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**SHD Application Ref:** SHD3ABP-312501-22

**Applicant:** Tetrarch Residential Limited

**Location:** Mill Road, Saggart, Co. Dublin

**Presentation to:** ACM 16<sup>th</sup> of February 2022

**Caitlin O'Shea**  
**Executive Planner**



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## Timelines

- SHD Lodged with ABP on 17<sup>th</sup> January 2022
- 5 Week Obs closing on 14<sup>th</sup> February 2022
- 8 Weeks SDCC CE report due to ABP on 14<sup>th</sup> March 2022
- 16 Week Decision due from ABP on 9<sup>th</sup> May 2022

## Consultations

- Stage 1 S.247 pre-planning meeting with SDCC on 3<sup>rd</sup> September 2020 under reference: SHD1SPP012/20.
- Stage 2 Tripartite meeting with ABP, the applicant and SDCC held on 22<sup>nd</sup> March 2021 under reference: ABP-308982-20.





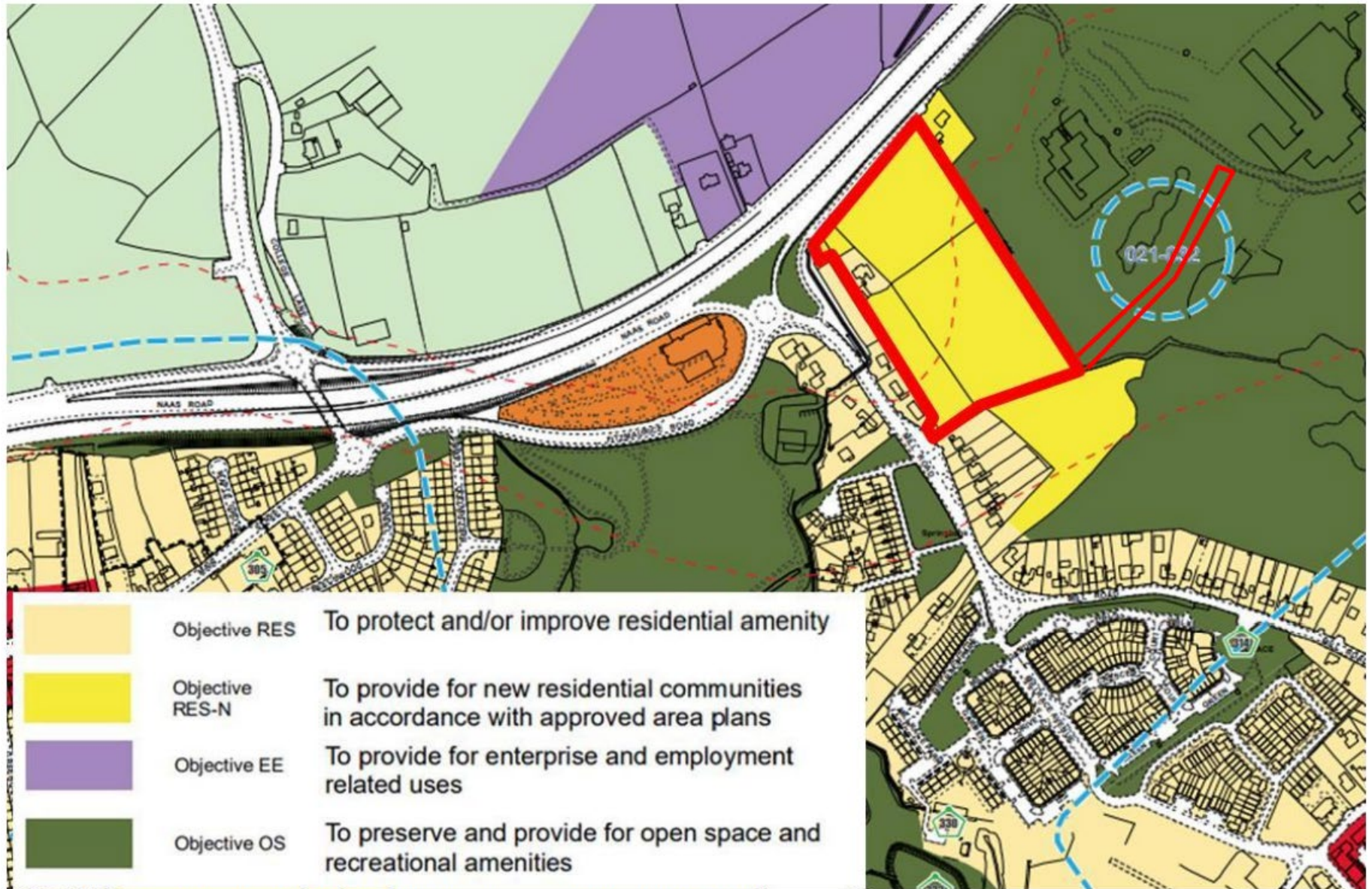


Figure 4: Zoning Map South Dublin City Development Plan 2016-2022

## Proposed Development

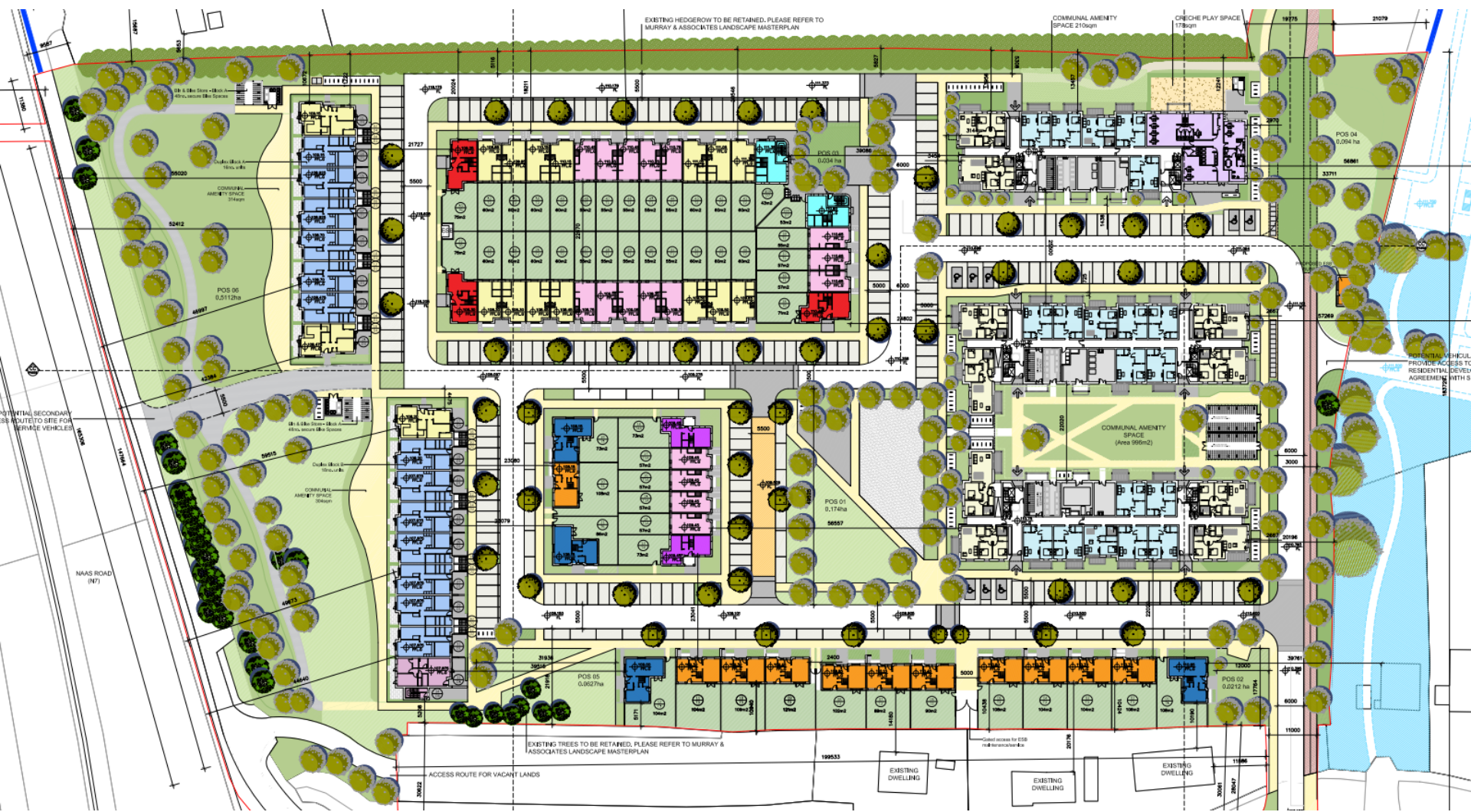
- Construction of **274 no. units** on a 4.62 ha (net) site (density 60 units per hectare). It will comprise of **51 no. houses, 38 no. duplex units and 185 no. apartments**. The height of the proposed scheme will range from **two storey houses and three storey duplexes to 5 storey and part 8 storey apartment blocks**.
- A 4-classroom **crèche** of c. 276 sq.m and 2 no. substations are also included in the proposed development. **276 no. car parking spaces and 634 no. bicycle spaces** are provided.
- A **planted woodland berm** will be developed along the northern boundary with the N7 to provide a sound barrier and amenity open space. There are a number of **green spaces** located in the centre of the site and on the south east and west of the site with natural play and SUDS elements as well as a **large open communal space** for the two apartment blocks to the south.
- **Vehicle, pedestrian and cycle access to the site will be from the Mill Road**. A new road will be constructed running east west at the southern boundary of the site. The residential element of the site will have two access points off the proposed new road. This new route will extend eastwards to provide **cycling and pedestrian connections** through neighbouring Citywest lands and to the Saggart LUAS light rail terminus.
- **Secondary access is proposed at the north west of the site** from an existing access road connecting to Mill Road. This access is designed as services and emergency only and will be controlled by collapsible bollards.

Documents constitute a **reasonable basis for an application** for strategic housing development.

### Specific Information Required (in summary)

1. Where the applicant considers that the proposal would materially contravene, submit a Material Contravention Statement.
2. Justification, and where appropriate amendments, to demonstrate that car parking and roads complies with DMURS. Address SDCC Roads Department report.
3. Integrated Area Plan/Masterplan that considers links to adjoining sites.
4. Drawings/reports to address existing and proposed residential amenity regarding daylight/sunlight/overshadowing, overlooking, visual impact and noise.
5. Housing Quality Assessment.
6. Report on materials and finishes.
7. Landscaping proposals. Address SDCC PA/Public Realm reports.
8. Ecology and biodiversity surveys/reports.
9. Report on potential impacts on archaeology.
10. Drainage details. Address SDCC Water Services report and Irish Water submission.
11. Additional CGIs/visualisations/3D modelling.
12. Surveys showing cut and fill and finished floor levels.
13. Drawings of existing structures on site.
14. All supporting technical/environmental reports to be updated as required.
15. Plan of proposed open spaces, delineating public, communal and private.
16. Report addressing aviation issues.
17. Taken in charge plan.
18. EIAR screening.





EXISTING HEDGEROW TO BE RETAINED, PLEASE REFER TO MURRAY & ASSOCIATES LANDSCAPE MASTERPLAN

COMMUNAL AMENITY SPACE 210sqm

CREECH PLAY SPACE 178sqm

POS 05 0.0212ha

POS 01 0.024 ha

POS 04 0.024 ha

EXISTING TREES TO BE RETAINED, PLEASE REFER TO MURRAY & ASSOCIATES LANDSCAPE MASTERPLAN

POS 02 0.0212 ha

POS 03 0.0212 ha

NAAS ROAD (N7)

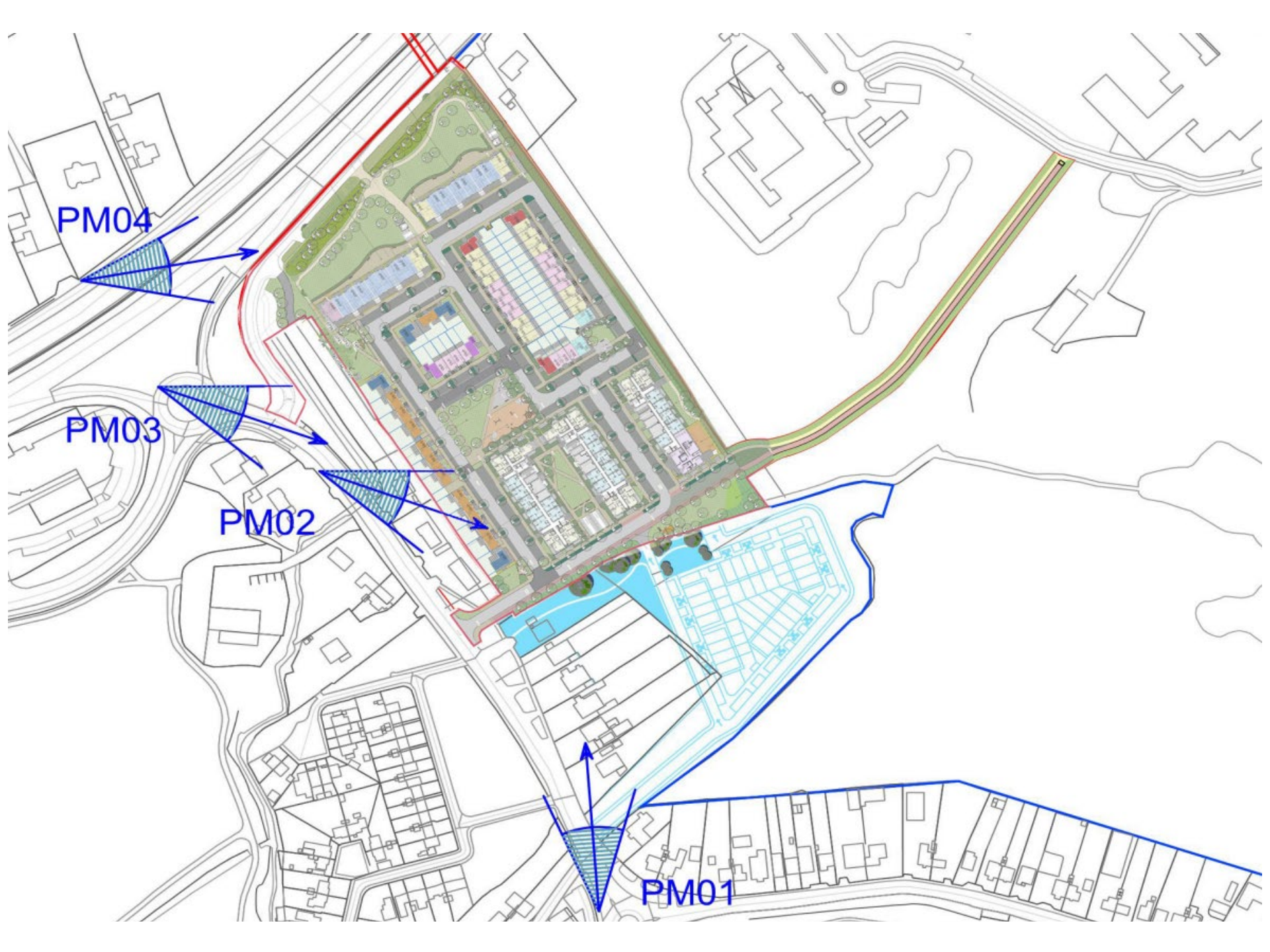
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PM04

PM03

PM02

PM01



































## Computer Generated Image 01

View of the proposed Apartment Blocks A&B, and POS 02 with a view northeast along the entrance boulevard



▲ Key Location Map indicating the location for CGI 01



Computer Generated Image 01

View of proposed Apartment Block B, facing east across a local street and POS 01



▲ Key Location Map indicating the location for CGI 02



### Computer Generated Image 03

View of Neighbourhood street with 3 storey duplex units, with ground & first floor terraces



▲ Key Location Map indicating the location for CGI 03



### Computer Generated Image 04

View of the POS 01 illustrating enclosure of the central park, with gable ended terrace to animate the urban edge



▲ Key Location Map indicating the location for CGI 04



## Statistics for Proposed Development

**Proposal** – 274 residential units (houses, duplexes & apartments)

- 17 no. 2-bed houses, 27 no. 3-bed houses and 7 no. 4-bed houses,
- 2 no. 1-bed duplex, 17 no. 2-bed duplex and 19 no. 3-bed duplex units,
- 62 no. 1-bed apartments, 119 no. 2-bed apartments and 4 no. 3-bed apartments.

**Site area** – 4.94 ha Gross & 4.62 ha Net

**Zoned** – RES-N & RES

**Density** – 60 units per ha

**Creche** – 276 sq.m

**Height** – 2 storey houses to 5-8 storey apartment blocks

**Open Space** – Public open space 8,970 sq.m (19.4%); Communal open space 1,824 sq.m to apartments and 618 sq.m to duplexes

**Car parking** – 276 car parking spaces

**Bicycle Parking** – 634 bicycle parking spaces

**Gross Floor Space** – 21,750.8 sqm



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Thank You

Questions & Comments for CE Report Now  
Invited