

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

23/07/2024

PARKLANDS LRD1 - PLANNING APPLICATION

Re: permission for Modifications to Previously Approved Development SHD ABP-305563-19
At: Fortunestown Lane and Parklands Parade, Saggart, Co. Dublin.
Applicant: Greenacre Residential DAC

Dear Sir / Madam,

On behalf of the applicant - Greenacre Residential DAC, we enclose a planning application for modifications to previously approved development Reg. Ref. SHD ABP-305563-19 at Fortunestown Lane and Parklands Parade, Saggart, Co. Dublin.

The proposed development comprises modifications to a previously permitted Strategic Housing Development (Reg. Ref. ABP-305563-19). South Dublin County Council have determined that the current application will be assessed under the Large-scale Residential Development (LRD) procedure.

PROPOSED DEVELOPMENT

The proposed development is described as follows:

The proposed development will consist of modifications to the development permitted under Reg. Ref. SHD ABP-305563-19 which comprised 488no. apartments and 1,985sq.m of non-residential floorspace within 5no. blocks (Blocks A to E) ranging in height from 5 to 9 storeys. The proposed modifications relate to the previously permitted 5 storey Blocks C, D & E only and consist of an additional storey on each block and reconfiguration of the previously permitted floor levels to provide an additional 86no. apartment units and a total of 396no. apartments and 752sq.m of non-residential floorspace in lieu of the previously permitted 310no. apartments and 896sq.m of non-residential floorspace. Overall, the permitted Blocks A & B and the modified Blocks C, D & E will accommodate 574no. apartments and 1,841sq.m of non-residential floorspace. The modified blocks will consist of: - Block C: 6-storey block accommodating 129no. units (26no. 1 bed units, 84no. 2 bed units and 19no. 3 bed units) with 3no. retail/ commercial units (555sq.m) and a licensed café/ bar/ restaurant unit (197sq.m) at ground floor level fronting onto the permitted local square; Block D:- 6-storey block accommodating 140no. units (32no. 1 bed units,

90no. 2 bed units and 18no. 3 bed units), Block E: 6-storey block accommodating 127no. units (48no. 1 bed units, 65no. 2 bed units and 14no. 3 bed units) and all associated communal amenity spaces and private amenity spaces comprising terraces/ balconies. Permission is also sought for extension and modifications to the permitted single level basement below Blocks C, D and E to accommodate 332no. car parking spaces, cycle parking spaces, bulky item and bin storage areas with 2no. vehicular accesses provided from Parklands Parade. The modified ground level areas adjoining Blocks C, D and E include 10no. car parking spaces, cycle parking, public lighting, ESB substations, boundary treatments, hard and soft landscaping, surface water drainage infrastructure and all associated site development and infrastructure works. No modifications are proposed to the permitted Blocks A & B or the separate basement level area relating to Blocks A & B. The application is a Large-Scale Residential Development and may be inspected online at: www.parklands-lrd1.com

STATUTORY PREPLANNING CONSULTATIONS

A Section 247 meeting was held on 04/04/2023 (Ref. No. LRDPP002/23) between the applicant's design team and South Dublin Co Co (SDCC) Planning Department in relation to this site and proposed modifications. An LRD Meeting was held on 26/01/2024 (Ref. LRDOP004/23). The SDCC LRD Opinion Report was issued on 15/02/2024.

The **Planning Application Report** [BMA Planning] enclosed contains details of the proposed development and the applicant's statement of response to the SDCC LRD Opinion including details of the specified information referred to within the SDCC LRD Opinion.

STAGE 3 LRD PLANNING APPLICATION CONTENTS

A schedule of the contents of the Stage 3 LRD Planning Application is included as **Appendix A** below.

APPLICATION FEE

The LRD Planning Application Fee is calculated on the basis of 'Class 14 – Provision of Large-Scale Residential Development' and subject to a reduced fee under Section 161 of the *Planning and Development Regulations 2001* (as amended). The table below summaries the fee calculation and a cheque is enclosed.

Class 14 Provision of LRD	Proposed Development	Full Fee	S.161 Fee
€130 per Housing Unit	396 units	€51,480.00	€12,870
€7.20 per sqm Other Uses	752sq.m	€5,414.40	€1,354
Total Fee Payable			€14,224

CONCLUSION

It is considered that the plans and particulars contained within this application comply with the requirements set out in the *Planning & Development Regulations 2001*, as amended. If there is any question in relation to validation of this application, we would appreciate if you would contact BMA Planning as the agents.

I trust the enclosed is in order and look forward to receiving your decision in due course.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'PS' or similar, written in a cursive style.

BMA PLANNING

Appendix A

Parklands LRD1 –Planning Application Contents (Stage 3)

1. PARTICULARS	
1.1 Parklands LRD1 Cover Letter	BMA
1.2 Parklands LRD1 Site Notice	BMA
1.3 Parklands LRD1 Newspaper Notice	BMA
1.4 Parklands LRD1 Applicant Consent to Agent	GRDAC
1.5 Parklands LRD1 Form 19	BMA
1.6 Parklands LRD 1 Part V Proposal	BMA
2. PLANNING REPORTS	
2.1 Parklands LRD1 Planning Report (LRD Stage 3)	BMA
2.2 Parklands LRD1 EIA Screening Report	BMA
3. ARCHITECTURE	
Schedule of Accommodation	DA
Site Location Plan (1:1000)	DA
Site Layout Plans (1:500)	DA
Architectural Drawings – refer to drawing schedule	DA
Permitted Drawings – A3 Booklet	DA
Architectural Design Statement	DA
Housing Quality Assessment	DA
Aerial, Verified Views and CGIs	3DDB
Daylight and Sunlight Assessment Report	3DDB
4. ENG WATER SERVICES	
Engineering: Drawings – refer to drawing schedule	DBFL
Infrastructure Design Report	DBFL
Flood Risk Assessment Technical Note	JBA
5. ENG ROADS	
Roads Drawings – refer to drawing schedule	DBFL
Traffic and Transportation Assessment	DBFL
6. LANDSCAPE	
Landscape Drawings – refer to drawing schedule	CSR
Green Infrastructure Plan	CSR
Landscape Design Statement	CSR
7. OTHER	
Energy Efficiency and Climate Change Adaptation Strategy	EDC
Public Lighting Report (and Drawings)	EDC
Screening Report for Appropriate Assessment	OF
Building Lifecycle Report	GRDAC
FEE	
€14,224 (reduced fee under Section 161 of PDR 2001)	GRDAC
WEBSITE	
www.parklands-lrd1.com	GRDAC

Description Of Proposed Development (Application Form Question 9)

Newspaper Notice Wording

South Dublin County Council - Greenacre Residential DAC intends to apply for permission for modifications to previously approved development SHD ABP-305563-19 at this site at Fortunestown Lane and Parklands Parade, Saggart, Co. Dublin.

The proposed development will consist of modifications to the development permitted under Reg. Ref. SHD ABP-305563-19 which comprised 488no. apartments and 1,985sq.m of non-residential floorspace within 5no. blocks (Blocks A to E) ranging in height from 5 to 9 storeys. The proposed modifications relate to the previously permitted 5 storey Blocks C, D & E only and consist of an additional storey on each block and reconfiguration of the previously permitted floor levels to provide an additional 86no. apartment units and a total of 396no. apartments and 752sq.m of non-residential floorspace in lieu of the previously permitted 310no. apartments and 896sq.m of non-residential floorspace. Overall, the permitted Blocks A & B and the modified Blocks C, D & E will accommodate 574no. apartments and 1,841sq.m of non-residential floorspace. The modified blocks will consist of: - Block C: 6-storey block accommodating 129no. units (26no. 1 bed units, 84no. 2 bed units and 19no. 3 bed units) with 3no. retail/ commercial units (555sq.m) and a licensed café/ bar/ restaurant unit (197sq.m) at ground floor level fronting onto the permitted local square; Block D:- 6-storey block accommodating 140no. units (32no. 1 bed units, 90no. 2 bed units and 18no. 3 bed units), Block E: 6-storey block accommodating 127no. units (48no. 1 bed units, 65no. 2 bed units and 14no. 3 bed units) and all associated communal amenity spaces and private amenity spaces comprising terraces/ balconies. Permission is also sought for extension and modifications to the permitted single level basement below Blocks C, D and E to accommodate 332no. car parking spaces, cycle parking spaces, bulky item and bin storage areas with 2no. vehicular accesses provided from Parklands Parade. The modified ground level areas adjoining Blocks C, D and E include 10no. car parking spaces, cycle parking, public lighting, ESB substations, boundary treatments, hard and soft landscaping, surface water drainage infrastructure and all associated site development and infrastructure works. No modifications are proposed to the permitted Blocks A & B or the separate basement level area relating to Blocks A & B. The application is a Large-Scale Residential Development and may be inspected online at: www.parklands-lrd1.com

This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am – 4pm, Mon-Fri, and a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.

SOUTH DUBLIN COUNTY COUNCIL

Site Notice

Greenacre Residential DAC intends to apply for permission for Modifications to Previously Approved Development SHD ABP-305563-19 at this site at Fortunestown Lane and Parklands Parade, Saggart, Co. Dublin.

The proposed development will consist of modifications to the development permitted under Reg. Ref. SHD ABP-305563-19 which comprised 488no. apartments and 1,985sq.m of non-residential floorspace within 5no. blocks (Blocks A to E) ranging in height from 5 to 9 storeys. The proposed modifications relate to the previously permitted 5 storey Blocks C, D & E only and consist of an additional storey on each block and reconfiguration of the previously permitted floor levels to provide an additional 86no. apartment units and a total of 396no. apartments and 752sq.m of non-residential floorspace in lieu of the previously permitted 310no. apartments and 896sq.m of non-residential floorspace. Overall, the permitted Blocks A & B and the modified Blocks C, D & E will accommodate 574no. apartments and 1,841sq.m of non-residential floorspace. The modified blocks will consist of: - Block C: 6-storey block accommodating 129no. units (26no. 1 bed units, 84no. 2 bed units and 19no. 3 bed units) with 3no. retail/ commercial units (555sq.m) and a licensed café/ bar/ restaurant unit (197sq.m) at ground floor level fronting onto the permitted local square; Block D:- 6-storey block accommodating 140no. units (32no. 1 bed units, 90no. 2 bed units and 18no. 3 bed units), Block E: 6-storey block accommodating 127no. units (48no. 1 bed units, 65no. 2 bed units and 14no. 3 bed units) and all associated communal amenity spaces and private amenity spaces comprising terraces/ balconies. Permission is also sought for extension and modifications to the permitted single level basement below Blocks C, D and E to accommodate 332no. car parking spaces, cycle parking spaces, bulky item and bin storage areas with 2no. vehicular accesses provided from Parklands Parade. The modified ground level areas adjoining Blocks C, D and E include 10no. car parking spaces, cycle parking, public lighting, ESB substations, boundary treatments, hard and soft landscaping, surface water drainage infrastructure and all associated site development and infrastructure works. No modifications are proposed to the permitted Blocks A & B or the separate basement level area relating to Blocks A & B. The application is a Large-Scale Residential Development and may be inspected online at: www.parklands-lrd1.com

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm, and may also be viewed on the Council's website – www.sdcc.ie. A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed:



(Agent)

Address of Agent: BMA Planning, Taney Hall, Eglinton Terrace, Dundrum, Dublin 14.

Date of erection of site notice:

23/07/2024