

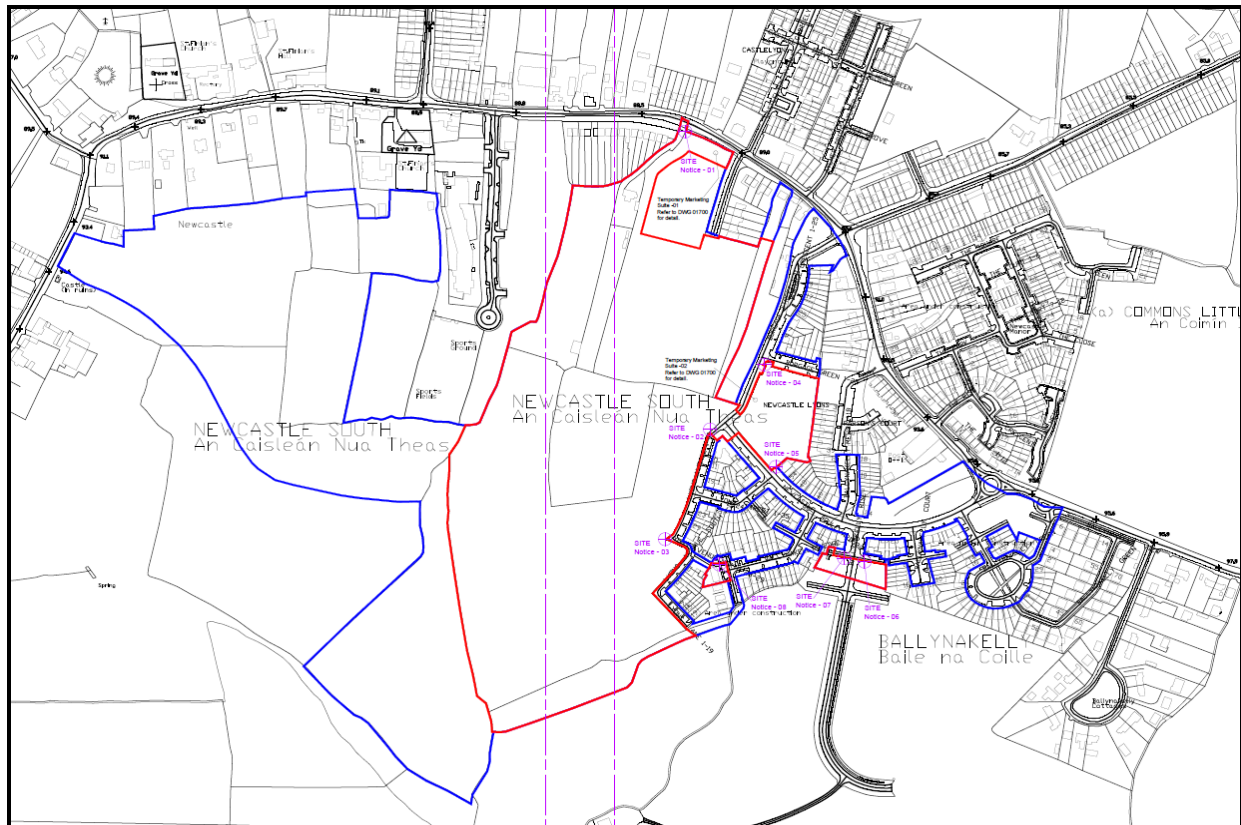
## 2. SITE DESCRIPTION & PLANNING HISTORY

### 2.1 Site Location

The proposed development site is located in the administrative area of South Dublin County Council. The lands are situated within the development boundary of Newcastle as identified in the Newcastle Local Area Plan 2012 extended to 2020 (LAP). The proposed development site is situated in the townlands of Newcastle South and Ballynakelly.

The proposed development site is situated to the south of Main Street, Newcastle. Main Street is formed by the R120 which links the M4 Motorway at Lucan with the N7 National Primary Route at Rathcoole Interchange. The R405 joins the R120 on the Main Street. The R405 links the M4 Motorway via Celbridge and Hazelhatch Rail Station to the N7 at Rathcoole.

**Figure 2.1 Site Location**



Newcastle is a small village situated 20km south of Dublin City Centre. The village supports a range of commercial and social facilities including a church; a national school; a range of local village shops; a pharmacy, and a medical centre along the Main Street. Located opposite Newcastle Manor is a Texaco Service Station which accommodates a post office and convenience store.

The village of Newcastle has experienced significant change, with extensive new development over the early 2000s, particularly to the east. In this respect, the LAP notes that Newcastle has transformed the area from a rural village to a development village with suburban characteristics. Residential development to the west of the village is predominantly low density, one-off dwellings centred on Main Street while

development to the east is characterised by medium density, suburban type housing estates to the north and south of Main Street.

The Greenogue Industrial Estate and Aerodrome Business Park are located just beyond the village to the east.

**Figure 2.2 Site Context**



A distinctive feature of the wider landscape comprises the existing elements of the original burgage plot field system, dating from the Anglo-Norman manorial system. These are long rectangular field boundaries extending perpendicularly from properties fronting onto Main Street.

## 2.2 Site Description

The proposed development site generally comprises of lands located to the south of Main Street and west of established residential development at Ballynakelly constructed under Reg. Ref. SD05A/0344 ((PL06S.217096) and partially completed.

The subject lands comprise of four separate parcels as follows:

- Main Development Site: 15ha
- Ballynakelly Site (C1): 0.90ha

- Ballynakelly Rise (C2): 0.18ha
- Ballynakelly Edge (C3): 0.05ha

Figure 2.3 Development Areas



The **Main Development Area** is irregular in shape and comprises a predominantly greenfield site. The site's boundaries are generally delineated by existing hedgerows and trees. Although many of the fields have been amalgamated over time, the layout of some of the original property plots and land divisions remain visible on the site as topographical features on the ground or in aerial photographs. Much of the site has been previously disturbed with evidence of topsoil stripping, haul roads and spoil mounds associated with development works originally permitted under Reg. Ref SD05A/0344 (PL06S.217096) but never completed. The main site has been gradually covered by scrub vegetation.

The site is bounded to the north by existing residential, commercial and community facilities fronting Main Street, to the east by the existing Ballynakelly Estate, to the south and west by agricultural lands. The overall topography of the site falls gradually from south-west to north adjoining Main Street.

There are a number of structures located on a long thin land parcel located to the north of the site which includes 2 no. habitable dwellings together with associated outbuilding and sheds.

The **Ballynakelly Site (C1)** is an infill site which forms part of the Ballynakelly housing development which was not completed (a mixed-use block had been permitted on this site under SD06A/0993). The site measures approximately 0.80ha in area and falls from south to north. The site is bound by an open space at Burgage

Green to the north, residential development of Parsons Green to the east, Newcastle Boulevard to the south and Burgage Street to the west. Surrounding properties are generally 3 storeys in height.

The **Ballynakelly Rise (C2)** site is located to the south-east of the Main Development Area and immediately adjacent to existing properties onto Ballynakelly Rise. The site measures approximately 0.18ha consisting of part of an undeveloped land parcel which has been grassed over. The infill site is irregular in shape and is bound to the north by 3 storey properties fronting onto Ballynakelly Rise, to the east by rear gardens of residential properties fronting onto Ballynakelly Court, to the south by the balance of the infill site and associated road infrastructure and to the west by 3 storey residential properties fronting onto Ballynakelly Edge. The site is bisected by Ballynakelly rise, which also provide access to lands to the south.

The **Ballynakelly Edge (C3)** site is located to the south-east of the Main Development Area and west of Ballynakelly Rise. The site measures approximately 0.05ha and includes a community building, which was never fully completed or occupied, together with open space to the rear (west) and carparking to the front (east). The site is surrounded by existing residential development.

## 2.3 Planning History

A review of South Dublin County Council's online planning register identified the following applications which are of relevance lodged in respect of the proposed development site and adjoining lands.

### 2.3.1 Subject Lands

The eastern portion of the lands have been subject to an extensive planning history. Under SDCC **Reg. Ref. SD05A/0344** (ABP Ref. PL06S.217096) permission was sought by Tenbury Developments Ltd. for 743 dwellings including a neighbourhood centre of 1,859.2sq.m and a crèche of 846sq.m. This application was referred to as Phase 1, comprising the development of 22.789 hectares while the remainder of the lands was intended to form Phase 2. The planning application was accompanied by an Environmental Impact Statement.

The application was subject to a Request for Further Information which included the following items:

- Consistency of densities with LAP requirements
- Distinction in design between character areas
- Separation distances – 22m for two-storey & 35m for three-storey
- Location of Neighbourhood Centre undermines function of Village Core
- Requirement for a Design Statement
- Detailed road design including road safety audit
- Clarification of Departments requirements for Archaeology
- Adequacy of childcare facility
- Landscaping details including requirement for public parking next to park and for a detailed bat survey

- Policy on housing typology
- Water management details

The residential component of the revised scheme submitted in response of the Request for Further Information was reduced to 713 units.

The Notification of a Decision to grant permission issued by SDCC further revised the scheme by way of conditions. In this regard Condition 3 required the omission of 17 no. residential units and Condition 4 required the omission of a further 45 residential units. Condition 5 required the omission of the proposed neighbourhood centre (including crèche, 20 no. residential units, commercial and retail). Having regard to the above, the residential development permitted was for 631 residential units.

The Notification was subject to a First Party Appeal against financial contributions only under **ABP Ref. PL06S.217096**. Accordingly, permission was granted 23 August 2006 for 631 no. residential units generally in accordance with SDCC's Notification.

Under Reg. Ref. SD05A/0344/EP, permission was granted for the extension of duration of this permission until 3 November 2017.

Following the grant of planning permission, a number of subsequent planning permissions have been granted whereby the parent permission have been amended. Most of these applications related to amendments to housing designs and relatively minor modifications to the scheme. Amendment permissions have been summarised in Table 2.1 below:

**Table 2.1 Summary of Amendment Permissions**

<b>PLANNING REG. REF. NO.</b>	<b>DESCRIPTION</b>
<b>SD05A/0344</b>	Main Development
<b>PART 8</b>	New scheme comprising amended social housing units (31 in total) and traveller accommodation (10 in total) with community centre amending original layout (SD05A/0344)
<b>SD06A/0993</b>	A mixed-use Neighbourhood Centre development (omitted by condition under SD05A/0344) comprising 28 no. residential units, 2 no. retail units, 1 no. public house, 1 no. crèche and 1 no. community meeting room.
<b>SD07A/0531</b>	Amendments to previously approved houses including introduction of garages and modification to permitted layouts and setting out/levels at Ballynakelly Green/View. No further units added
<b>SD07A/0532</b>	Retention of amendments to previously approved houses including modification to permitted layouts and elevational treatments at Ballynakelly View. No further units added
<b>SD07A/0533</b>	Amendments to previously approved houses including introduction of garages and modification to permitted elevational treatment at Ballynakelly View. No further units added

PLANNING REG. REF. NO.	DESCRIPTION
SD07A/0702	Introduction of 3 no. units previously omitted under Condition 4(d) of SD05A/0344 at Lyons Street.
SD07A/0704	Amendments to layout and elevational treatment of previously approved apartments (blocks 10/ 12). No further units added
SD07A/0743	Redesign and reconfiguration of permitted units and introduction of 2 no. houses previously omitted under Condition 4(d) of SD05A/0344 at Lyons Street.
SD08A/0148	Amendments comprising change of dwelling mix from 5 x 2-beds and 5 x 3-beds to 6 x 2-beds and 4 x 3-beds to previously approved houses, Ballynakelly Rise. No further units added.
SD08A/0350	Provision of 48 units (comprising 19 no. houses, 7 no. duplexes and 22 no. apartments) and 1 no. retail unit on a site of 0.8855 hectares at Burgage Street, Newcastle Boulevard, East Burgage Plaza, Burgage Lane, Burgage Lane North and Burgage Terrace. It is noted that 9 no. of these units are within the original planning application boundary (SD05A/0344) with the balance located on lands outside the current ownership boundary.
SD08A/0356	Amendments to previously approved houses including introduction of garages and modification to permitted carpark layout at Ballynakelly Green. No further units added.
SD10A/0013	Amendments to previously approved planning application Reg. Ref. SD05A/0344 (PL06S.217096) for the replacement of 8 no. previously approved apartments with 4 no. 4-bedroom, 3-storey semi-detached houses at Ballynakelly Green.
SD10A/0362	Amendments to previously approved planning application Reg. Ref. SD05A/0344 (PL06S.217096) for the construction of 34 residential units comprising 22 no. houses, 8 no. duplexes and 4 no. apartments (replacing 42 as-approved residential units comprising 5 no. houses, 16 no. duplexes and 21 no. apartments and 1 no. retail unit).

### 2.3.2 Adjoining or Adjacent Lands

The surrounding area has been subject to a number of planning applications. The following recent applications, the location of which are indicated on Figure 2.4 below, are of note:

**Reg. Ref. SD18A/0363:** Permission was originally sought by Pavement Homes Ltd. for development of 22 no. three bedroom dwelling houses together with all associated site and development works at a site located to the north west of the subject site (adjoining Phase 2 lands) at Main Street, Newcastle. The total number of units was reduced to 18 no. units in response to a Request for Further Information. South Dublin County Council issued a Notification of a Decision to grant permission on 15<sup>th</sup> May 2019 subject to 32 no. Conditions. An Appeal has been lodged under **ABP Reg. Ref PL06S.304908** against the decision of the council and is due to be decided by 21<sup>st</sup> October 2019.

**Reg. Ref. SD17A/0378 (ABP Ref. PL06S.301421):** Permission was sought by Geotechnical Investigations Ltd. for development of 46 units comprising a mix of terrace housing and apartments on lands immediately west

of St. Finian's National School and directly adjoining the subject site. The proposal provides a portion of Burgage South Park (zoned Objective OS in the Development Plan). South Dublin County Council issued a Notification of a Decision to grant permission on 20<sup>th</sup> March 2018.

Permission was granted by An Bord Pleanála on 30<sup>th</sup> August 2018, omitting Block E (4 no dwellings) and Unit Nos 24 and 42 resulting in a total of 40 no. units (32 no. houses and 8 no. apartments) permitted. Units were omitted to retain natural features and protect the area zoned for open space.

**Reg. Ref. SD14A/0021 (ABP Ref. PL06S.243745):** An Bord Pleanála granted permission to Johny and Katy Janssens for revisions to a previously permitted hotel development (Reg. Ref. SD06A/0659) comprising a retirement village including 63 no. three bedroom single storey retirement homes, partial change of use of permitted hotel to a 54-no. bed nursing home/care centre resulting a 163-no. bed hotel, community services centre; medical health centre and other works at Ballynakelly and Rathcreedon, Newcastle, County Dublin. Access to this development is via a right of way over the subject site via Newcastle Boulevard. Permission was granted 20<sup>th</sup> January 2015.

**Reg. Ref. SD06A/0659:** Permission was granted on 30<sup>th</sup> January 2007 to Johny and Katy Janssens for a 255-bedroom hotel in a five storey over basement and sub-basement building. Under Reg. Ref. SD06A/0659/EP, permission was granted on 16<sup>th</sup> February 2012 to extend the duration of the permission for the hotel development for a further five-year period, terminating on 13<sup>th</sup> March, 2017.

**Reg. Ref. SD17A/0010 (ABP Ref. PL06S.248760):** An Bord Pleanála granted permission to Pavement Homes Ltd. for 15 no. 3 bedroom, two storey dwelling houses; 6 no. 2 bedroom, two storey dwelling houses; 4 no. 2 bedroom apartments and 2 no. 1 bedroom apartments; 3 no. commercial units together with a new public square subject to 21 no. Conditions on a site to the north of Main Street at Drumlonagher. Permission was granted 18<sup>th</sup> December 2017 following initial South Dublin County Council Notification of a Decision to grant permission issued on 2<sup>nd</sup> June 2017.

**Reg. Ref. SD16A/0117 (ABP Ref. PL06S.246817):** An Bord Pleanála granted permission to Frank Kiernan for the demolition of a derelict football club clubhouse (129sq.m.) and the construction of 48 two storey dwellings comprising 25 three bedroom semi-detached dwellings, 5 three bedroom detached dwellings, 2 two bedroom semi-detached dwellings and 16 three bedroom terrace dwellings subject to 21 no. Conditions. The proposed development represents the completion of the Aylmer Heath development located to the north of Main Street. Permission was granted by ABP on 24<sup>th</sup> November 2016 following Dublin City Councils Notification of a Decision to grant permission which was issued on 2<sup>nd</sup> June 2016.

**Reg. Ref. SD15A/0193:** Permission was granted on 27<sup>th</sup> January 2016 to Tom Kavanagh (Receiver) for the demolition of 3 dwellings and associated sheds/garages and the construction of a new residential development comprising 70 no. 2-storey, 3/4/5 bed, detached, semi-detached and terraced houses at Cornerpark, Newcastle. This permission was amended under **Reg. Ref. SD17A/0288** on 20<sup>th</sup> November 2017, comprising of the omission of 20 no. permitted dwellings (12 three bed and 8 four bed) and their replacement with 24 no. dwellings (22 three bed and 2 four bed), increasing the total number of units to 74 dwellings.

Figure 2.4 Planning History on Adjoining or Adjacent Sites

