

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