



Subject Lands  
Currently Zoned  
"GB"; "To preserve a Green Belt between development areas,"  
To be rezoned to  
"A1" "To provide for new Residential Communities in accordance with  
Approved Area Plans"

Proposed wording of proposed Specific Local Objective No.124 on the subject lands

**Fortunestown Lane and Garters Lane, Saggart – Development of Lands**

Development on the lands at Fortunestown Lane and Garters Lane, Saggart, shall be in accordance with the following:

- (a) be subject to a micro Local Area Plan;
- (b) planning permission for development in accordance with an approved area plan shall not be issued until such time as the construction of the LUAS extension to Citywest / Saggart has commenced;
- (c) not less than 20 acres of land to be reserved at this location for community facilities incorporating all weather pitches, community buildings, school site, a park and ride facility and other uses that will significantly benefit the community that may be identified through the Local Area Plan consultation process;
- (d) that the residential densities be reviewed to ensure a mix of dwelling types including low density, high density and medium density residential development;
- (e) the phasing of development at this location to be carried out in a sustainable way ensuring that facilities are built in tandem with housing and not at a later stage;
- (f) 15% of the residential development to be reserved to provide for social housing.

Title : Variation No 2. of South Dublin County Development Plan 2004-2010 Fortunestown Lane / Garters Lane, Saggart		
Drawn By : L. Mc Evoy, Senior Executive Technician.	Prepared For : M. Kenny, Senior Planner.	
Drawing Name / Location : Variation 2 of 2004 Development Plan.dgn	Scale : 1:10,000 @ A3	Date : August 06



**SOUTH DUBLIN COUNTY COUNCIL**

**PLANNING DEPARTMENT**

T. Doherty  
Director of Planning.