

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

We, McGarrell Reilly Homes Limited, intend to apply to An Bord Pleanála for permission for a Strategic Housing Development with a cumulative gross floor area (GFA) of 11,973 sq.m at this site of c. 1.97 hectares, comprising of 118 no. residential units, crèche and the associated section of the Clay Farm Loop Road linking with Clay Farm Phase 2 development, situated to the north-east of the existing Stepside Park housing development, all located in the townland of Kilgobbin, in Stepside, Dublin 18.

The development will consist of:

- i. the construction of 1 no. apartment block ranging from 3 to 6-storeys in height (9,193 sq.m GFA), comprising a total of 97 no. units including 28 no. 1-bedroom and 69 no. 2-bedroom apartments, all with private amenity space;
- ii. construction of 21 no. 2-storey houses in semi-detached and terraced form (combined GFA of 2,624 sq.m), including 10 no. 3-bedroom dwellings and 11 no. 4-bedroom dwellings, all with private amenity space;
- iii. construction of a 2-storey childcare facility (156 sq.m GFA), with associated outdoor play area, 2 no. set-down car-parking spaces and 2 no. designated staff car-parking spaces;
- iv. construction of a section of the Clay Farm Loop Road 137m in length (all on lands within the ownership of the applicant) and incorporating a 6m wide carriageway with 2m wide footpaths and 2m wide cycle tracks on each side, connecting with the existing section of the loop road constructed on lands to the south-east as part of the Clay Farm development;
- v. construction of local access roads to serve the development which will connect with the new section of the Clay Farm Loop Road;
- vi. provision of 4,002 sq.m of public open space;
- vii. provision of 1,454 sq.m of communal open space at podium level to serve residents of the apartment block;
- viii. provision of 153 no. on-site car parking spaces incorporating 97 no. under podium spaces for residents of the apartment building, 10 no. visitor car-parking spaces, 42 no. in-curtilage car parking spaces for the housing units and 4 no. car-parking spaces designated for the childcare facility;
- ix. provision of 248 no. bicycle parking spaces including 170 no. long-stay spaces, 56 no. short-stay spaces and 22 no. for use by the childcare facility;

- x. 4 no. motor-cycle parking spaces under podium level;
- xi. provision of 4 no. new pedestrian and cyclist links to adjoining residential development in Stepside Park, one of which will also facilitate emergency vehicle access to Stepside Park and access to re-configured bin-store for existing residents of The Courtyard;
- xii. all ancillary site development works including plant, waste storage areas, landscaping, green roofs, boundary treatments, SuDS measures, ESB substation, public lighting and solar PV panels.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and Ballyogan and Environs Local Area Plan 2019-2025.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of the land.

The application together may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.stepsideshd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a)** the name of the person, authority or body making the submission or observations; the name of the person, if any, acting on behalf of that person, authority or body; and the address to which any correspondence relating to the application should be sent;
- (b)** the subject matter of the submission or observations; and
- (c)** the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its

decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie

Signed:

A handwritten signature in black ink, consisting of a stylized initial 'M' followed by a long, sweeping horizontal line that ends in a small hook.

(Agent: McCutcheon Halley Chartered Planning Consultants, Kreston House, Arran Court, Arran Quay, Dublin, D07 K271).

Date of Publication: 20 July 2022