

Notice of Strategic Housing Development Application to An Bord Pleanála

Castlethorn Construction Unlimited Company & Castlethorn Developments (Kellystown) Unlimited Company intend to apply to An Bord Pleanála for **Permission** for Strategic Housing Development ('Kellystown Phase I') at this site (c. 9.73 ha) **in the townlands of Kellystown, Porterstown and Diswellstown, Clonsilla, Dublin 15.**

The site is generally bounded by: the Porterstown Road, St. Brigid's Lawn traveller halting site, St. Mochta's FC sports grounds and Diswellstown Road overpass / Dr. Troy Bridge to the east; the Dublin-Maynooth rail line, Porterstown level crossing and an existing dwelling ('Abbey Cottage') to the north; greenfield lands to the west and south; and, Scoil Choilm Community National School and Luttrellstown Community College to the south east. Proposed upgrading of drainage infrastructure extends to the Riverwood Distributor Road.

The development will consist of a residential-led development comprising 360no. dwellings, 1no. childcare facility and 1no. retail unit, in buildings ranging from 1 to 8-storeys. The breakdown of residential accommodation is as follows:

128no. own door detached, semi-detached and terraced houses (including: 104no. 3-bed 2-storey houses, of which 28no. have optional single storey extension to rear, and 24no. 4-bed 2 to 3-storey houses) and 232no. apartment units accommodated in 3no. blocks, including:

- **Block A:** 1 to 8 storeys, accommodating 164no. apartments (62no. 1-beds and 102no. 2-beds) and a residential amenity area (c. 380 sq m gfa);
- **Block B:** 4 to 5 storeys, accommodating 41no. apartments (12no. 1-beds, 24no. 2-beds and 5no. 3-beds);
- **Block C:** 4 to 6 storeys, accommodating 27no. apartments (11no. 1-beds and 16no. 2-beds), the childcare facility (c. 278 sq m gfa) and the retail unit (c. 98 sq m gfa).

Private rear gardens are provided for all houses. Private patios / terraces or balconies are provided for all apartment units and feature on all apartment block elevations.

All associated and ancillary site development, drainage and infrastructural works (including plant), hard and soft landscaping and boundary treatment works, including:

- Road infrastructure works, including:
 - The provision of new pedestrian and cycle facilities along the northern edge of an existing road, which extends c. 280m west from Diswellstown Road to a point west of the existing main vehicular entrance to Scoil Choilm Community National School (hereafter referred to as 'Kellystown Link Road');
 - a c. 160m new western extension of the 'Kellystown Link Road';
 - the reconfiguration of a section of the 'Kellystown Link Road' at its junction with the Diswellstown Road;
 - the realignment of a southern section of Porterstown Road at its junction with the 'Kellystown Link Road';
 - repositioning of existing vehicular site entrance to 'Abbey Cottage' on its eastern boundary to Porterstown Road;
 - new vehicular access to the site at 1no. new site entrance on the Porterstown Road to Block A and 1no. site entrance to the scheme via the 'Kellystown Link Road'; and
 - new internal residential road network including pedestrian and cycle links, a north-south pedestrian and cycle green route on the eastern side of Porterstown Road and new pedestrian and cycle access to the proposed public park to the south west.
- New dedicated public park (c. 2.1 Ha), smaller pocket parks and green links;
- Waste water infrastructure, including; pumping station and pipe network to connect to a public watermain under the proposed 'Kellystown Link Road' and an associated pump station service road, and upgrade works to existing drainage infrastructure in the Riverwood Distributor Road;
- 435no. car parking spaces, including: 256no. spaces in-curtilage and on street for the houses; 58no. spaces at undercroft level of Block A and 116no. spaces at surface level for the apartments; and 5no. spaces on-street for the proposed commercial units and to facilitate shared car club vehicles in the future;
- 12no. motorcycle parking spaces, including: 4no. at surface level and 8no. at undercroft level of Block A;
- 562no. bicycle parking spaces, including 401no. covered spaces and 161no. uncovered spaces;
- Bin stores;
- 3no. ESB sub-station units;
- Demolition of the existing vacant house and agricultural buildings.

The application contains a statement setting out how the proposal is consistent with the objectives of the Fingal County Development Plan 2017 – 2023. 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 a relevant development plan or local area plan other than in relation to the zoning of the land. The application 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 Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.kellystownshd.com.

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, 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:

Agent: Stephen Little & Associates Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, D02 X361

Date of Erection of Site Notice: 17 November 2020