



Councillor SHIRLEY O'HARA

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An Bord Pleanála
64 Marlborough Street,
Dublin 1

9th February 2022

AN BORD PLEANALA	
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ABP-	
14 FEB 2022	
Fee: €	20
Type:	PMO
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By:	Post

Reference Number: TA06S.312501

Mill Road, Saggart, Co. Dublin

I write to make a submission in relation to the proposed development 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.

Please find enclosed the associated €20 fee.

Height

The building heights and scales for this proposed development is at odds with the South Dublin County Council Development Plan 2016-2022 and out of keeping with the character of the village.

Saggart village is a small, residential village with predominantly two storey homes. It is described in the current County Development Plan as a self-sustaining town.

The scale difference between the existing two storey dwellings and six, seven or eight-storey apartment block would be stark and totally out of keeping with the traditional townscape of the village and contrary to the Council's policy of integration as set out in the Development Plan.

Traffic Management and Health and Safety

The dramatic increase in car journeys through an already busy junction could spell traffic chaos for residents. This junction should be fully upgraded as part of any development.

Over-development at this junction could also pose serious problems for pedestrian and cycle safety.

Fine Gael Councillors worked hard to ensure that the current Development Plan seeks planning applicants to take account of accumulative traffic from developments not yet built but which have obtained planning permission in the vicinity of their site. At Garter Lane in Citywest, Tetrarch Capital have planning approval for 224 apartments across four blocks and in 2018 there was planning permission granted for a Cosgrave planning extension of 22 duplex's and 22 apartments which will be accessed by Mill Road.

The Council must be cognoscente of the impact that traffic and overdevelopment of this area could have on this existing rural community.

Development in the nearby Citywest area has been dramatic and the traffic impact of this should also be taken into account.

I hope you will consider the concerns I have raised when deliberating on this planning application.

Many thanks,



Cllr Shirley O'Hara
Scanda House
Rathcoole
Co. Dublin