

AN BORD PLEANÁLA
64 Marlborough Street
Dublin 1

7th October 2019

APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT

RE: STRATEGIC HOUSING DEVELOPMENT AT FORTUNESTOWN LANE, SAGGART, CO. DUBLIN

APPLICANT: GREENACRE RESIDENTIAL DAC

Dear Sir/ Madam,

On behalf of the applicant Greenacre Residential DAC, please find enclosed an application for a Strategic Housing Development on lands at Fortunestown Lane, Saggart, Co. Dublin.

This Application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act').

Section 5 Pre-application Consultation with An Bord Pleanala was carried out in relation to this proposed development under reference ABP-303308-18.

Summary of Proposed Development

The proposed development comprises the following as described in the statutory public notices.

488no. apartment units comprising 118no. 1 bed units, 327no. 2 bed units and 43no. 3 bed units arranged in 5no. blocks (Blocks A to E) and all associated public open spaces comprising landscaped courtyards and communal amenity spaces and private amenity spaces comprising terraces/ balconies. The proposed Blocks A and B and Blocks C, D and E are arranged over separate single levels basements and comprise 5 storey blocks with a 9 storey element in Block B. Non-residential floorspace is proposed in the form of a creche of 431sq.m gross floor area, community space of 186sq.m and 472sq.m of retail/ commercial floorspace divided across 3no. units at ground floor level within Block B and 708sq.m of retail/ commercial floorspace divided across 3no.units and 1no. café/ bar/ restaurant of 188sq.m within Block C all fronting onto a proposed landscaped local square located to the north of Saggart Luas Stop. Vehicular access to serve the proposed development will be provided from a signalised junction at the south-eastern corner of the site replacing the existing roundabout off Fortunestown Lane and west of Cuil Duin and an east/ west distributor road all as permitted under the neighbouring development (ABP. Ref. 300555-18). Permission is also sought for 418no. car parking spaces including 405no. basement level spaces and 13no. surface level spaces and a total of 706no. cycle parking spaces including 620no. basement level spaces and 86no. surface level spaces, bin storage areas, ESB substations, public lighting, boundary treatments, surface water drainage infrastructure including modifications to the previously permitted flood conveyancing channel (ABP Ref. 300555-18) and all associated site development and infrastructure works.

The enclosed Planning Statement provides the background information on the site and the proposed development and the required supplementary information to support this application to An Bord Pleanála.

Summary Response to An Bord Pleanala Opinion

The Board's Notice of Pre-Application Consultation Opinion was issued on 25th February 2019. The responses to the Opinion are contained within the enclosed Planning Statement and describe the additional information that accompanies the planning application and the design amendments that have been incorporated into the proposed scheme to address the Board's comments.

Schedule of Planning Application Documentation

A list of the documents (in duplicate in print form and in triplicate in electronic form) enclosed with this application is provided as part of this cover letter. The drawing schedules are also included.

Copies / Distribution of Application

In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017 this application will be distributed as follows: -

- An Bord Pleanála: 2no. printed copies and 3no. digital copies.
- South Dublin County Council: 6no. printed copies and 1no. digital copy.

Prescribed Bodies

In addition and as required by the Board's Pre-Application Consultation Opinion, a copy of the application has also been sent to the following:-

- Irish Water
- Irish Aviation Authority
- Transport Infrastructure Ireland
- National Transport Authority
- Transdev
- South Dublin Childcare Committee.

Copies of the letters to the statutory bodies are enclosed with the current application.

Fee

The statutory fee of €77,732 is enclosed as a cheque made payable to An Bord Pleanála.

Website

A copy of the application is available for inspection on the Internet at the following web address
www.fortunestownshd2.com

Conclusion

I trust the enclosed is in order and look forward to hearing from you at your earliest convenience.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "John Murphy".

John Murphy
BMA Planning

PLANNING APPLICATION DOCUMENTATION

STRATEGIC HOUSING DEVELOPMENT

Fortunestown Lane, Saggart, Co. Dublin


STAGE 3 - PLANNING APPLICATION TO AN BORD PLEANÁLA

Title	By
PLANNING PARTICULARS	
1. Cover Letter (incl. application fee cheque)	BMA
2. Application Form	BMA
3. Site Notice	BMA
4. Photographs of Site Notice	BMA
5. Newspaper Notice	BMA
6. Part V Proposal	BMA
7. Letter to Local Authority	BMA
8. Letters to Prescribed Bodies	BMA
9. Schedule of Accommodation	DA
DRAWINGS	
Architects Drawings – See attached Schedule of Drawings	DA
Landscape Drawings – See attached Schedule of Drawings	CSR
Engineering Drawings – See attached Schedule of Drawings	DBFL
REPORTS	
1. Planning Statement	BMA
2. Architectural & Landscape Design Statement	DA
3. Apartment Housing Quality Assessment	DA
4. Infrastructure Design Report	DBFL
5. Flood Risk Assessment	JBA
6. Site Investigation Report	Causeway
7. Traffic & Transport Assessment Report	DBFL
8. DMURS Design Statement	DBFL
9. Mobility Management Plan	DBFL
10. Landscape & Visual Impact Assessment	CSR
11. Photomontages and CGI Booklet	3DDB
12. Inward Noise Impact Assessment	AWN
13. Outline Construction Management Plan	RVDC
14. Construction Waste & Demolition Management Plan	RVDC
15. Daylight Analysis	3D DB
16. Wind and Microclimate Modelling	B-Fluid
17. Building Lifecycle Report	GRDAC
18. Archaeological Assessment	IAC
19. EIA Screening Report	BMA
20. Screening Report for Appropriate Assessment	Openfield
DIGITAL COPY	
1. 3no. CDs containing: <ul style="list-style-type: none"> - Full copy of application in pdf - Site Location Plan - Cad File / .Dwg 	

DRAWING SCHEDULES



OUTGOING DRAWING REGISTER SHEET

 <p>91 Townsend Street, Dublin 2 www.darmodyarchitecture.com info@darmodyarchitecture.com +353 1 672 9907</p>					Project No.: 1518-1															
					Page No. : 2no. Sheet : 1 of 2															
					Series : Planning Application to An Bord Pleanala															
Project Title / Description:					Issue Date															
Strategic Housing Development, Fortunestown Lane, Saggart, Co. Dublin.					Day					27										
					Month					09										
					Year					19										
Dwg No.	Drawing Title	Scale	Size	Stage 2	Revision Issued															
PA-000	Site Location Plan	1:1000	A0	/	A															
PA-001	Proposed Site Plan	1:1000	A0	/	A															
PA-002	Proposed Site Plan	1:500	A0	/	A															
PA-003	Taking In Charge Map	1:500	A0		/															
PA-004	Part V - Site Plan	1:500	A0		/															
PA-004-101	Part V – Block A - Proposed Ground & First Floor Plan	1:200	A1		/															
PA-004-102	Part V – Block A – Proposed Second & Third Floor Plan	1:200	A1		/															
PA-004-103	Part V – Block A - Proposed Fourth Floor Plan	1:200	A1		/															
PA-005	Net Site Area	1:500	A0		/															
PA-200	Proposed Contextual Site Sections	1:500/ 1:200	A0	/	A															
PA-300	Proposed South Contextual Elevation 01/01	1:500/ 1:200	A0	/	A															
PA-301	Proposed Contextual East & West Elevations 02/02, 04/04	1:200	A0	/	A															
PA-302	Proposed North Contextual Elevation 03/03	1:500/ 1:200	A0	/	A															
AB-PA-100	Proposed Basement Floor Plan Blocks A, B.	1:200	A1	/	A															
CDE-PA-100	Proposed Basement Floor Plan Blocks C, D, E.	1:200	A1	/	A															
Block A																				
A-PA-101	Proposed Ground & First Floor Plan	1:200	A1	/	A															
A-PA-102	Proposed Second & Third Floor Plan	1:200	A1	/	A															
A-PA-103	Proposed Fourth Floor & Roof Plan	1:200	A1	/	A															
A-PA-200	Proposed Sections	1:200	A1	/	A															
A-PA-300	Proposed Elevations	1:200	A1	/	A															

LAND PLANNING & DESIGN

CUNNANE STRATTON REYNOLDS

3 Molesworth Place
Dublin 2

Tel: 00 353 1 661 0419
Fax: 00 353 1 661 0431
Email: info@csriandplan.ie

DOCUMENT ISSUE SHEET

Sheet no.: 1

Project No.: 15422

Issue By: DOL

STRATEGIC HOUSING DEVELOPMENT AT FORTUNESTOWN LANE, SAGGART, CO.

Project: DUBLIN FOR GREENACRE RESIDENTIAL DAC.

Notes: Pre-Planning Stage

Day	26	27									
Month	9	9									
Year	19	19									

Dwg. No.	Dwg. Title	Revision /type (P=print, E=electronic)																		
		1	2	3	4	5	6	7	8	9	10									
15422-2-120	Landscape Masterplan	B/E	B/E																	
15422-2-120.1	Landscape Masterplan with Services	O/E	O/E																	
15422-2-121	Landscape Strategy	B/E	B/E																	
15422-2-122	Courtyard A	B/E	B/E																	
15422-2-123	Courtyard B	B/E	B/E																	
15422-2-124	Courtyard C	B/E	B/E																	
15422-2-125	Courtyard D	B/E	B/E																	
15422-2-126	Plaza	B/E	B/E																	
15422-2-128	Play Area Strategy	B/E	B/E																	
15422-2-129	Link Space C	B/E	B/E																	
1542-2-130	Link Space B	B/E	B/E																	
15422-2-131	Link Space A	B/E	B/E																	
15422-2-220	Flood Conveyance Channel Sections	A/E	A/E																	
15422-2-720	Landscape Details		B/E																	
Issued to		Number of Copies - e (digital issue)																		
Client	Harcourt Developments	e																		
Architect	Darmody Architects	e																		
Contractor																				
QS																				
Eng-Civil/ struct	DBFL	e																		
Eng-M&E																				
Planner	BMA Planning	e	8																	
file																				

Issued for:

Information:

Comment:

Approval:

Bid:

Submission:

Tender:

Construction:

Completion:

DBFL Consulting Engineers

Ormond House
Upper Ormond Quay
Dublin 7
Ireland
Dublin
Tel: 00353 1 4004000
Fax:
Web: www.dbfl.ie



DBFL CONSULTING ENGINEERS

Issue 34

Project				
162073 - Strategic Housing Development Fortunestown Lane, Saggart, Co.Dublin				
PLEASE ACKNOWLEDGE RECEIPT OF DRAWINGS.		ISSUE NO.	34	
Reasons: A - Approved, B - Partially Signed Off, CR - Construction Record,		ISSUED BY	DO	
D1 - For Costing, D2 - For Tender, D3 - For Contractor Design,		DAY	1	
D4 - For Manufacture Procurement, FC - For Construction, P - For Planning,		MONTH	10	
		YEAR	19	
		ISSUE REASON	P	
DRG NO.	DRAWING/DOCUMENT TITLE	SIZE	SCALE	
162073-2211	Typical Road Construction Details Sheet 1	A1	As Noted	-
162073-3220	Typical Drainage Details Sheet 1	A1	As Noted	-
162073-3222	Typical Drainage Details Sheet 2	A1	As Noted	-
162073-3223	Typical Drainage Details Sheet 3	A1	As Noted	-
162073-3225	Typical Sections Through Flood Conveyance Channel	A1	As Noted	-
162073-3240	Longitudinal Sections Through Surface Water Sheet 1	A1	As Noted	-
162073-3242	Longitudinal Sections Through Surface Water Sheet 2	A1	As Noted	-
162073-3251	Longitudinal Sections Through Foul Sewer Sheet 1	A1	As Noted	-
162073-3252	Longitudinal Sections Through Foul Sewer Sheet 2	A1	As Noted	-
162073-3-3211	Site Services Layout- Waterman	A0	1:500	B
162073-REP-004	Traffic and Transportation Assessment Report	-	-	-
162073-REP-001	Mobility Management Plan	-	-	-
162073-REP-002	DMIRS Design Statement	-	-	-
162073-REP-003	Infrastructure Design Report	-	-	D
162073-REP-17-0298	Site Investigation Report	-	-	-
162073-REP-2019a0507	Flood Risk Assessment	-	-	-
Civil Engineer				
162073-DBFL-XC-01-D R-C-2200	Road Layout Plan - Ground Floor & Basement Level	A0	1:500	B
162073-DBFL-XC-01-D R-C-3200	Site Services Layout-Ground Floor Level & Basement Level	A0	1:500	C
DISTRIBUTION				CD - CD, DH - Download and Hardcopy, DL - By Download, E - Email, EH - Email and Hardcopy, EX - Extantnet Issue, HC - Hardcopy, MS - Memory Stick, UL - Upload, m - Multiple
BMA Planning				
	John Murphy			DL
DBFL Consulting Engineers				
	Dermot Orogan			DL
	Deirdre Walsh			DL
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