

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Planning and Development (Strategic Housing Development) Regulation 2017**

**Notice of Strategic Housing Development**

**Application to An Bord Pleanála**

Cairn Homes Properties Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development at this site on lands at Newcastle South and Ballynakelly, Newcastle, Co. Dublin.

The overall site comprises lands to the south of Main Street (c.15ha) together, with 3 no. additional infill sites at the corner of Burgage Street and Newcastle Boulevard (c.0.8ha); No. 32 Ballynakelly Edge (c.0.05ha); and Ballynakelly Rise (c.0.18ha).

The development will consist of 1) the demolition of 5 no. structures on site, total area measuring 359sqm, comprising 2 no. habitable dwellings and 3 no. associated outbuildings/sheds located to the north-west of the site; 2) development of 406 no. residential homes; 3) a childcare facility (518sqm GFA); 4) 1 no. commercial unit (67.7 sqm GFA) 5) reservation of a School Site (1.5ha); 6) new vehicular, cycle and pedestrian access from Main Street; 7) continuation of Newcastle Boulevard forming part of a new east-west link street; 8) a new Public Park (2ha); 9) pocket parks and greenway together with associated internal access roads, pedestrian and cycle paths and linkages; 10) 1 no. single storey marketing suite (81sqm) and signage (including hoarding) during the construction phase of development only and, 11) all associated site and development works.

The development consists of the following:

- **Main Development Site:** 36 no. two-bed apartments (ranging in size from 83.8sqm to 84.9sqm GFA each) with 36 no. three bed duplex units above (ranging in size from 127.3sqm to 131.0sqm GFA each) in three-storey terraces; 21 no. two-bed, two-storey terraced houses (86sqm GFA each); 201 no. three-bed, two-storey terraced, semi-detached and detached houses (ranging in size from 107sqm to 115.8sqm GFA each); and 52 no. four-bed two-storey, semi-detached and detached houses (ranging in size from 130sqm to 139.44sqm GFA each). The proposed childcare facility (518sqm) is located within the Main Development Site.
- **Site at corner of Burgage Street and Newcastle Boulevard:** 50 no. units arranged in a part 3, part 4 storey block comprising 6 no. one-bed apartments, 20 no. two-bed apartments, together with 12 no. two-bed apartments with 12 no. three bed duplex units above. One-bed apartments ranging in size from 50.9sqm to 57.9sqm GFA each, two-bed apartments (including those associated with duplex units) ranging in size from 67.8sqm to 87.2sqm, GFA each and 3 bed duplex units ranging in size from 110.9sqm to 112.9sqm GFA each. This block includes 1 no. ground floor commercial unit (67.7sqm GFA).
- **No. 32 Ballynakelly Edge:** Works to an existing, partially complete two-storey structure to facilitate a change of use from previously permitted Community Centre (permitted under Part 8) to residential use comprising of 2 no. one bed apartments (48sqm and 48.7sqm GFA) and 1 no. 3 bed apartment (98.2sqm GFA).
- **Ballynakelly Rise:** 7 no. three-bed, two-storey terraced houses (114.6sqm GFA each) together with minor relocation of existing bin store.

Vehicular access to the main development site will be via a new entrance onto Main Street, together with the continuation of Newcastle Boulevard through the site and a further new access at Lyons Avenue.

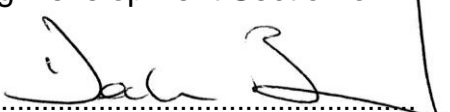
A total of 735 no. car parking spaces are provided. They include 663 no. spaces serving the residential units; 11 no. spaces designated for use by the childcare facility; 1 no. commercial space; 60 no. visitor spaces (including spaces serving the proposed public park; 4 no. electric vehicle spaces; 4 car sharing spaces and 7 no. mobility impaired spaces); 10 no. motor cycle spaces; and a total of 323 no. bicycle spaces are proposed. The associated site and infrastructural works include foul and surface water drainage, attenuation areas, watermains, 4 no. ESB substations, open space and landscaping works, street lighting, boundary walls and fences, internal roads, cycle paths and footpaths, and all associated and ancillary site and development works. An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

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.newcastleplanningshd.com](http://www.newcastleplanningshd.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 observation 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: Declan Brassil & Co. Ltd., Lincoln House, Phoenix Street, Smithfield, Dublin 7)

Date of erection of site notice: 4 September 2019