

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

Adwood Limited intends to apply to An Bord Pleanála for a 10 Year Permission for a Strategic Housing Development at this site (c. 28.6 Ha), at Outer Ring Road / Grange Castle Road (R136), Old Nangor Road (L5254), Cherrywood Park, Kiltarbery Avenue and Corkagh Park, in the Townlands of Kiltarbery, Corkagh Demesne, Deansrath, and Nangor, Co. Dublin. The lands are otherwise generally bounded by Scoil Mochua, Spina Bifida Hydrocephalus Ireland, Old Nangor Road (L5254) and New Nangor Road (R134) to the north, existing housing development to the east, the Outer Ring Road / Grange Castle Road (R136) to the west and Corkagh Park to the south.

The proposed development consists of a residential-led development comprising 1,034no. residential units, 1no. community facility, 1no. retail unit and 2no. childcare facilities in buildings ranging from 2 to 6-storeys. The breakdown of residential accommodation is as follows: -

578no. own door houses, including: -

- 449no. 3-bed 2-storey houses (House Type A, A1, A2, B, C, D, G & H).
- 31no. 4-bed 2-storey houses (House Type E & J).
- 98no. 4-bed 3-storey houses (House Type F & F1).

154no. own door duplex / apartments, in 3 to 4-storey buildings, including: -

- 41no. 1-bed duplex / apartments (Type M1 & M2).
- 49no. 2-bed duplex / apartments (Type K, N1 & N2).
- 64no. 3-bed duplex / apartments (Type L, L1, L2 & L3).

302no. apartment units accommodated in 9no. 4 to 6-storey buildings (with own door access ground floor apartments), including: -

- Block 1 accommodating 29no. apartments (6no. 1-beds, 18no. 2-beds and 5no. 3 beds).
- Block 2 accommodating 24no. apartments (4no. 1-beds, 15no. 2-beds and 5no. 3 beds).
- Block 3 accommodating 30no. apartments (13no. 1-beds and 17no. 2-beds).
- Block 4 accommodating 30no. apartments (13no. 1-beds and 17no. 2-beds).
- Block 5 accommodating 45no. apartments (12no. 1-beds, 22no. 2-beds and 11no. 3-beds).
- Block 6 accommodating 37no. apartments (16no. 1-beds and 21no. 2-beds).
- Block 7 accommodating 37no. apartments (16no. 1-beds and 21no. 2-beds) – Temporary childcare facility at ground floor level to revert to 7no. residential units on completion of permanent purpose-built childcare facility in Phase 3.
- Block 8 accommodating 33no. apartments (5no. 1-beds, 23no. 2-beds and 5no. 3-beds).
- Block 9 accommodating 37no. apartments (16no. 1-beds and 21no. 2-beds).

Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplex and apartment units. Upper level balconies are proposed on elevations of all multi-aspect duplex and apartment buildings.

The proposed development includes, in addition, 1no. retail unit (c. 178 sq. m gross floor area), 1no. community building (c. 785 sq. m gross floor area), 1no. temporary childcare facility (c. 557 sq. m gross floor area in lieu of 7no. ground floor apartment units in Block 7 pending construction of permanent childcare facility at Grange Square) and 1no. permanent childcare facility at Grange Square (c. 909 sq. m gross floor area).

And, all associated and ancillary site development works, hard and soft landscaping, boundary treatment works, including: new vehicular access from Outer Ring Road / Grange Castle Road (R136) (left in and left out arrangement) to the west and 2no. new vehicular access points onto Old Nangor Road (L5254) to the north and associated works to existing adjoining roads; new internal street network, including spine road (c. 6m in width) extending from Outer Ring Road / Grange Castle Road (R136) to the west onto Old Nangor Road (L5254) to the north; new pedestrian and cycle path network; public amenity open space (c. 4.6 Ha); surface water attenuation measures (SuDs); wastewater pumping station including 18hr storage tank and associated infrastructure; 1,510no. surface car parking spaces; 1,105no. covered bicycle parking spaces and communal bin storage for all terraced houses, duplex / apartment and apartment blocks.

The application contains a statement setting out how the proposal is consistent with the objectives of the South Dublin County Development Plan 2016 – 2022 and the Kiltarbery – Grange Masterplan (2017).

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

The application together with the 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: www.kiltarberyshd.ie.

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: STEPHEN LITTLE & ASSOCIATES CHARTERED TOWN PLANNERS & DEVELOPMENT CONSULTANTS, 26 / 27 UPPER PEMBROKE STREET, DUBLIN 2, D02 X361

Date of Erection of Site Notice: 22 August 2019