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Saggart Village Residents' Association
Saggart Village Heritage & Arts Centre,
Garter Lane,
Saggart,
Co. Dublin
D24 DX43

Planning Department
South Dublin County Council
planning.dept@sdblincoco.ie

14th February 2022

Dear Sir/Madam

Planning reference SHD3ABP/312501/22

Planning receipt no: C2/0/225100

We would like to comment on the above planning application.

Traffic:

We note this planning application makes reference to *Comprehensive classified turning movement surveys of the existing affected roads and junctions were carried out during the weekday AM and PM Peak Hours in late 2019... and being also considered moderately trafficked in terms of its 'link-capacity' or traffic-carrying capacity*

- These surveys are more than 2.5 years old. We would request a more up to date analysis be completed given additional housing which has been built in this time in Saggart and surrounding areas. Traffic in Saggart is an ongoing concern of residents.

The planning application mentions the development *Being located on lands in the heart of Saggart, and with the new proposed link through Citywest Campus meaning it is within a 1km walk or cycle of Saggart Luas Stop*

- We did not see a plan for the proposed link road

The primary vehicular access is proposed by way of a priority junction onto Mill Road, with the capability to be upgraded to traffic signal control in future should the need arise





- We query the effectiveness of the use of traffic signals at this point. Additional traffic signals which have been installed along Garter Lane previously have increased traffic congestion at rush hour, not improved it.

In terms of apartment car parking we confirm that the Car Parking ratio of 1.0 per Unit is consistent recent SHD planning permissions locally

- We do not feel that car parking ration of 1 per unit is sufficient. While previous permissions may have been granted for this ratio, it is not reflective of homeowners actual usage in 2022 particularly in a more rural setting like Saggart and with limited transport options.

There are a total of 276 Car Parking spaces provided on the entire site

- We understand not all bedrooms will be occupied by a vehicle owner and some of those bedrooms reflect 2/3/4 bed roomed homes.
- We feel strongly that it is insufficient for a total build of 274 units comprising in total of 548 bedrooms to have only 276 spaces. Lack of parking is an ongoing issue in several estates in Saggart, despite having been previously approved for planning purposes in other areas.
- Car ownership In Ireland has increased, based on the last Census report (2016)

“Car ownership among households continued its upward trend with 1.39 million households having at least one car in 2016 – an increase of 30,063 on 2011. In 2016, 76.6 per cent of households in urban areas owned at least one car compared with 91.0 per cent of households in rural areas, a pattern largely caused by the low car ownership in the cities. Of those households indicating they had a car, 54.5 per cent in rural areas had two cars or more. (www.cso.ie 2016 Census, Chapter 8)

It is intended that c.6 No. car parking spaces will be dedicated and allocated spaces for the 4 classroom Crèche, thereby leaving a total of 270 Parking Spaces for the residential elements

- We welcome the addition of a creche in the plans
- This is insufficient parking however for staff parking and parental drop off and pick up and would impact on residents limited parking.

The application states: In terms of Car Parking, given the lower number of spaces provided (effectively less than one per unit, combined with visitor parking), the entire scheme will be actively marketed and promoted as a "Reduced Car Dependency" scheme and this will be communicated from the outset as part of sales and marketing. The development will also be managed on an on-going basis to ensure that the Reduced Car Dependency nature of the development is continually promoted and enhanced.

- We would like to request additional information about how will this be managed and enforced?

The application refers to the development being Well Served by Public Transport

- https://www.dublinbus.ie/Your-Journey1/Timetables/All-Timetables/69_211/ One bus passes by the development every hour, this is not well served in our opinion. The Luas goes only in one direction, while frequent, it is limited as to where it can bring people in the locality and wider areas of Dublin.





3.3 We have included herein as Appendix C the TRICS data output

- Would request some additional information on how these figures are derived.

4.13 The analysis undertaken, with the subject development in place and fully occupied, confirms that there is more than adequate capacity in the existing and proposed junctions to accommodate the worst case traffic projections without any concerns arising in terms of traffic congestion or indeed Traffic Safety

- We would query this based on an old traffic report from 2019 and insufficient car parking spaces for residents in the plan.

In terms of vehicular access, the primary access is by way of a simple priority junction on Mill Road in a slight stagger arrangement with the Springbank Housing access opposite

- Would agree with SDCC query on two access roads in close proximity to each other. Further up Mill Road on to Boherboy Road there is an access road into Pairc Mhuire and access to Slade Castle Shopping within close proximity to each other and it causes confusion.

Additional Observations

- Trees and hedging should be retained where in existence.
- We feel that the proposed height of part of the development is too high and there is no precedent for this in Saggart. Should this height be approved, it will set a future precedent. Saggart is a rural area, situated next to Citywest with ample apartments. It is unnecessary to bring in developments to match those in Citywest.
- Is there a lighting plan along the pedestrian/cycle route through CityWest Hotel campus to the Luas?
- We welcome the Archaeological survey recommendation that Archaeological assessment (Geographical Survey and test trenching) should be conditioned within any grant permission as the site has potential to contain subsurface archaeological remains including previously unrecorded and recorded.

Regards

Lynn Tierney

Chairperson



**Saggart Village Resident's Association
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Saggart
Co. Dublin
D24 DX43**

Date: 18-Feb-2022

Dear Sir/Madam,

Register Ref: SHD3ABP-312501-22
Development: Demolition of existing single storey dwelling and the construction of 274 units on a 4.62 ha (net) site (density 60 units per hectare). It will comprise of 51 houses, 38 duplex units and 185 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 2-bed houses, 27 3-bed houses and 7 4-bed houses, 2 1-bed duplex, 17 2-bed duplex and 19 3-bed duplex units, 62 1-bed apartments, 119 2-bed apartments and 4 3-bed apartments. A 4-classroom crèche of c. 276 sq.m and 2 substations are also included in the proposed development. 276 car parking spaces and 634 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.

Location: Mill Road, Saggart, County Dublin
Applicant: Tom Sheridan, Tetrarch Residential Limited
Application Type: SHD3-Application to ABP
Date Rec'd: 17-Jan-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named "**Notify me of changes**" and click on "**Subscribe**". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney
for Senior Planner