
SHD Application Ref: SHD3ABP-313145-22

Applicant: Kelland Homes Ltd & Durkan Estates Ireland

Location: Boherboy, Saggart Road, Co. Dublin

Presentation to: Clondalkin ACM – 18th May 2022

Colm Maguire
Executive Planner



Timelines

- SHD Lodged with ABP on 29th March 2022
- 5 Week Observation closing on 2nd May 2022 (date after if public holiday)
- 8 Weeks SDCC CE report due to ABP on 23rd May 2022
- 16 Week Decision due from ABP on 18th July 2022

Consultations

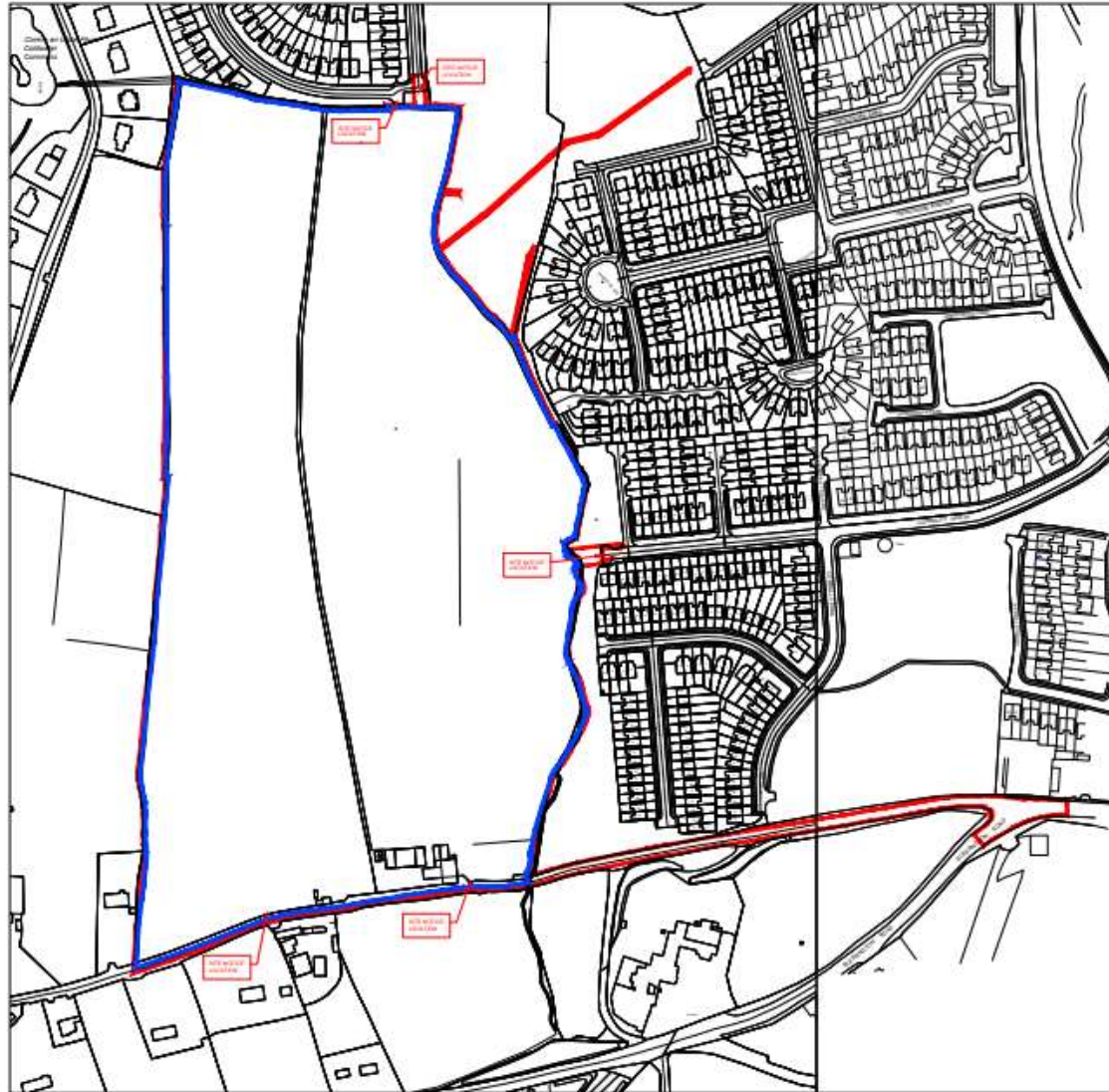
- S.247 pre-planning meeting with SDCC as follows:
Stage 1 with SDCC on 30/04/2020 under reference: SHD1SPP006/20
- Tripartite meeting ref under reference: ABP-308352-20 held on 20th November 2020 with An Bord Pleanála, the applicant and SDCC

Site Context



Fig. 1 – Site Location and Land Ownership

Site Location



FROM
REV. TO
REVISIONS
DATE
BY
ALL
S

— SITE BOUNDARY OF PLANNING APPLICATION
— LANDS IN OWNERSHIP

| REVISIONS | | |
|-----------|-------------|-----|
| DATE | DESCRIPTION | NO. |
| | | |
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Site Context – Development Plan

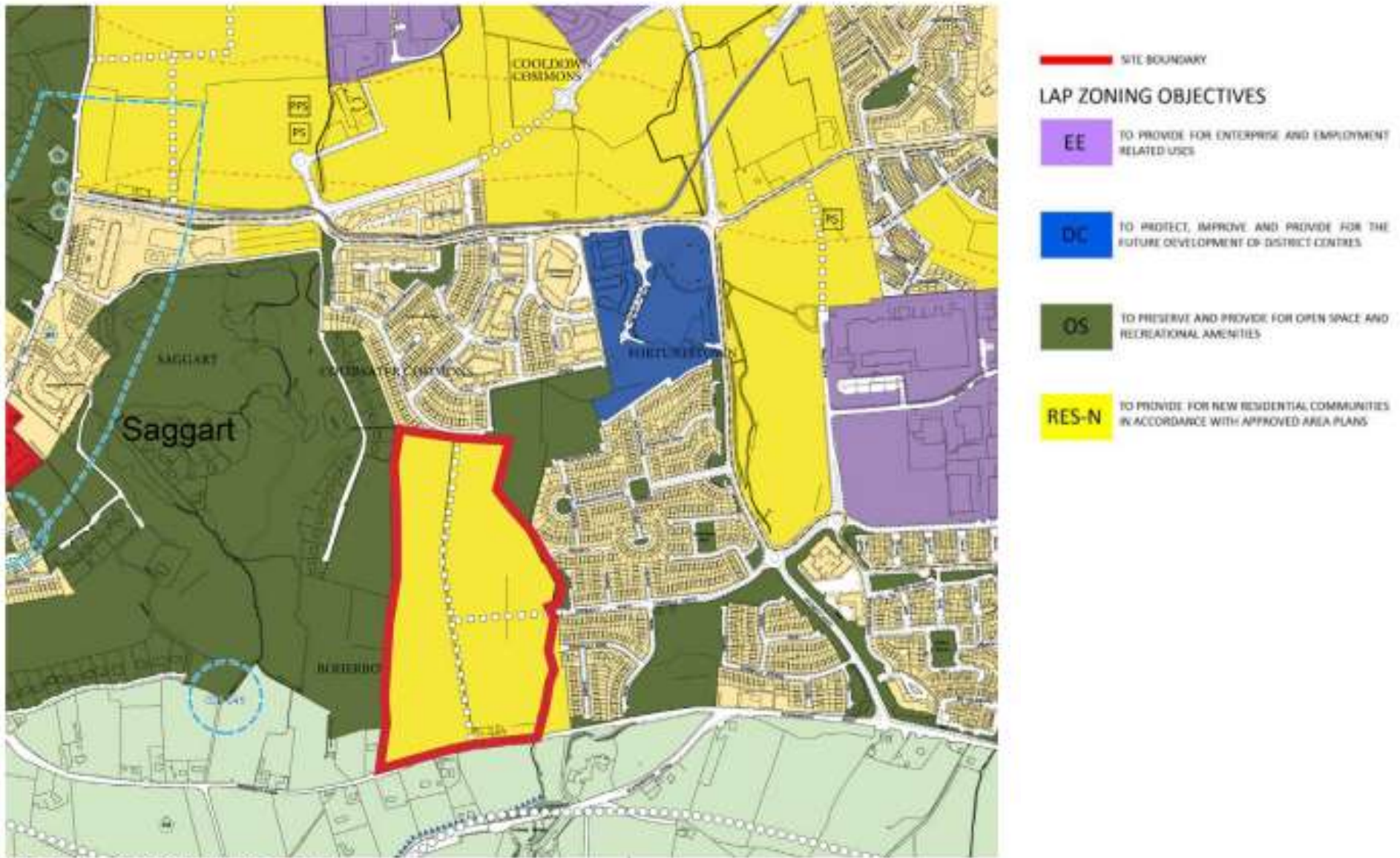


Fig.1.1 - SDCC Zoning Map

Proposed Development

The development will consist of **655 no. dwellings**, comprised of

- 257 no. 2, 3 & 4 bed, 2 & 3 storey detached, semi-detached & terraced **houses**,
- 152 no. 1, 2 & 3 bed **duplex units** in 17 no. 2-3, 3-4 & 4 storey blocks, and
- 246 no. 1, 2 & 3 bed **apartments** in 9 no. buildings ranging in height from 2, 2-5, 4-5 & 5 storeys, and
- a 2 storey crèche (693m²).

Access to the development will be via one no. vehicular access point from the Boherboy Road, along with proposed upgrade works to Boherboy Road to include the provision of a roadside footpath along the front of the site at the Boherboy Road, continuing eastwards to the junction with the N81 Blessington Road (for an overall distance of c.370m).

The proposed development also provides for pedestrian and cyclist connectivity to the adjoining Carrigmore Park to the north-east, and vehicular, pedestrian and cyclist **connections** to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north. T

The proposed development provides for

- (i) all associated site development works above and below ground, including **surface water attenuation** & an underground **foul sewerage pumping station** at the northern end of the site,
- (ii) **public open spaces** (c. 3Ha), including alongside the Corbally Stream, which will accommodate the provision of pedestrian / cyclist links to Carrigmore Park to the north-east,
- (iii) communal open spaces (c. 6,392m²),
- (iv) hard and soft landscaping and boundary treatments,
- (v) undercroft, basement & surface **car parking** (914 no. car parking spaces, including EV parking),
- (vi) **bicycle parking** (797 no. bicycle parking spaces),
- (vii) bin & bicycle storage, (viii) public lighting, and (ix), plant (M&E), utility services & 5 no. ESB sub-stations, all on an overall application site area of 18.3ha.

In accordance with the Fortunestown Local Area Plan (2012) an area of approx. 1.4Ha within the site is reserved as a future **school site**.

Specific Information Required

1. Notwithstanding that the proposal constitutes a reasonable basis for an application demonstrate / justify the suitability of the proposed site to accommodate the residential density with regard to inter alia refusal reason no. 2 of previous planning application ABP 304828-19 and the provisions of relevant national and regional planning policy including the 'Guidelines for ABP-308352-20 Pre-Application Consultation Opinion Page 2 of 4 Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); The 'Design Standards for New Apartments – Guidelines for Planning Authorities' (2018) and the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018).
2. A report that addresses and provides a clear design rationale for the proposed design, scale and character of key buildings / street frontages, materials and finishes of the proposed development including details of all materials proposed for open spaces, paved areas, boundary and retaining walls, specific detailing of finishes and frontages for the proposed apartment blocks, and the maintenance of same. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. Additional CGIs and visual assessment, having regard to the local objectives pertaining this site, and recognising the visual sensitivity of this area/site.
3. The inclusion of all works to be carried out, and the necessary consents to carry out works on lands, within the red line boundary.
4. The submitted documentation should clarify the extent of works to the Boherboy Road that would be part of the proposed development and specify whether any other works would be required to provide enhanced connectivity from the site and who would be responsible for their completion.
5. Additional cross-sections demonstrating the extent of cut and fill required to accommodate the development of the site.
6. A layout plan and report that address and provides a clear rationale for connectivity and permeability within and through the site.

Specific Information Required

7. A Site Specific Flood Risk Assessment Report. The prospective applicant is advised to consult with the relevant technical section of the planning authority prior to the completion of this report which should describe this consultation and clarify there are any outstanding matters on which agreement has not been reached with regard to surface water drainage.
8. A statement of compliance with the applicable standards set out in DMURS, and a mobility management plan which justified the proposed provision of parking for cars and bicycles
9. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments, including its specific planning policy requirements.
10. A building life cycle report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018).
11. A phasing scheme for the development which would indicate how open space and access to serve the proposed houses would be provided in a timely and orderly manner.
12. Proposals for compliance with Part V of the planning act.
13. A draft construction management plan
14. A draft waste management plan
15. A material contravention statement, in respect to any and all elements of the development that may materially contravene the Development Plan objectives or policies applicable to the site, whether, core strategy, density, housing typology, car parking, open space, visual sensitivity or other.



Fig. 12 – Proposed Site Layout Plan



| |
|--------------------|
| Location |
| CGI Aerial view 1. |



Location
CGI Aerial view 2



Access No. 1 is from the Boherboy Road
Access No. 2 connects into Corbally
Access No. 3 connects into Carrigmore

Fig. 4 – Proposed Vehicular Access
(Source: submitted TTA by Pinnacle Consulting Engineers)



Fig. 13 – Proposed Housing Mix
 (extract from submitted drawing no. PL06 "Site Layout Plan – Unit Mix")

| ZONE A | | | ZONE B | | |
|-------------------------------|------------------------------|------------|-------------------------------|-------------------------------------|------------|
| HOUSES | | | HOUSES | | |
| TYPE K | 2 BED TERRACED | 8 | TYPE A | 3 BED TERRACED | 10 |
| TYPE H | 3 BED TERRACED | 60 | TYPE B | 3 BED SEMI | 35 |
| TYPE H1 | 3 BED TERRACED - GABLE ENTRY | 8 | TYPE B1 | 3 BED SEMI | 32 |
| TYPE J | 4 BED TERRACED | 13 | TYPE B2 | 3 BED SEMI | 22 |
| TYPE J1 | 4 BED TERRACED - GABLE ENTRY | 4 | TYPE C | 3 BED SEMI - WIDE FRONT | 10 |
| | | | TYPE C1 | 3 BED SEMI - WIDE FRONT | 1 |
| | | | TYPE D | 4 BED SEMI - WIDE FRONT - L | 6 |
| | | | TYPE D1 | 4 BED SEMI - WIDE FRONT | 4 |
| | | | TYPE E | 4 BED SEMI - WIDE FRONT - 3 STOREY | 18 |
| | | | TYPE E1 | 4 BED SEMI - WIDE FRONT - 3 STOREY | 1 |
| | | | TYPE F | 4 BED SEMI - 3 STOREY - SPLIT LEVEL | 6 |
| | | | TYPE F1 | 4 BED SEMI - 3 STOREY - SPLIT LEVEL | 1 |
| | | | TYPE G | 3 BED SEMI | 18 |
| | | | TYPE G1 | 3 BED SEMI | 2 |
| | | | TYPE G2 | 3 BED SEMI | 5 |
| | | | TYPE G3 | 3 BED SEMI | 1 |
| HOUSES ZONE A | | 93 | HOUSES ZONE B | | 184 |
| DUPLEXES | | | DUPLEXES | | |
| DUPLEX | 3 BED UNIT | 48 | DUPLEX | 3 BED UNIT | 36 |
| DUPLEX | 2 BED UNIT | 38 | DUPLEX | 2 BED UNIT | 34 |
| DUPLEX | 1 BED UNIT | 4 | DUPLEX | 1 BED UNIT | 0 |
| TOTAL DUPLEX UNITS | | 72 | TOTAL DUPLEX UNITS | | 72 |
| APARTMENTS | | | APARTMENTS | | |
| 1 BED APARTMENTS | | 30 | 1 BED APARTMENTS | | 32 |
| 2 BED APARTMENTS | | 79 | 2 BED APARTMENTS | | 86 |
| 3 BED APARTMENTS | | 6 | 3 BED APARTMENTS | | 1 |
| TOTAL APARTMENTS UNITS | | 115 | TOTAL APARTMENTS UNITS | | 131 |
| TOTAL UNITS | | 290 | TOTAL UNITS | | 365 |



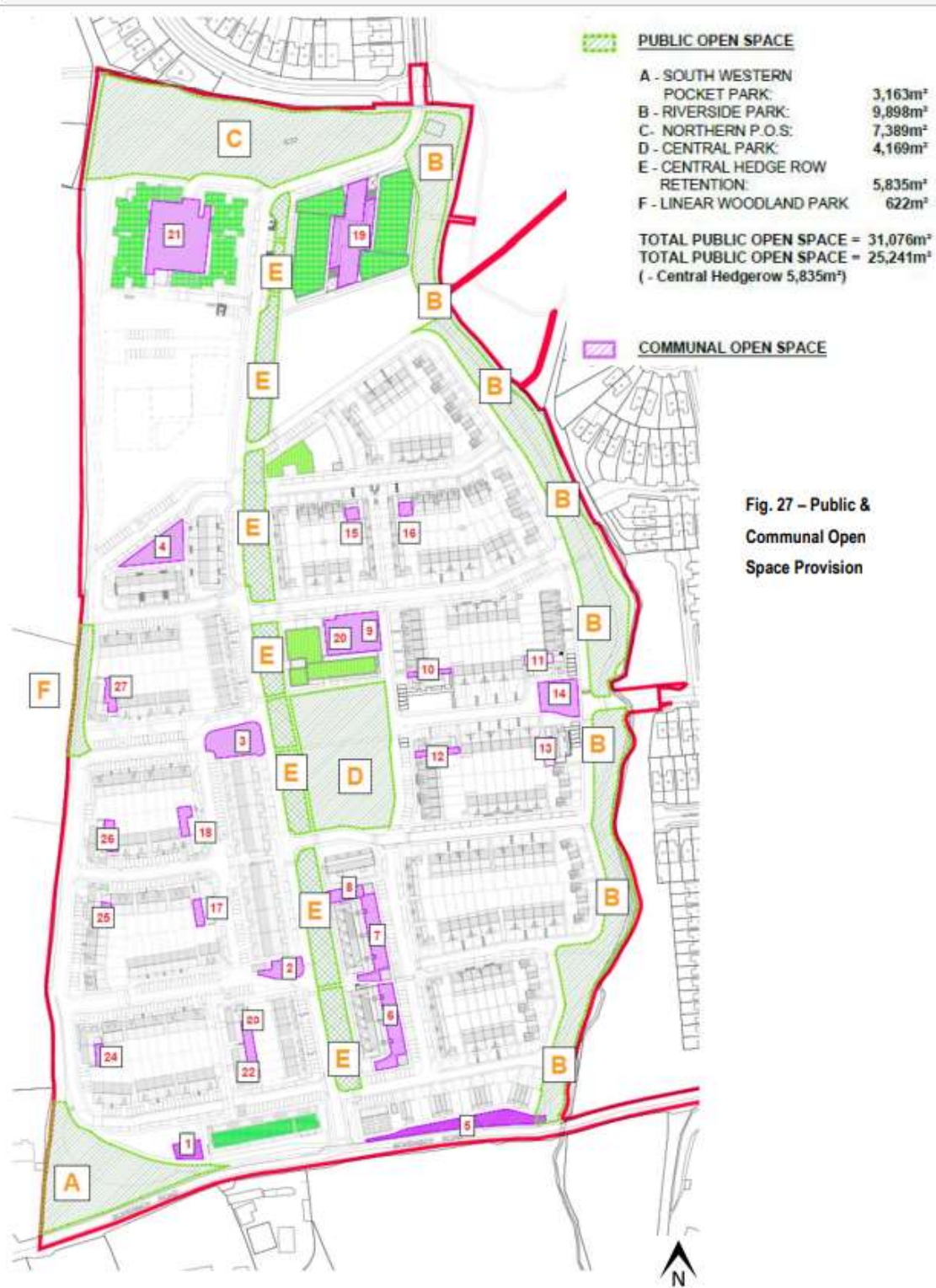




Fig.5.29 - Part Contiguous elevation of Street 1 Looking West



Fig.5.30 - Key plan - Character Area 4

Fig.5.32 - View 2 - CGIs of enclosure of central open space



Fig.5.34 - Key plan - Character Area 5



Fig.5.33- Part Contiguous of Street 1 Looking East showing gable fronted duplex





Location
CGI 1



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| Location |
| CGI 2 |



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| Location |
| CGI 4 |



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| Location |
| CGI 6 |



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| Location |
| CGI 7 |



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| Location |
| CGI 8 |



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| Location |
| CGI 9 |



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| Location |
| CGI 10 |



Fig.5.42 - Key plan - Character Area 7



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| Location: |
| CGI 11 |

 digital dimensions
architectural visualisation



Fig.5.41 - Part Contiguous of Street 7 Looking West showing gable frontage of 3 storey houses facing the riverside park.



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| Location |
| CGI 15 |



| |
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| Location |
| CGI 16 |



| |
|----------|
| Location |
| CGI 17 |

 digital dimensions
architectural visualisation



- Boherboy Road contiguous elevation



| Location | Date | Field of view | 35mm equivalent | Distance to site | Camera model |
|-----------------|----------|---------------|-----------------|------------------|---------------|
| View 4 Existing | 01/07/21 | 74° | 24mm | 66.4m | Canon EOS 5DS |



| Location | Date | Field of view | 35mm equivalent | Distance to site | Camera model |
|-----------------|----------|---------------|-----------------|------------------|---------------|
| View 4 Proposed | 01/07/21 | 74° | 24mm | 66.4m | Canon EOS 5DS |



| Location | Date | Field of view | 35mm equivalent | Distance to site | Camera model |
|-----------------|----------|---------------|-----------------|------------------|---------------|
| View 5 Existing | 01/07/21 | 74° | 24mm | 157.2m | Canon EOS 5DS |



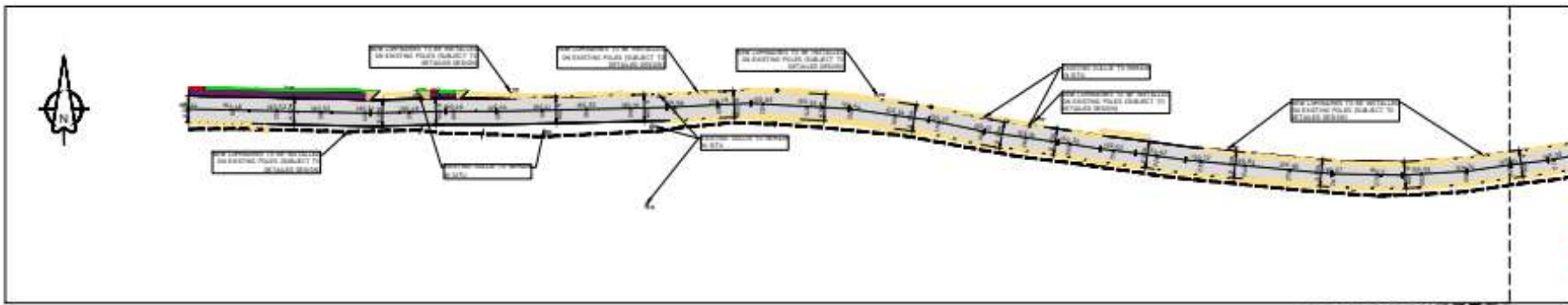
| Location | Date | Field of view | 35mm equivalent | Distance to site | Camera model |
|-----------------|----------|---------------|-----------------|------------------|---------------|
| View 5 Proposed | 01/07/21 | 74° | 24mm | 157.2m | Canon EOS 5DS |



| Location | Date | Field of view | 35mm equivalent | Distance to site | Camera model |
|------------------|----------|---------------|-----------------|------------------|---------------|
| View 6a Existing | 01/07/21 | 74° | 24mm | 71.6m | Canon EOS 5DS |



| Location | Date | Field of view | 35mm equivalent | Distance to site | Camera model |
|------------------|----------|---------------|-----------------|------------------|---------------|
| View 6a Proposed | 01/07/21 | 74° | 24mm | 71.6m | Canon EOS 5DS |

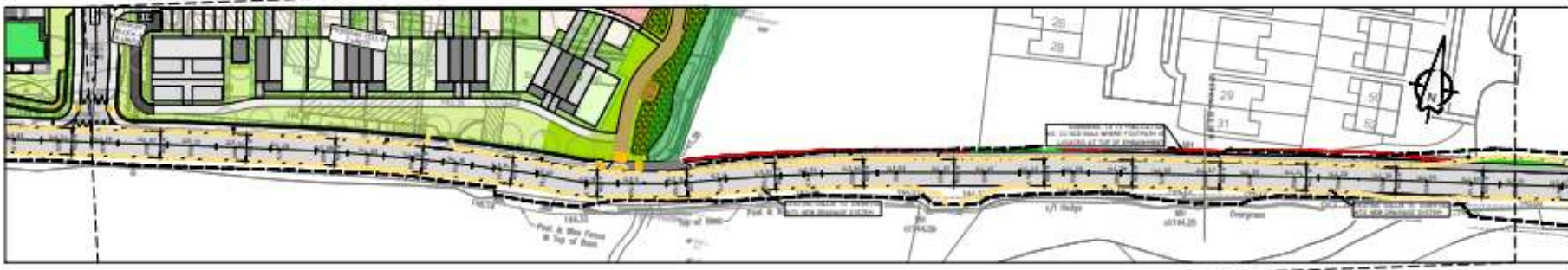


GENERAL NOTES

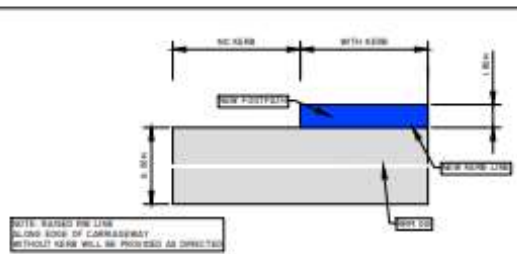
- DO NOT SCALE THIS DRAWING. REFER ONLY TO DIMENSIONS SHOWN.
- FOR ALL RELEVANT NOTES, REFER TO STRUCTURAL AND CIVIL ENGINEERING PERFORMANCE SPECIFICATION.
- ANY DISCREPANCIES ARE TO BE REPORTED TO PRINCIPAL CONSULTING ENGINEER IMMEDIATELY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS, ARCHITECTS AND SUB-CONTRACTORS DRAWINGS AND DETAILS.

LEGEND

- LAND OWNERSHIP CONSTRAINTS
- EXISTING VERGE LINE
- SEWERWORKS - CUT (APPROX.)
- SEWERWORKS - FILL (APPROX.)
- PUBLIC LIGHTING COLUMN
- EP/TP
- PROPOSED ROAD CARRIAGEWAY
- PROPOSED DROP KERBS AT EXISTING ENTRANCES
- KERB FOOTPATH
- FOOTPATH CONSTRAINED TO 5.5M
- FOOTPATH CONSTRAINED TO 1.2M
- FOOTPATH CONSTRAINED TO 1.5M
- 1.5M FOOTPATH WIDTH POSSIBLE



KELLAND HOMES LTD.
 DURKAN ESTATES LTD.



NOTE: SAGGED PILE LINE ALONG SIDE OF CARRIAGEWAY WITHOUT KERB WILL BE PROVIDED AS DIRECTED

TYPICAL ROAD LAYOUT

PROJECT
 LANDS AT BOHERBOY ROAD,
 SAGGART

PINNACLE
 CONSULTING ENGINEERS

CONSULTING ENGINEERS
 120 PARNELL STREET
 DUBLIN D06 9Y06
 TEL: +353 (0)1 453 3441
 FAX: +353 (0)1 453 3442
 WWW.PINNACLECONSULTINGENGINEERS.COM

PLANNING

| | | | |
|--|--------|----|---------|
| SCALE | DATE | BY | CHECKED |
| 1:500 | FEB'22 | RS | RS |
| PROJECT NUMBER: P202007-P19-03-DR-D-001-02 | | | |
| DRAWING NUMBER: P19 | | | |

Statistics for Proposed Development

A summary of the site statistics are set out in Table 25:

| | |
|--|---|
| Site Area (Gross) | 18.3Ha (i.e. total area within red line of application) |
| Site Area (Net) i.e. area of two fields | 17.6Ha |
| Net Developable Area | 15.28Ha |
| No. of Dwellings | 655 |
| Density (Net) | 43 units / Ha |
| No. of Houses | 257 |
| No. of Duplex Units | 152 |
| No. of Apartments | 246 |
| Building Height | 2, 3, 4 & 5 storeys |
| No. of Car Parking Spaces | 914 |
| Site Coverage | 17% |
| Plot Ratio (total site area) | 0.38 |
| Active Open Space Provision | 25,241m ² (2.5ha / 16%) |
| Creche | 693m ² |

Table 25: Site Statistics

Third Party Observations



Third Party Observations

“A summary of the points raised in the submissions or observations duly received by the Board in relation to the application.”

Note: The observations received contain opinions not necessarily shared by South Dublin County Council.



Third Party Observations

- 25 individual submissions
- 4 institutional / external consultees
- 2 residents' associations
- 1 management company
- 1 environmental group
- 1 Cllr submission with petition of residents.



External Consultee Submissions

Department of Housing, Planning and Local Government

- Standard conditions relating to nature conservation relating to archaeology method, monitoring and recording.

Inland Fisheries Ireland

- Fish recorded on-site in Corbally Stream. Construction process must protect fish and water should not be discharged into stream during construction.
- Agree a Method Statement with IFI for planned water crossings and water outfalls.



Note: Opinions
are not those of
South Dublin
County Council.

External Consultee Submissions

Irish Aviation Authority

- Applicant should engage with the Property Management Branch of the Department of Defence.

Transport Infrastructure Ireland

- This is in a study area for a future national road scheme.
- Disclaimer for claims on noise/visual impact of roads on new developments.



Note: Opinions are not those of South Dublin County Council.

Residents' Associations & Management Co.s

Saggart Village Residents' Association

- 655 units proposed compared to 320 units anticipated in Saggart under Draft County Development Plan.
- Confusion as to where 4/5 storey buildings will be located. 4/5 storey buildings would materially change the landscape.
- Inadequate parking and road width.
- Inadequate proximity to public transport.



Note: Opinions are not those of South Dublin County Council.

Residents' Associations & Management Co.s

Saggart East Residents' Association

- Fortunestown LAP provided for a lower density residential area arranged around a town centre. LAP also complies with SPPR 4 of Building Height Guidelines. Densities proposed and being provided in Fortunestown are contrary to the LAP. Citywest/Fortunestown is a sprawling suburb of Dublin.
- Citywest is 18km from Dublin City Centre. Luas light rail service is a very slow connection. Apartment development is not justified.
- Citywest population with all developments will be 15,413. Citywest does not have a town centre or facilities to support this population.
- Lack of social infrastructure to support existing or proposed population.
- Park is not currently maintained or kept to a good standard. Passive surveillance of district park should be improved. Contributions should be ringfenced to improve park.



Note: Opinions are not those of South Dublin County Council.

Residents' Associations & Management Co.s

Carrigmore Crescent Management Company

- Development will adversely affect Carrigmore Estate and Carrigmore Crescent in particular.
- Additional car movements through this estate will hinder natural flow of resident pedestrian traffic in particular to primary school on Fortunestown Lane.
- Additional movements through the estate will have specific adverse impacts on the proposed access route and safety of vehicular travel.
- Tailbacks through Carrigmore Elms not adequately taken into account.
- New movements through Carrigmore at peak times appear to be 100-200, and rat runs from N81 to N7 an issue.



Note: Opinions are not those of South Dublin County Council.

Louth Environmental Group

- S.28 Ministerial guidelines are unconstitutional.
- Material contravention of the County Development Plan / Local Area Plan in relation to density, housing mix, public open space, building height and visual impacts, car parking, childcare, an architectural conservation area.
- EIA Screening is inadequate and not comprehensive. An Bord Pleanála lacks ecological expertise of access to that expertise as required under the EIA Directive.
- Screening for Appropriate Assessment is inadequate.
- Risk of fluvial flooding from Corbally stream.



Note: Opinions
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County Council.

Other Third Parties: Citywest/Fortunestown

- Citywest lacks facilities for population:
 - Sports facilities
 - Community facilities
 - Emergency services (gardaí, ambulances, hospitals)
 - Schools
 - Library
- 3,892 units have been permitted compared to LAP capacity figure of 3,300.
- School children being sent elsewhere for school.
- Lots of residential developments are being arranged with no plan in place for amenities, a town centre, etc.
- Development should be phased with specific amenities provided, e.g. community centre in the 1st phase.
- Provision of community centre, new roads, new GP practice, permanent secondary school building should be in 1st phase.



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South Dublin
County Council.

Other Third Parties: Principle of Development

- Site should not be considered in isolation, but in context of all developments ongoing in Fortunestown/Citywest.
- Development exceeds density permitted under Fortunestown LAP.
- Dwellings should not be sold in bulk for rental.
- Development would bring units permitted in Fortunestown LAP up to 4,600 units.



Note: Opinions
are not those of
South Dublin
County Council.

Other Third Parties: Traffic and Transport

- 100+ signature petition (c/o Cllr Pereppaddan) objecting to new vehicular access through Carrimore and Corbally Heath.
- Site is 1.3 km from Luas.
- No plans to upgrade Luas red line with longer trams.
- Traffic is already gridlocked/heavy in the area. There are about 2000 dwellings under construction in the area. Additional congestion anticipated.
 - Threat to emergency services response times
 - Threat to human health from living near busy roadways.
- Loss of cul-de-sac status for Corbally Heath.
- Impact of connections to Carrimore/Corbally Heath on children:
 - Threat to childrens' play
 - Threat to children's independence (walking dogs, cycling, social activities)
 - Threat of joy riders
- These impacts exacerbated for children with additional needs.
- Potential danger to children attending creche at 60 Corbally Heath.



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Other Third Parties: Traffic and Transport

- Parking is already an issue in the area, particularly with construction workers.
- Alternative access from Blessington Road / N81 should be utilised instead.
- No additional traffic should be directed towards Saggart village or junction of Boherboy Road / N81 as both are impassable at peak times.
- Threat of Noise pollution.
- Threat to air quality.
- Creates rat run.



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County Council.

Other Third Parties: Environmental Issues

- Biodiversity and lack of green space now an issue in Citywest.
- Local Area Plan describes Boherboy as the 'green lungs' of the Local Area Plan.
- Flood Risk in the area. Previous application decision noted flood risk. Would appear this is on a flood plain. Loss of green space exacerbates flood risk.
- Residents may need to seek legal action if flooding is not dealt with.
- Some insurers do not provide home insurance already due to flood risk; development beside the stream will only worsen this.
- Diverse wildlife on site cited in 2019 refusal: badgers, otter, foxes, bats, birds of prey, swans, herons.



Note: Opinions are not those of South Dublin County Council.

Other Third Parties: Other Issues

- High level of noise in this area due to aircraft operating
- Pest control
- Devaluation of homes
- Queries letter of consent.
- No provision of housing for the elderly anywhere in Fortunestown.



Note: Opinions
are not those of
South Dublin
County Council.

Thank You

Questions & Comments for CE Report Now
Invited