

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### **Before you fill out this form**

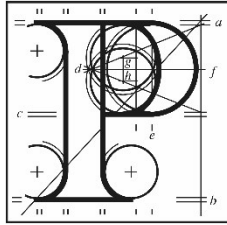
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

#### **Other Statutory Codes**

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

## **Data Protection**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An  
Bord  
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## Application Form in respect of a Strategic Housing Development

**Contact details for sections 1 to 4 to be supplied in Section 26 of this form.**

**1. Applicant:**

Name of Applicant:	Kelland Homes Ltd and Durkan Estates Ireland Ltd
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	Refer to Appendix A attached for details
Company Registration No:	Refer to Appendix A attached for details

**3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:**

Name:	Armstrong Fenton Associates Planning & Development Consultants
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ X ] No: [ ] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	Greg Davey & Stephen Manning of
Firm/Company:	Davey-Smith Architects & McCrossan O'Rourke Manning (MCORM) Architects respectively

**5. Planning Authority**

Name of the Planning Authority(s) in whose functional area the site is situated:	South Dublin County Council
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**6. Site of Proposed Strategic Housing Development:**

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	In the townland of Boherboy
Address Line 2:	Saggart Road
Address Line 3:	Co. Dublin
Town/City:	-
County:	Dublin
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	@1:1000 - 3389-22, @ 1:2500 3452-A & 3389-C
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	18.3 Ha
Site zoning in current Development Plan or Local Area Plan for the area:	RES-N: <i>"To provide for new residential communities in accordance with approved area plans"</i> in South Dublin County Development Plan 2016-2022
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Agricultural Proposed Use: Residential

**7. Applicant's Interest in the Site:**

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Applicants are the owners of subject site, however, a letter/email of consent from South Dublin County Council is attached regarding consent for the inclusion of the routes (as identified on the submitted maps) of the proposed foul sewer connection to the north-east, proposed upgrade works to the Boherboy Road and proposed access connections into Corbally to the east, Carrigmore to the north and Carrigmore Park to north-east.</p> <p>A letter of consent is also submitted from Kerasoun Ltd re the inclusion of their lands at/adjacent to Corbally to cater for the proposed access into Corbally to the east &amp; the proposed upgrade works to the Boherboy Road.</p>			
State Name and Address of the Site Owner: <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	<p>Kelland Homes Ltd &amp; Durkan Estates Ireland Ltd are the landowners. Addresses of the applicants / landowners is provided in Appendix A attached.</p> <p>Letters of consent from South Dublin County Council &amp; Kerasoun Ltd are attached in Appendix B.</p>		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ ] No: [ X ]	
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p style="text-align: center;">N/A</p>			

## 8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
SD15A/0388 & PL06S.247074	218 no. dwellings, creche & all associated site development works on southern part of subject lands, on a site area of 8.16ha	Refuse Permission
ABP-304828-19	609 no. dwellings, creche & all associated site development works on a site area of 17.8ha	Refuse Permission
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
N/A		

Is the applicant aware of the site ever having been flooded?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p> <p style="text-align: center;">N/A</p>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ <input type="checkbox"/> ] No:[ <input checked="" type="checkbox"/> ]
<p>If the answer is "Yes" above, please give details:</p> <p style="text-align: center;">N/A</p>	

## 9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

Kelland Homes Ltd and Durkan Estates Ireland Ltd are applying to An Bord Pleanála for permission for a strategic housing development at a site at Boherboy, Saggart, County Dublin. To the immediate north of the site is the Carrigmore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate while to the south is the Boherboy Road. The proposed application represents the development of the entire Boherboy Neighbourhood as identified in the Fortunestown Local Area Plan (2012).

The development will consist of 655 no. dwellings, comprised of 257 no. 2, 3 & 4 bed, 2 & 3 storey detached, semi-detached & terraced houses, 152 no. 1, 2 & 3 bed duplex units in 17 no. 2-3, 3-4 & 4 storey blocks, and 246 no. 1, 2 & 3 bed apartments in 9 no. buildings ranging in height from 2, 2-5, 4-5 & 5 storeys, and a 2 storey crèche (693m<sup>2</sup>).

Access to the development will be via one no. vehicular access point from the Boherboy Road, along with proposed upgrade works to Boherboy Road to include the provision of a roadside footpath along the front of the site at the Boherboy Road, continuing eastwards to the junction with the N81 Blessington Road (for an overall distance of c.370m). The proposed development also provides for pedestrian and cyclist connectivity to the adjoining Carrigmore Park to the north-east, and vehicular, pedestrian and cyclist connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north.

The proposed development provides for (i) all associated site development works above and below ground, including surface water attenuation & an underground foul sewerage pumping station at the northern end of the site, (ii) public open spaces (c. 3Ha), including alongside the Corbally Stream, which will accommodate the provision of pedestrian / cyclist links to Carrigmore Park to the north-east, (iii) communal open spaces (c. 6,392m<sup>2</sup>), (iv) hard and soft landscaping and boundary treatments, (v) undercroft, basement & surface car parking (914 no. car parking spaces, including EV parking), (vi) bicycle parking (797 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) public lighting, and (ix), plant (M&E), utility services & 5 no. ESB sub-stations, all on an overall application site area of 18.3ha. In accordance with the Fortunestown Local Area Plan (2012), an area of c. 1.4Ha within the site is reserved as a future school site.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development and accompanies the application. The application, together with the Environmental Impact Assessment Report 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 applicants: [www.boherboy-shd.ie](http://www.boherboy-shd.ie)



Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]
Please submit a layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]

## 10. Pre-Application Consultations

<b>(A) Consultation with Planning Authority:</b>	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	SHD1SPP006/20
Meeting date(s):	26 <sup>th</sup> March 2020
<b>(B) Consultation with An Bord Pleanála:</b>	
State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-308352-20
Meeting date(s):	20 <sup>th</sup> November 2020
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>	
Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
N/A	

## 11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>The Irish Daily Star on 22<sup>nd</sup> March 2022.</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>22<sup>nd</sup> March 2022</p>
<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development? (d)</p>	<p>Yes: [ X ] No: [ ]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>
<p>(e) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [ ] No: [ X ]</p>
<p>(f) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ ] No: [ X ]</p>
<p>If the answer to above is "Yes", is an NIS enclosed with this application?</p>	<p>Yes: [ ] No: [ X ]</p>

<p>(g) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [ X ] No: [ ]</p>
<p>(h) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [ ] No: [ X ] N/A: [ ] All of the prescribed bodies wanted a soft copy only– refer to letters to each prescribed body enclosed for details</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>Irish Water, National Transport Authority, Transport Infrastructure Ireland, Department of Culture, Heritage and the Gaeltacht (Nature Conservation), Department of Defence, Irish Aviation Authority, Inland Fisheries Ireland, Heritage Council, An Taisce, Department of Education and Skills.</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>25<sup>th</sup> March 2022</p>
<p>(i) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [ ] No: [ X ]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [ ] No: [ ]  N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

## 12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b> Yes: [ ] No: [ ] N/A: [ X ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ] N/A: [ ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p><b>Enclosed:</b> Yes: [ ] No: [ ] N/A: [ X ]</p>

<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p><b>Enclosed:</b>  Yes: [ X ] No: [ ]  N/A: [ ]</p>
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**13. Material Contravention of Development Plan/Local Area Plan:**

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p><b>Enclosed:</b>  Yes: [ X ] No: [ ]</p>
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**14. Proposed Residential Development:**

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed	0	0
2-bed	8	720
3-bed	168	19,443
4-bed	81	12,575
4+ bed	0	0
<b>Total</b>	257	32,738

<b>Apartments &amp; Duplexes</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	0	0
1-bed	66	3551.08
2-bed	249	20,396.68
3-bed	83	9,765.14
4-bed	0	0
4+ bed	0	0
<b>Total</b>	<b>398</b>	<b>33,712.9</b>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	0	0	0
1-bed	0	0	0
2-bed	0	0	0
3-bed	0	0	0
4-bed	0	0	0
4+ bed	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

(b) State total number of residential units in proposed development:	655
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	66,450.9m <sup>2</sup>

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Childcare facility (163 no. of childcare spaces)	693m <sup>2</sup>
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	693m <sup>2</sup>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	67,143.9m <sup>2</sup>
(d) Express 15(b) as a percentage of 15(c):	1%

**16. Strategic Housing Development Details:**

**Note:** If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	X	

<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p>X</p>	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	<p>X</p>	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<p>X</p>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<p>X</p>
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p>X</p>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>X</p>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>X</p>



<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	X	

**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>0</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>0</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>0</b>

**18. Where the Application relates to Material Change of Use of Land or Structure:**

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input checked="" type="checkbox"/> ]</p>	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	X	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	X	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	X	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	

**20. Water Services:**

**(A) Proposed Source of Water Supply:**

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Mains:

Group Water Scheme:  Name of Scheme: \_\_\_\_\_

Private Well:

Other (please specify): \_\_\_\_\_

**(B) Proposed Wastewater Management / Treatment:**

Please indicate as appropriate:

(a) Existing Connection:  New Connection:

(b) Public Sewer:

Conventional septic tank system:

Other on-site treatment system (please specify): \_\_\_\_\_

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): \_\_\_\_\_

**(D) Irish Water Requirements:**

<p>Please submit the following information:</p> <p>(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p>
<p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p>
<p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p>

## 21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]

## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ X ] No: [ ]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

## 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.
---

**24. Application Fee:**


(a) State fee payable for application:	<b>€80,000.00 (maximum fee payable)</b>
(b) Set out basis for calculation of fee:	655 x €130.00 = €85,150.00  693m <sup>2</sup> x €7.20 = €4,989.60  EIAR = €10,000.00  Total = €100,139.60
(c) Is the fee enclosed with the application?	<b>Enclosed:</b>  Yes: [ ] No: [ X ]  Fee was paid by EFT on 22 <sup>nd</sup> March 2022

**25. Universal Design:**

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b>  Yes: [ X ] No: [ ]
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## Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 of Armstrong Fenton Associates (Agent)
Date:	25 <sup>th</sup> March 2022



## 26. Contact Details- Not to be Published

Applicant(s): **Refer to Appendix A attached**

<b>First Name:</b>	
<b>Surname:</b>	
<b>Address Line 1:</b>	
<b>Address Line 2:</b>	
<b>Address Line 3:</b>	
<b>Town / City:</b>	
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	

Where the Applicant(s) is a Company: **Refer to Appendix A attached**

<b>Name(s) of Company Director(s):</b>	
<b>Company Registration Number (CRO):</b>	
<b>Contact Name:</b>	
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	

Person/Agent (if any) acting on behalf of the Applicant(s):

<b>First Name:</b>	Tracy
<b>Surname:</b>	Armstrong
<b>Address Line 1:</b>	Unit 13, The Seapoint Building
<b>Address Line 2:</b>	44-45 Clontarf Road
<b>Address Line 3:</b>	Clontarf
<b>Town / City:</b>	Dublin 3
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D03 A0H3
<b>E-mail address (if any):</b>	tracy@armstrongfenton.com
<b>Primary Telephone Number:</b>	01-4793140
<b>Other / Mobile Number (if any):</b>	087-2807144

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Greg
<b>Surname:</b>	Davey
<b>Address Line 1:</b>	Unit 13, The Seapoint Building
<b>Address Line 2:</b>	44-45 Clontarf Road
<b>Address Line 3:</b>	Clontarf
<b>Town / City:</b>	Dublin 3
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D03 A0H3
<b>E-mail address (if any):</b>	greg@davey-smith.com
<b>Primary Telephone Number:</b>	01-2447638
<b>Other / Mobile Number (if any):</b>	N/A

<b>First Name:</b>	Stephen
<b>Surname:</b>	Manning
<b>Address Line 1:</b>	1 Grantham Street,
<b>Address Line 2:</b>	St. Kevin's,
<b>Address Line 3:</b>	-
<b>Town / City:</b>	Dublin 8
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D08 RC98
<b>E-mail address (if any):</b>	smanning@mcorm.com
<b>Primary Telephone Number:</b>	01-4788700
<b>Other / Mobile Number (if any):</b>	N/A

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Tracy Armstrong
<b>Mobile Number:</b>	087-2807144
<b>E-mail address:</b>	tracy@armstrongfenton.com

## Appendix A

### **Details associated with Questions 2, 7 & 26 on the Application Form in respect of a Strategic Housing Development (SHD):**

There are two applicants for permission for the proposed Strategic Housing Development i.e.:

Kelland Homes Ltd & Durkan Estates Ireland Ltd.

The details of both applicants are as follows:

#### **Kelland Homes Ltd:**

Registered Office – Unit 5, Russell Square Centre, Fortunestown Way, Dublin 24

Registered Company No. - 69733

Directors – Mary Kelly & Patrick Kelly

Telephone – 01-4940074

Email - [pkelly@kellandhomes.ie](mailto:pkelly@kellandhomes.ie)

#### **Durkan Estates Ireland Ltd:**

Registered Office – 1<sup>st</sup> Floor, Linden Court, Stillorgan Plaza, Stillorgan, Co. Dublin

Registered Company No. - 525176

Directors – Daniel Gerard Durkan & David Alan Fraher

Telephone – 01-2785000

Email – [neil.durkan@durkan.ie](mailto:neil.durkan@durkan.ie)

## **Appendix B**

**Letter/Email of Consent from South Dublin County Council**  
**Letter of Consent from Kerasoun Ltd**

## Tracy Armstrong

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**From:** Mary Maguire <marymaguire@SDUBLINCOCO.ie>  
**Sent:** Tuesday 13 July 2021 12:39  
**To:** Tracy Armstrong  
**Cc:** John Hegarty; Sheila Kelly; Laura Leonard  
**Subject:** Request for Grant of Consent to Durkan Estates Irl Ltd/Kelland Homes Ltd - Boherboy, Saggart, Co. Dublin  
**Attachments:** 0000-LETTER OF CONSENT SITEPLAN.pdf

Ms. Tracy Armstrong,  
Armstrong Fenton Associates,  
13 The Seapoint Building,  
44/45 Clontarf Road,  
Dublin 3

13<sup>th</sup> July 2021

**WITHOUT PREJUDICE  
SUBJECT TO CONTRACT/CONTRACT DENIED**

**Re: Proposed Grant of Consent to include lands in the charge/control of the Council in a planning application to An Bord Pleanála to facilitate Durkan Estates Irl Ltd / Kelland Homes Ltd to facilitate the proposed Strategic Housing Development in Boherboy**

Dear Ms Armstrong,

I refer to your request to include lands in the charge/control of the Council in a proposed planning application.

I now wish to confirm that South Dublin County Council hereby grants its consent to include lands coloured red on the Boherboy Road and the N81 junction which are Public Roads on attached Indicative Drawing Job no. 2006 and Layout ID: 0000 in a planning application for the purposes outlined above.

Please note that this consent does not convey to Durkan Estates Irl Ltd /Kelland Homes Ltd any interest whatsoever in the subject lands and is for the sole purpose of allowing a planning application to be made.

**This consent is valid for a period of twelve months from date of this letter.**

The consent is conditional on no development taking place until full planning permission has been granted and the Council is in a position to enter into an appropriate agreement with Durkan Estates Irl Ltd /Kelland Homes Ltd in respect of the lands.

Yours sincerely,

John Joe Hegarty  
Acting Senior Engineer  
Traffic Roads Planning and Taking in Charge  
Encl

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**From:** Laura Leonard <lleonard@SDUBLINCOCO.ie>  
**Sent:** Tuesday 13 July 2021 10:38  
**To:** Tracy Armstrong <tracy@armstrongfenton.com>

1

**Cc:** Mary Maguire <marymaguire@SDUBLINCOCO.ie>; John Hegarty <JHegarty@SDUBLINCOCO.ie>  
**Subject:** RE: Request for Grant of Consent to Durkan Estates Irl Ltd/Kelland Homes Ltd - Boherboy, Saggart, Co. Dublin

Hi Tracy,

As in this instance the relevant consent sought from SDCC is not across land managed by EETD but rather along roads in public charge, I am cc'ing Mary Maguire of LUPT who will direct or assist you and also John Joe Hegarty, Senior Engineer Traffic who will be aware of the proposal from the Planning perspective.

Best regards

Laura

**Laura Leonard**

**A/Director of Services | Economic, Enterprise & Tourism Development | South Dublin County Council |  
County Hall | Tallaght, Dublin 24 |**

**Tel:** +353 1 4149000 Ext 9186

**✉ e-mail:** [lleonard@sdublincoco.ie](mailto:lleonard@sdublincoco.ie)

<http://www.grangecastle.ie/>

**\*Designated Public Official under Regulation of Lobbying Act, 2015. See [www.lobbying.ie](http://www.lobbying.ie).**

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The contents of this e-mail are Subject to Contract /Contract denied and without Prejudice. This e-mail and any files, attachments, emails or maps transmitted with it are confidential and are intended solely for the use of the intended recipient. Any unauthorised direct or indirect dissemination, distribution or copying of this message and any attachments is strictly prohibited.

Any views or opinions presented are solely those of the sender and do not necessarily represent those of South Dublin County Council unless otherwise specifically stated

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**From:** Tracy Armstrong <[tracy@armstrongfenton.com](mailto:tracy@armstrongfenton.com)>

**Sent:** Friday 2 July 2021 11:31

**To:** Laura Leonard <[lleonard@SDUBLINCOCO.ie](mailto:lleonard@SDUBLINCOCO.ie)>

**Subject:** Request for Grant of Consent to Durkan Estates Irl Ltd/Kelland Homes Ltd - Boherboy, Saggart, Co. Dublin

**CAUTION: [EXTERNAL EMAIL] Do not click links or open attachments unless you recognise the sender and know the content is safe.**

Dear Laura,

I am the planning agent acting on behalf of Kelland Homes Ltd & Durkan Estates Ireland Ltd who intend to submit a SHD planning application in the coming weeks to An Bord Pleanála (ABP) for the development of their lands at Boherboy, Saggart, Co. Dublin.

Previously, you were kind enough to issue a letter of consent to them to accompany the last application that was submitted to ABP.

This time we are looking for a similar letter such that a valid planning application can be lodged with ABP.

The details are set out in the attached letter with an associated map also attached.

Without the letter of consent, we cannot submit a valid application and therefore your assistance in this matter would be greatly appreciated.

Should you have any queries regarding this matter, please do not hesitate to contact me.

Thanks

Kind regards,

**Tracy Armstrong**, BA, MRUP, MIPI, MRTPI  
*Managing Director,*

**Armstrong Fenton Associates,**  
Planning & Development Consultants,  
13 The Seapoint Building,  
44-45 Clontarf Road,  
Dublin 3, D03 A0H3.

Tel: 01-4793140

Mob: 087-2807144

Email: [tracy@armstrongfenton.com](mailto:tracy@armstrongfenton.com)

Web: [www.armstrongfenton.com](http://www.armstrongfenton.com)



**KERASOUN LIMITED  
27 DAWSON STREET  
DUBLIN 2**

7 July 2021

Strategic Housing Unit,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

**Re:**

**Proposed Strategic Housing Development (SHD) at  
Boherboy, Saggart, Co. Dublin by  
Kelland Homes Ltd & Durkan Estates Ireland Ltd.**

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Dear Sirs,

We hereby consent to Kelland Homes Ltd and Durkan Estates Ireland, submitting a Strategic Housing Development (SHD) planning application to An Bord Pleanála, for a proposed residential development on lands at Boherboy. We note the proposals as part of the planning application to upgrade the Boherboy Road, and consent to the inclusion of our lands as part of the application to facilitate the proposed road upgrade works. We also consent to the applicants proposing and including as part of their application, connections from the application site into the adjoining lands to the east at Corbally that are in our control. We note the extent of the application site as indicated by the red outline on the site location map enclosed with the planning application.

I trust the above is of assistance to you.

Yours faithfully,



Hugh Lynn  
Director



## **Appendix C**

### **Correspondence from Irish Water**



Phillip Assaf  
1st Floor Maple House  
Lower Kilmacud Road  
Stillorgan,  
Co. Dublin  
A94E3F2

Uisce Éireann  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 448,  
South City  
Delivery Office,  
Cork City.

[www.water.ie](http://www.water.ie)

19 August 2021

**Re: Design Submission for Boherboy Road,, Saggart, Co. Dublin (the “Development”)  
(the “Design Submission”) / Connection Reference No: CDS20004359**

Dear Phillip Assaf,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at [www.water.ie/connections](http://www.water.ie/connections). Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)([https://www.cru.ie/document\\_group/irish-waters-water-charges-plan-2018/](https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/)).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “Self-Lay Works”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Dario Alvarez

Email: [dalvarez@water.ie](mailto:dalvarez@water.ie)

Yours sincerely,

**Yvonne Harris**  
**Head of Customer Operations**

Stiúirtheoirí / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Yvonne Harris, Brendan Murphy, Maria O’Dwyer  
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86  
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.  
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

IW-HP-MD

REV012

## Appendix A

### Document Title & Revision

- [1324B-307 – V2 - Foul drainage layout]
- [1324B-308 – V2 - Foul drainage layout]
- [1324B-309 – V2 - Foul drainage layout]
- [1324B-310 – V2 - Watermain layout]
- [1324B-311 – V2 - Watermain layout]
- [1324B-312 – V2 - Watermain layout]
- [1324B-316 –Sections At Existing Watermains]
- [1324B-321 to 328–Foul Water sections]

For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

*Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.*