

**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, Tetrarch Residential Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development (SHD) on site (4.94ha (gross)) at Mill Road, Saggart, Co. Dublin bounded by the N7 road to the north and citywest lands to the east.

The development will consist of: demolition of existing single storey dwelling and the construction of 274 no. units on a 4.62 ha (net) site (density 60 units per hectare). It will comprise of 51 no. houses, 38 no. duplex units and 185 no. apartments. The height of the proposed scheme will range from two storey houses and three storey duplexes to 5 storey and part 8 storey apartment blocks.

The proposed residential mix will comprise of:

17 no. 2-bed houses, 27 no. 3-bed houses and 7 no. 4-bed houses,  
2 no. 1-bed duplex, 17 no. 2-bed duplex and 19 no. 3-bed duplex units,  
62 no. 1-bed apartments, 119 no. 2-bed apartments and 4 no. 3-bed apartments.

A 4-classroom crèche of c. 276 sq.m and 2 no. substations are also included in the proposed development. 276 no. car parking spaces and 634 no. bicycle spaces are provided.

A planted woodland berm will be developed along the northern boundary with the N7 to provide a sound barrier and amenity open space. There are a number of green spaces located in the centre of the site and on the south east and west of the site with natural play and SUDS elements as well as a large open communal space for the two apartment blocks to the south.

Vehicle, pedestrian and cycle access to the site will be from the Mill Road. A new road will be constructed running east west at the southern boundary of the site. The residential element of the site will have two access points off the proposed new road. This new route will extend eastwards to provide cycling and pedestrian connections through neighbouring Citywest lands and to the Saggart LUAS light rail terminus.

Secondary access is proposed at the north west of the site from an existing access road connecting to Mill Road. This access is designed as services and emergency only and will be controlled by collapsible bollards

The application contains a statement setting out how the proposal will be consistent with objectives of the relevant county development plan (South Dublin County Dublin Development Plan 2016-2022).

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 South Dublin County Council. The application may also be inspected online at the following website set up by the applicant: [www.millroadshd.ie](http://www.millroadshd.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](http://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).**

Signed: 

**Tony Manahan, Manahan Planners, 38 Dawson Street, Dublin 2**

Date of erection of site notice: **17<sup>th</sup> January 2022**