a development. Currently traffic gridlock is experienced every day. Traffic pours onto the R114 junction resulting in major tailbacks from the Old Mill Pub junction R113 with traffic trying to progress on all exits. Inherent in this is a road safety concern for pedestrians and cyclists as currently speed is an issue on some of these roads and some motorists take safety risks particularly during peak hours to try and avoid the traffic wait times.

The social, health and education amenities are inadequately provided for.

This is incredibly high density for the area. Bohernabreena had cluster style development rejected by planners at SDCC in the past which was more in keeping with the areas rural village heritage. The density and design of the development should be reviewed to reflect the aesthetic of the surrounding rural properties. South Dublin County Council have always considered Bohernabreena rural and subject to restricted planning. This has been an ongoing frustration for residents who were consistently refused

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planning permission for family members in the area. Planning was consistently refused due to inappropriate design, environmental impact and increase in vehicular traffic on local roads. Such a seismic change in SDCC approach to building in this national park area is quite extraordinary and hard to understand on a number of levels.

We appreciate you taking the time to consider our concerns and we are happy to meet to discuss the proposed project. We are glad that An Bord Pleanála are now involved with this proposed development and will have oversight of same.

Yours Sincerely,

Mary Collins

Mary Collins

Brian Collins

Brian Collins

Mairead Murphy

Mairead Murphy

Location:	Townlands of Bohernabreena, Oldcourt & Kilininny, Dublin 24.
Applicant:	Capami Limited
App. Type:	Permission
Date Rec'd:	24-Sep-2024

Dear Sir/Madam,

I wish to inform you that by Order dated 18-Nov-2024 it was decided to **GRANT PERMISSION** for the above proposal.

This decision together with the conditions/reasons attached to the decision is recorded in the Planning Register kept at this office in accordance with Article 7 of the Planning & Development Act 2000.

This Register may be inspected during office hours 9.00 a.m. – 4.00 p.m. and interested parties may obtain a certified copy of an entry therein on payment of a fee of €9.00 in respect of each entry. Alternatively, the information can be accessed on-line at www.sdublincoco.ie by selecting ***“Planning Applications”*** and conducting a search using available information such as the Planning Application number, Applicant Name or Location. Scanned planning files can be downloaded at this site.

It should be noted that any person who made a submission within 5 weeks of the date of receipt of the application by the Planning Authority and which was accompanied by the appropriate fee of €20.00 may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision ***within 4 weeks*** beginning on (and including) the date of the Council's decision. Interested parties are advised to consult An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

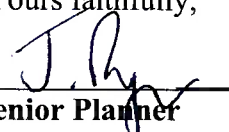
In cases where the Planning Authority is notified of an appeal having been lodged, this information is published on a weekly basis on the Council's website www.sdublincoco.ie , under the heading ***“Weekly Lists”***.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, 64 Marlborough Street, Dublin 1 (Tel. 8588100 – LoCall: 1890 275 175).

Any appeal made to An Bord Pleanala will be invalid unless it is fully complete and the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is €1,500; unauthorised commercial development is €4,500; other unauthorised development €660; any other appeal is €220.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of €50 and must be received within four weeks from and including the date of the receipt of the appeal by An Bord Pleanala.

Yours faithfully,


for Senior Planner

Mairead Murphy
Beasley's Lane
Bohernabreena
Tallaght
Dublin 24
D24 TC 56

Date: 21-Nov-2024

Register Ref. No:	LRD24A/0007
Development:	<p>Capami Ltd. wishes to apply for a seven year planning permission for a Large Scale Residential Development (LRD) on a site measuring c.20.4Ha, located in the townlands of Bohernabreena, Oldcourt, and Killinenny, Dublin 24. The development site is located to the east of Bohernabreena Road, north and east of Bohernabreena cemetery, south and south-east of St. Anne's GAA club, south and south-west of the Dodderbrook residential estate, west of the Ballycullen Gate residential development (currently under construction) and west of Oldcourt Road (R113). The proposed development consists of 523 no. residential units comprised of 255 no. 2, 3 & 4 bed, 2 & 3 storey, detached, semi-detached and terraced houses, 206 no. 1, 2 & 3 bed duplex units in 20 no. 2 & 3 storey blocks, and 62 no. 1, 2 & 3 bed apartments in 7 no. 2-3 & 3-4 storey blocks (i.e. Blocks A, B2 & D, and 2 no. Blocks B1 & 2 no. Blocks C), along with a 2 storey childcare facility of c. 457sq.m. Private amenity space for the residential units is provided in the form of rear gardens for houses and ground floor terraces / upper floor balconies for apartments and duplex units. The proposed development provides for a total of c. 7.3Ha of public open space, and c. 5, 505sq.m of communal open space associated with proposed residential units. Vehicular access to the development will be via 4 no. access points, as follows: (i) from the west of the site, via 2 no. accesses, located off Bohernabreena Road, (ii) from the north of the site, via 1 no. access at Dodderbrook Place, and (iii) from the east of the site, via Oldcourt Road (R113) and via adjoining residential development at Ballycullen Gate. The proposed development includes for pedestrian and cyclist connections and accesses throughout the proposed development and to adjoining lands to the north at Dodderbrook Avenue and to the north-west into St. Anne's GAA club. The proposed development includes the demolition of all existing structures on site, including 2 no. single storey dwellings and outbuildings/sheds (total demolition area: c. 4, 152.06sq.m). The proposed development provides for (i) all associated site development works above and below ground, including 2 no. underground foul sewerage pumping stations, (ii) public open spaces (c. 7.3Ha), (iii) communal open spaces (c. 5, 505sq.m), (iv) hard and soft landscaping and boundary treatments, (v) surface car parking (746 no. car parking spaces, including EV parking), (vi) bicycle parking (1, 268 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) public lighting, and (ix), plant / PV panels (M&E), utility services & 5 no. ESB sub-station/kiosks, all on an overall application site area of c.20.4Ha. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany the application.</p>



Mary & Brian Collins
Beasley Lane
Bohernabreena
Tallaght
Dublin 24
D24 YK50

Date: 24-Oct-2024

Dear Sir/Madam,

Register Ref: LRD24A/0007

Development: Capami Ltd. wishes to apply for a seven year planning permission for a Large Scale Residential Development (LRD) on a site measuring c.20.4Ha, located in the townlands of Bohernabreena, Oldcourt, and Killinenny, Dublin 24. The development site is located to the east of Bohernabreena Road, north and east of Bohernabreena cemetery, south and south-east of St. Anne's GAA club, south and south-west of the Dodderbrook residential estate, west of the Ballycullen Gate residential development (currently under construction) and west of Oldcourt Road (R113). The proposed development consists of 523 no. residential units comprised of 255 no. 2, 3 & 4 bed, 2 & 3 storey, detached, semi-detached and terraced houses, 206 no. 1, 2 & 3 bed duplex units in 20 no. 2 & 3 storey blocks, and 62 no. 1, 2 & 3 bed apartments in 7 no. 2-3 & 3-4 storey blocks (i.e. Blocks A, B2 & D, and 2 no. Blocks B1 & 2 no. Blocks C), along with a 2 storey childcare facility of c. 457sq.m. Private amenity space for the residential units is provided in the form of rear gardens for houses and ground floor terraces / upper floor balconies for apartments and duplex units. The proposed development provides for a total of c. 7.3Ha of public open space, and c. 5, 505sq.m of communal open space associated with proposed residential units. Vehicular access to the development will be via 4 no. access points, as follows: (i) from the west of the site, via 2 no. accesses, located off Bohernabreena Road, (ii) from the north of the site, via 1 no. access at Dodderbrook Place, and (iii) from the east of the site, via Oldcourt Road (R113) and via adjoining residential development at Ballycullen Gate. The proposed development includes for pedestrian and cyclist connections and accesses throughout the proposed development and to adjoining lands to the north at Dodderbrook Avenue and to the north-west into St. Anne's GAA club. The proposed development includes the demolition of all existing structures on site, including 2 no. single storey dwellings and outbuildings/sheds (total demolition area: c. 4, 152.06sq.m). The proposed development provides for (i) all associated site development works above and below ground, including 2 no. underground foul sewerage pumping stations, (ii) public open spaces (c. 7.3Ha), (iii) communal open spaces (c. 5, 505sq.m), (iv) hard and soft landscaping and boundary treatments, (v) surface car parking (746 no. car parking spaces, including EV parking), (vi) bicycle parking (1, 268 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) public lighting, and (ix), plant / PV panels (M&E), utility services & 5 no. ESB sub-station/kiosks, all on an overall application site area of c.20.4Ha.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany the application.

Location: Townlands of Bohernabreena, Oldcourt & Kilininny, Dublin 24.
Applicant: Capami Limited
Application Type: Permission
Date Rec'd: 24-Sep-2024

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanala if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,


for **Senior Planner**