

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, Glenveagh Homes Ltd., intend to apply to An Bord Pleanála for a 10 year planning permission for a strategic housing development at a site of c. 25.3 ha at the townlands of Hollystown, Kilmartin, Hollywoodrath, Cruiserath, Yellow Walls, Powerstown, and Tyrrelstown, Dublin 15, which includes lands in the former Hollystown Golf Course and lands identified under the Kilmartin Local Area Plan 2013 (as extended). The lands are bound by the R121 and Hollywoodrath residential development to the east, the under construction Bellingsmore residential development to the south and north, the former Hollystown Golf Course to the north, Tyrrelstown Educate Together National School, St.Luke's National School and Tyrrelstown Community Centre to the west and south and the existing Tyrrelstown Local Centre to the south.

The proposed development will consist of the development of 548 no. residential units, consisting of 147 apartments/duplexes and 401 houses, ranging in height from 2 to 5 storeys and including retail/café unit, 2 no. crèches, 1 no. Montessori, 1 no. community hub, car and bicycle parking, open space and public realm, over a site area of c. 25.3 ha, as follows:

1. On lands to the north of the application site (referred to as Sites 2 & 3) the proposed development includes for 428 no. houses and apartments comprising 27 No. 1-bed apartments, 97 No. 2-bed houses, 267 No. 3-bed houses and 37 No. 4-bed houses set out in 401 no. houses (373 no. 2-storey and 28 no. 3-storey) and 9 no. 3-storey apartment buildings (27 no.). A total of 792 no. car parking spaces will be provided for this part of the scheme, of these, 761 no. spaces will be provided for residents with 30 no. spaces provided as visitor parking and 1 no. space for disabled parking. In terms of bicycle parking, a total of 225 no. cycle parking spaces are provided, comprising 180 no. spaces for terraced units (located in 9 no. bike stores with 20 no. bikes in each) plus 45 no. spaces for the apartments.
2. On lands to the south of the application site and north of the Tyrrelstown Local Centre (referred to as Local Centre) the proposed development includes 120 no. apartment/duplex units in 4 no. blocks ranging in height from 3 to 5 storeys (32 no. 1 bedroom, 68 no. 2 bedroom and 20 no. 3 bedroom) all of which have balconies or terraces set out as follows:
 - Block A, is a 4 storey building, providing 12 no. units with proposed balconies, with a café/retail unit of 154sq.m and community hub of 144.5 sq.m proposed at ground floor.
 - Block B, is a 3-5 storey building, providing 34 no. units with proposed balconies and ground floor terraces.
 - Block C, is a 3-5 storey building, providing 44 no. units with proposed balconies and ground floor terraces.
 - Block D, is a 4 storey building, providing 30 no. units with proposed balconies and ground floor terraces, with a crèche of 500 sq.m with an external play space of 200 sq.m and a Montessori of 280.3 sq.m with an external play space of 185 sq.m proposed at ground floor.
 - External communal amenity space is provided at ground podiumterrace levels throughout the scheme.
 - A standalone 2-storey crèche unit is also provided of 529.6 sq.m with an external play space of 243 sq.m, to the south of the site.
 - Car Parking is provided in a mix of undercroft in Blocks B & C and at surface level with 108 spaces for residential use and 5 no. creche/Montessori staff spaces, 10 no. creche/Montessori set down spaces, 6 no. visitor spaces and 9 no. public spaces on the Link Street. A total of 300 no. bicycle parking spaces are proposed as part of the development comprising 230 no. long stay spaces for residents and 70 no. short stay spaces for both visitors and the non-residential activity.
3. Vehicular access to Sites 2 & 3 to the north of the application site is through the construction of a new vehicular entrance off Hollywoodrath Road (R121), a new footpath and cycle path along the northern and western side of the R121 along the site frontage extending south to the existing Toucan crossing facility over the R121, and provision of 2 no. new Toucan crossings on the R121 (c.0.53 ha) as well as via an extension to Hollystown Avenue link road south of the permitted Bellingsmore development. Vehicular access to the Local Centre to the south of the application site is via the existing access point along Hollystown Avenue and the north-south link route from the existing Tyrrelstown Local Centre which is partially completed and partially under construction. Pedestrian and cycle access is also provided along the R121, through existing roads within the application site and through the creation of a new pedestrian/cycle route to the north at the existing entrance to the clubhouse of the former Hollystown Golf Course.
4. The development of proposed Class 1 public open space of 2.77ha and Class 2 public open space of 1.69ha including pedestrian/cycle routes, seating areas, kick about area, playgrounds, dog park, associated landscaping works including planting, changes in level and boundary treatments. In addition 3.21 ha of linear park under the existing power lines and 2.11ha of ancillary linear open space which includes for SUDS and hedgerow features is provided in the scheme. The proposed Class 1 open space is provided as a north south pedestrian and cycle connection to the north an connecting the site to the Ratoath Road and the future Dublin GAA facilities at this location.
5. The construction of a new foul outfall sewer, approx. 3km in length to connect to the existing 600mm diameter foul sewer to the south of Powerstown Road which will include decommissioning of the existing Pump House south of Hollystown Park.
6. The development will also provide for all associated ancillary site development infrastructure including landscaped areas and sustainable urban drainage systems under the existing ESB powerlines, and all associated ancillary site development infrastructure including: demolition of an existing shed, ESB sub-stations, public lighting, and foul and surface water drainage; internal roads & footpaths; landscaping; and all associated engineering and site works necessary to facilitate the development.

The proposed scheme is designed to integrate with the previously permitted development at Bellingsmore (Ref FW13A/0088/E1) which is currently under construction and recently permitted residential development on lands to the north east known as Site 1 (FCC Reg. Ref.: FW21A/0042).

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023 and the Kilmartin Local Area Plan 2013 (as extended). The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Fingal County Development Plan 2017-2023 and the Kilmartin Local Area Plan 2013 (as extended), other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application, together with an 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 Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.hollystown2shd.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 or online at www.pleanala.ie 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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: 

Agent: Brady Shipman Martin, Mountpleasant Business Centre, Ranelagh, Dublin 6.

Date of Erection of Site Notice: 14th December 2021