

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**

We, Kingsbridge Consultancy Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at Blackrock Road, Haggardstown, Blackrock, Dundalk, County Louth.

The development will consist of 483 no. dwellings, a childcare facility of 677 sqm, a new access junction and works to the Blackrock Road, 2 no. pedestrian and cyclist accesses onto Bóthar Maol, landscaped open spaces, internal roadways and potable, surface and foul water infrastructure. The proposed residential element of 483 no. units comprises of 258 no. detached, semi-detached and terraced houses, 213 no. apartments in 7 no. apartment blocks, and 6 no. own-door apartments and 6 no. duplex units in 2 no. duplex over apartment blocks. The 258 no. houses comprise; 22 no. Type TA 5 bed 2.5 storey detached houses, 19 no. Type TB 5 bed 2.5 storey detached houses, 10 no. Type TC 4 bed 2.5 storey detached houses, 7 no. Type C1 4 bed 2.5 storey detached houses, 3 no. Type TD 4 bed 2 storey detached houses, 23 no. Type TE 4 bed 2 storey detached/semi detached houses, 7 no. Type TF 4 bed 2 storey detached houses, 50 no. Type TG 4 bed 2 storey detached/semi detached houses, 9 no. Type TH 3 Bed 2 storey detached houses, 9 no. Type TH1 3 Bed 2 storey detached houses, 37 no. Type TI 3 Bed 2 storey semi detached/ terraced houses, 61 no. Type TJ 3 Bed 2 storey detached/semi detached/terraced houses, and 1 no. Type DB 4 bed detached bungalow. The 213 no. apartment units, 6 no. own-door apartments and 6 no. duplex units comprise of; 54 no. Type A01 1 bed apartments, 10 no. Type D01 1 bed apartments, 48 no. Type A02 2 bed apartments, 48 no. Type A03 2 bed apartments, 42 no. Type A04 2 bed apartments, 6 no. Type D02 2 bed apartments, 5 no. Type D03 2 bed apartments, 6 no. Type DP 2 bed own door apartments, 6 no. Type DP 3 bed own-door duplexes. The duplex over apartment units are 3 storeys in height, the proposed apartment Blocks A, B, C, E, F, and G are 4 storeys in height, and Block D is 3 storeys. Blocks A, B and F accommodate underground car parking. The proposed 2 storey childcare facility of 677 sqm has an outdoor play area of 660 sqm and is located near the main entrance to the site. A total of 824 no. car parking spaces and 512 no. bicycle spaces are proposed. The scheme incorporates 3.1 ha landscaped public open space on zoned amenity lands and 1.4 ha of additional open space in the form of pocket parks. Works to the Blackrock Road (R172) comprise the provision of a new junction to access the site and adjoining zoned lands and works to an existing storm water culvert. At the entrance to the site it is proposed to undertake the following works: remove the existing boundary wall and replace it with a low stone finished wall; provide a right turning lane from the R172 into the proposed access road; raise the level of a 158 metre segment of the roadway by an average of 395 mm and reconstruct the public footpaths to match; provide a raised pedestrian crossing across the access road; and to provide a recessed bus stop. The proposed access road has a carriageway width of 6 metres and incorporates a traffic calming narrowed area, grass verges, and off-road cycle path and footpath on the northern side. In total, 4 no. potential future vehicular access points are provided to adjoining residential zoned lands. At the northeast of the site it is proposed to provide a surface water pipe along part of the Blackrock Road to an existing open channel, and to install a box culvert over part of this channel with a new headwall and riprap apron. The proposed storm water drainage system comprises 4 no. networks with interception storage and treatment of runoff within the SuDS features via. permeable paving, swales, filter drains, silt traps and oil separators, a storm water infiltration basin and 2 no. culverts to be located along existing drainage channels. The proposed foul water infrastructure includes the provision of a foul sewerage pumping station. The potable water infrastructure includes the provision of a new District Metered Area (DMA) watermain that will extend across the site. The site is served by a proposed hierarchy of roadways with footpaths. This application is accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

The application 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 Louth County Council. The application may also be inspected online at the following website set up by the applicant: www.blackrockdundalk-shd.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: 

(Declan Brassil & Company Ltd. Lincoln House, Phoenix Street, Smithfield, Dublin 7)

Date of erection of site notice: 26th June 2019