



25<sup>th</sup> March 2022.

Strategic Housing Unit,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902.

**Re:**

**Application for a Strategic Housing Development**

**Site Location: Boherboy, Saggart, Co. Dublin.**

**Applicants : Kelland Homes Ltd and Durkan Estates Ireland Ltd**

**An Bord Pleanála Pre-Application Consultation Ref: ABP-308352-20**

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Dear Sir / Madam,

**1.0 Introduction**

**1.1** On behalf of our clients, Kelland Homes Ltd and Durkan Estates Ireland Ltd, please find enclosed a planning application for a Strategic Housing Development (SHD) on a site located at Boherboy, Saggart, Co. Dublin. The SHD application is being made under the Planning and Development (Housing) and Residential Tenancies Act 2016, and pursuant to the Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 8<sup>th</sup> December 2020 (Case Reference ABP-308352-20).

**1.2** In accordance with Section 4(1) of the Planning and Development (Housing) and Residential Tenancies Act (as amended)(the "2016 Act"), the applicants intend to apply for planning permission in respect of a proposed Strategic Housing Development (SHD) at Boherboy, Saggart, Co. Dublin. Section 17(1) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 (the "Act of 2021") repealed Section 4(1) of the 2016 Act however, the proposed SHD application is being made pursuant to the transitional arrangements of Section 17(2) of the Act of 2021 i.e. Section 17(2)(a) & 17(2)(b) as follows:

*"(2) Notwithstanding the repeal of section 4(1) of the Act of 2016, a prospective applicant who on the date on which subsection (1) comes into operation has been issued with a notice under section 6(7)(b) of the Act of 2016 in relation to a proposed strategic housing development may, subject to complying with Part 2 of the Act of 2016, proceed to apply for permission in relation to such development in accordance with that subsection provided that-*



(a) *the prospective applicant notifies the Board of the prospective applicant's intention to proceed with the application as soon as practicable after the date on which subsection (1) comes into operation, and*

(b) *the application is made within the period of 16 weeks beginning on the date on which subsection (1) comes into operation."*

**1.3** On 1<sup>st</sup> February 2022, on behalf of our clients, we notified An Bord Pleanála of our intention to submit the subject SHD planning application – copy of said letter is attached in Appendix B of this letter.

**1.4** The application submitted consists of 2 no. hard copies together with 3 no. soft copies (on USB stick) in machine readable format, as required under Article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017. A full list of enclosures is set out in Appendix A to this cover letter – please refer to same.

**1.5** A dedicated website for the application has been set up by the applicants which contains links to all the documentation, drawings, and details, submitted as part of the application. This website can be viewed online at [www.boherboy-shd.ie](http://www.boherboy-shd.ie).

**1.6** Letters of consent from third party adjoining landowners i.e. Kerasoun Limited and South Dublin County Council are enclosed – copies are provided in Appendix C of this cover letter.

## **2.0 Proposed Development**

The proposed development is described in full below, as per the public notices:

**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 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 approx. 1.4Ha within the site is reserved as a future school site.

The application contains a statement setting out how the proposal is consistent with the objectives of the South Dublin County Development Plan 2016-2022 and the Fortunestown Local Area Plan 2012, and also 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.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development. 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)

### 3.0 Application Fee

Attached to this cover letter (in Appendix D) is confirmation of the application fee paid by way of EFT to An Bord Pleanála for €80,000.00 being the appropriate SHD application fee. The SHD application fee is based upon the following calculation:

Category	Basic Fee	Calculations	Fee
HA1A – Housing	€130 per unit	655 no. dwellings x €130	€85,150.00
HA1B - Other Uses	€7.20 per sq.m	693sq.m childcare facility x €7.20	€4,989.60
HA2 - Submission of EIAR	€10,000	EIAR Submission = €10,000	€10,000.00
<b>Total Fee Calculation</b>			<b>€100,139.60</b>

Table 1: Application Fee Calculation



#### **4.0 Planning Authority & Prescribed Bodies Notification**

**4.1** In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017, 6 no. hard copies and 1 no. soft copy of the application has been sent to the relevant Local Authority i.e. South Dublin County Council.

**4.2** An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development and accompanies this application. We also enclose confirmation from the Department of Housing, Planning and Local Government of the EIA Portal Notification (ID 2022035) in respect of this proposed application, dated 22<sup>nd</sup> March 2022 – refer to Appendix D of this letter.

**4.3** As requested by An Bord Pleanála in their Pre-Application Consultation Opinion dated 8<sup>th</sup> December 2020, a copy of the application has also been sent to the following prescribed bodies:

1. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland
4. Department of Culture, Heritage and the Gaeltacht (Nature Conservation)
5. Department of Defence
6. Irish Aviation Authority
7. Inland Fisheries Ireland
8. Heritage Council
9. An Taisce
10. Department of Education and Skills

**4.4** Given the circumstances surrounding the ongoing Covid-19 pandemic and working restrictions related to same, all the above prescribed bodies have been contacted directly to establish if they required a hard copy of the application as well as a soft copy. All of above named prescribed bodies indicated that they wish to receive a soft copy only of the application. For the purposes of transparency, we enclose in Appendix F of this cover letter written confirmation from the relevant prescribed bodies that they wish to receive a soft copy only of the application. We also enclose as part of the application copies of the cover letters sent to each prescribed body which gives details of the proposed development and the process for making a submission on the application to An Bord Pleanála.



## 5.0 Conclusion

5.1 We trust that the documentation submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Planning and Development (Strategic Housing Development) Regulations 2017, and SHD application guidance documents issued by An Bord Pleanála.

5.2 In preparing this application for permission, including all drawings and documentation, we had regard to the issues raised during pre-application meetings with South Dublin County Council and the tri-partite meeting with An Bord Pleanála and the requirements of relevant Section 28 Ministerial Guidelines, the South Dublin County Development Plan, 2016-2022 and the Fortunestown Local Area Plan, 2012.

5.3 We look forward to hearing from An Bord Pleanála in due course; however, if you have any queries in the meantime, please do not hesitate to contact us using the details supplied on the enclosed SHD planning application form.

5.4 Please refer to the pages over for a full list of the documentation, drawings and details, enclosed as part of the application.

Yours faithfully,

A handwritten signature in blue ink that reads "Tracy Armstrong".

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**Tracy Armstrong,  
Planning Consultant  
Armstrong Fenton Associates**



## **Appendix A**

A list of the enclosed documents/drawings that form this application (in duplicate in print form and in triplicate in electronic form, including a .dwg ITM file) are set out as follows:

### **Prepared by Armstrong Fenton Associates**

- SHD Planning Application Form (including Appendices)
- Newspaper Notice published in the Irish Daily Star dated 22<sup>nd</sup> March 2022
- Site Notice dated 22<sup>nd</sup> March 2022
- High Level Planning Report
- Planning Statement
- Statement of Consistency
- Statement of Compliance with Draft South Dublin County Development Plan 2022-2028
- Material Contravention Statement
- Statement of Response to An Bord Pleanála Opinion
- Social & Community Infrastructure Assessment
- Building Life Cycle Report
- Universal Design Statement
- Prescribed Bodies Notification to Irish Water
- Prescribed Bodies Notification to National Transport Authority
- Prescribed Bodies Notification to Transport Infrastructure Ireland
- Prescribed Bodies Notification to Department of Culture, Heritage and the Gaeltacht (Nature Conservation)
- Prescribed Bodies Notification to Department of Defence
- Prescribed Bodies Notification to Irish Aviation Authority
- Prescribed Bodies Notification to Inland Fisheries Ireland
- Prescribed Bodies Notification to Heritage Council
- Prescribed Bodies Notification to An Taisce
- Prescribed Bodies Notification to Department of Education and Skills
  
- Environmental Impact Assessment Report - 3 no. volumes as follows:
  - Volume II – Non-Technical Summary
  - Volume II - Environmental Impact Assessment Report
  - Volume III - Appendices
- EIA Portal Confirmation Notice Portal ID 2022035 (refer to Appendix E of this letter)

### **Prepared by Applicants:**

- Part V Proposal
- Outline Construction Management Plan

### **Letters of Consent: (Refer to Appendix B of this cover letter)**

- South Dublin County Council dated 13.07.2021
- Kerasoun Ltd dated 07.07.2021



**Prepared by Architects: Davey-Smith & McCrossan O'Rourke Manning (MCORM):**

- Architectural Design Rationale
- Housing Quality Assessment

**Site Plans:**

- PL00 Site Location Map 1:2500 A2
- PL01 Site Layout Overall 1:1000 A0
- PL02 Site Layout Part 1/3 1:500 A0
- PL03 Site Layout Part 2/3 1:500 A0
- PL04 Site Layout Part 3/3 1:500 A0
- PL05 Site Layout Plan - Public Open Space 1:1000 A1
- PL06 Site Layout Plan - Unit Mix 1:1000 A1
- PL07 Site Layout Plan - Phasing Plan 1:1000 A1
- PL08 Site Layout Plan - Taking In Charge Layout Part 1/2 1:1000 A1
- PL09 Site Layout Plan - Taking In Charge Layout Part 2/2 1:1000 A1
- PL10 Existing Site Layout Plan 1:1000 A1

**Demolition Drawings:**

- DL01 Demolition plans & Elevations 1:200 A1
- DL02 Demolition plans & Elevations 1:200 A1

**Part V:**

- PV00 Site Plan 1:1000 A1
- PV01 Duplex Block B - Ground Floor Plan 1:200 A3
- PV02 Duplex Block B - First Floor Plan 1:200 A3
- PV03 Duplex Block B - Second Floor Plan 1:200 A3
- PV04 Duplex Block C - Ground Floor Plan 1:200 A3
- PV05 Duplex Block C - First Floor Plan 1:200 A3
- PV06 Duplex Block C - Second Floor Plan 1:200 A3
- PV07 Duplex Block D - Ground Floor Plan 1:200 A3
- PV08 Duplex Block D - First Floor Plan 1:200 A3
- PV09 Duplex Block D - Second Floor Plan 1:200 A3
- PV10 Duplex Block E - Ground Floor Plan 1:200 A3
- PV11 Duplex Block E - First Floor Plan 1:200 A3
- PV12 Duplex Block E - Second Floor Plan 1:200 A3
- PV13 Apartment Block Y6 - Floor Plans 1:200 A3
- PV14 House Type H - Floor Plans 1:200 A3
- PV15 Apartment Block B & Duplex Block J - Undercroft 1:200 A3
- PV16 Apartment Block B & Duplex Block J - Ground Floor Plan 1:200 A3
- PV17 Apartment Block B & Duplex Block J - First Floor Plan 1:200 A3
- PV18 Apartment Block B & Duplex Block J - Second Floor Plan 1:200 A3
- PV19 Apartment Block B & Duplex Block J - Third Floor Plan 1:200 A3
- PV20 Apartment Block B & Duplex Block J - Fourth Floor Plan 1:200 A3
- PV21 Duplex Block I - Ground & First Floor Plans 1:200 A3
- PV22 Duplex Block G - Ground & First Floor Plans 1:200 A3
- PV23 Duplex Block G - Second Floor & Roof Plans 1:200 A3
- PV24 Duplex Block H - Ground & First Floor Plans 1:200 A3
- PV25 Duplex Block H - Second Floor & Roof Plans 1:200 A3
- PV26 House type B - Floor Plans 1:200 A3
- PV27 House type B1 - Floor Plans 1:200 A3
- PV28 House type B2 - Floor Plans 1:200 A3



### **Elevations & Sections:**

- EL01 Site Section XX 1:200 A0/A3
- EL02 Site Section YY 1:200 A0/A3
- EL03 Site Section ZZ 1:200 A0/A3
- EL04 Contiguous Elevations AA - BB 1:200 A1/A3
- EL05 Contiguous Elevation CC 1:200 A1/A3
- EL06 Contiguous Elevation DD 1:200 A1/A3
- EL07 Contiguous Elevations EE & FF 1:200 A1/A3
- EL08 Contiguous Elevations AA 1:200 A0
- EL09 Contiguous Elevations BB 1:200 A0
- EL10 Contiguous Elevations CC 1:200 A0
- EL11 Contiguous Elevations DD 1:200 A0
- EL12 Contiguous Elevations EE 1:200 A0
- EL13 Contiguous Elevations FF 1:200 A0
- EL14 Contiguous Elevations ii 1:200 A0
- EL15 Contiguous Elevations JJ 1:200 A0
- EL16 Contiguous Elevations KK 1:200 A0

### **Houses:**

- PH00 A 4 bed semi-detached split level 3 storey 1:100 A1
- PH01 B 3 bed mid terrace 2 storey 1:100 A1
- PH02 B1 3 bed end terrace 2 storey 1:100 A1
- PH03 B2 3 bed mid terrace 2 storey 1:100 A1
- PH04 B3 3 bed end terrace 2 storey 1:100 A1
- PH05 C 3 bed semi-detached wide front 2 storey 1:100 A1
- PH06 C1 3 bed detached wide front 2 storey 1:100 A1
- PH07 D 4 bed corner semi-detached wide front 2 storey 1:100 A1
- PH08 D1 4 bed corner detached – wide front 2 storey 1:100 A1
- PH09 E 4 bed semi-detached – wide front 3 storey 1:100 A1
- PH10 E1 4 bed detached – wide front 3 storey 1:100 A1
- PH11 F 4 bed semi-detached – side garden 3 storey 1:100 A1
- PH12 F1 4 bed detached – side garden 3 storey 1:100 A1
- PH13 G 4 bed mid terrace 3 storey 1:100 A1
- PH14 G1 4 bed gable entry 3 storey 1:100 A1
- PH15 G2 4 bed mid terrace 3 storey 1:1200 A1
- PH16 G3 4 bed gable entry 3 storey 1:100 A1
- PH17 H & H1 Character Area 2 - Plans, Section & Elevations 1:100 A1
- PH18 H & H1 Character Area 3 - Plans, Section & Elevations 1:100 A1
- PH19 H & H1 Character Area 4 - Plans, Section & Elevations 1:100 A1
- PH20 K Character Area 2 - Plans, Section & Elevations 1:100 A1
- PH21 J & J1 Character Area 4 – Plans 1:100 A1
- PH22 J & J1 Character Area 4 – Elevations & Section 1:100 A1

### **Duplex:**

- DUPA01 Block A - Ground Floor Plan 1:100 A1
- DUPA02 Block A - First & Second Floor Plans 1:100 A1
- DUPA03 Block A - Third Floor & Roof Plan 1:100 A1
- DUPA04 Block A - Elevations 1:100 A1
- DUPA05 Block A - Elevations & Section 1:100 A1
- DUPB01 Block B – Ground Floor Plan 1:100 A1
- DUPB02 Block B – First & Second Floor Plans 1:100 A1
- DUPB03 Block B – Roof Plan 1:100 A1
- DUPB04 Block B – Elevations 1:100 A1



- DUPB05 Block B – Elevations & Section 1:100 A1
- DUPC01 Block C - Ground Floor Plan 1:100 A1
- DUPC02 Block C – First & Second Floor Plans 1:100 A1
- DUPC03 Block C - Roof Plan 1:100 A1
- DUPC04 Block C - Elevations 1:100 A1
- DUPC05 Block C – Elevations & Section 1:100 A1
- DUPD01 Block D - Ground Floor Plan 1:150 A1
- DUPD02 Block D – First & Second Floor Plans 1:150 A1
- DUPD03 Block D - Roof Plan 1:150 A1
- DUPD04 Block D - Elevations 1:150 A1
- DUPD05 Block D – Elevations & Section 1:150 A1
- DUPE01 Block E - Ground Floor Plan 1:150 A1
- DUPE02 Block E – First & Second Floor Plans 1:150 A1
- DUPE03 Block E - Roof Plan 1:150 A1
- DUPE04 Block E – Elevations 1:150 A1
- DUPE05 Block E – Elevations & Section 1:150 A1
- DUPF01 Block F - Floor Plans 1:100 A1
- DUPF02 Block F – Elevations & Section 1:100 A1
- DUPGH01 Block G/H - Mid Tce - Plans/Sections/Elevations 1:100 A1
- DUPGH02 Block G/H - End Tce - Plans/Sections/Elevations 1:100 A1
- DUPi01 Block i – Floor Plans 1:100 A1
- DUPi02 Block i – Elevations & Sections 1:100 A1
- DUPi03 Block i – Elevations & Sections 1:100 A1
- DUPK01 Block K – Floor Plans 1:100 A1
- DUPK02 Block K – Elevations & Sections 1:100 A1
- DUPK101 Block K1 – Floor Plans 1:100 A1
- DUPK102 Block K1 – Elevations & Sections 1:100 A1
- DUPL01 Block L – Plans/Sections/Elevations 1:100 A1
- DUPL02 Block L – Plans/Sections/Elevations 1:100 A1
- DUPX1-01 Block X1 – Character Area 4 – Floor Plans 1:150 A1
- DUPX1-02 Block X1 – Character Area 4 – Elevations & Section 1:150 A1
- DUPX1-03 Block X2 – Character Area 4 – Floor Plans 1:150 A1
- DUPX1-04 Block X2 – Character Area 4 – Elevations & Section 1:150 A1

#### **Apartments:**

- AA01 Block A - Ground Floor Plan 1:200 A1
- AA02 Block A - First Floor Plan 1:200 A1
- AA03 Block A - Second Floor Plan 1:200 A1
- AA04 Block A - Third Floor Plan 1:200 A1
- AA05 Block A - Fourth Floor Plan 1:200 A1
- AA06 Block A - Roof Plan 1:200 A1
- AA07 Block A - Sections 1:200 A1
- AA08 Block A - Elevations 1:200 A1
- AB01 Block B - Undercroft Floor Plan 1:100 A1
- AB02 Block B - Ground Floor Plan 1:100 A1
- AB03 Block B - First Floor Plan 1:100 A1
- AB04 Block B - Second Floor Plan 1:100 A1
- AB05 Block B - Third Floor Plan 1:100 A1
- AB06 Block B - Fourth Floor Plan 1:100 A1
- AB07 Block B - Roof Plan 1:100 A1
- AB08 Block B - Sections & Elevations 1:100 A1
- AC01 Block C – Ground Floor Plan 1:200 A1
- AC02 Block C – First Floor Plan 1:200 A1
- AC03 Block C – Second, Third Floor Plan 1:200 A1
- AC04 Block C – Fourth Floor Plan 1:200 A1
- AC05 Block C – Roof Plan 1:200 A1



- AC06 Block C – Aspect Diagram NTS
- AC07 Block C – Elevations 1:200 A1
- AC08 Block C – Sections 1:200 A1
- AY01 Blocks Y2 & Y3 Character Area 2 – Plans, Section & Elevations 1:200 A1
- AY02 Block Y1 Character Area 2 – Plans, Section & Elevations 1:200 A1
- AY03 Block Y4 Character Area 3 – Plans, Section & Elevations 1:200 A1
- AY04 Blocks Y5 & Y3 Character Area 3 – Plans, Section & Elevations 1:200 A1

**Creche:**

- OT01 Creche – Plans, Sections & Elevations 1:200 A1

**Bicycle & Bin Stores:**

- OT02 Bikes & Bins - Plans, Sections & Elevations 1:50 A1
- OT03 Typical Foundations - Sections 1:20 A3
- OT05 Bicycle / Bin Storage (1 of 3) - Plans, Sections & Elevations 1:50 A1
- OT06 Bicycle / Bin Storage (2 of 3) - Plans, Sections & Elevations 1:50 A1
- OT07 Bin Storage (3 of 3) - Plans, Sections & Elevations 1:50 A1

**ESB Substations:**

- OT08 Plans, Sections & Elevations 1:50 A1

**Prepared by: DIGITAL DIMENSIONS:**

- Photomontage production
- Daylight & Sunlight Assessments of a Strategic Housing Development, Boherboy, Saggart, Co. Dublin

**Prepared by: ROGER MULLARKEY & ASSOCIATES CONSULTING ENGINEERS:**

**REPORTS:**

- Drainage & Water Infrastructure Engineering Report
- Copies of Irish Water Confirmation of Feasibility & Statement of Design Acceptance

**DRAWINGS:**

- Drawing no. 1324B-301 – Road & Block Levels – Sheet 1 @ A1
- Drawing no. 1324B-302 – Road & Block Levels – Sheet 2 @ A1
- Drawing no. 1324B-303 – Road & Block Levels – Sheet 3 @ A1
- Drawing no. 1324B-304 – Surface Water Drainage – Sheet 1 @ A1
- Drawing no. 1324B-305 – Surface Water Drainage – Sheet 2 @ A1
- Drawing no. 1324B-306 – Surface Water Drainage – Sheet 3 @ A1
- Drawing no. 1324B-307 – Foul Drainage – Sheet 1 @ A1
- Drawing no. 1324B-308 – Foul Drainage – Sheet 2 @ A1
- Drawing no. 1324B-309 – Foul Drainage – Sheet 3 @ A1
- Drawing no. 1324B-310 – Watermain Layout – Sheet 1 @ A1
- Drawing no. 1324B-311 – Watermain Layout – Sheet 2 @ A1
- Drawing no. 1324B-312 – Watermain Layout – Sheet 3 @ A1
- Drawing no. 1324B-313 – Overall Site Drainage @ A1
- Drawing no. 1324B-314 – Surface Water Catchment Summary @ A3
- Drawing no. 1324B-315 – Exceedance Overflow Route @ A3
- Drawing no. 1324B-316 – Sections at Existing Watermains @ A1



- Drawing no. 1324B-317 – SuDS Details – Sheet 1 @ A1
- Drawing no. 1324B-318 – SuDS Details – Sheet 2 @ A1
- Drawing no. 1324B-319 – Attenuation Storage Details @ A1
- Drawing no. 1324B-320 – Road Details @ A1
- Drawing no. 1324B-321 – Foul Pumping Station @ A1
- Drawing no. 1324B-322 – Foul Longitudinal Sections – Sheet 1 @ A1
- Drawing no. 1324B-323 – Foul Longitudinal Sections – Sheet 2 @ A1
- Drawing no. 1324B-324 – Foul Longitudinal Sections – Sheet 3 @ A1
- Drawing no. 1324B-325 – Foul Longitudinal Sections – Sheet 4 @ A1
- Drawing no. 1324B-326 – Foul Longitudinal Sections – Sheet 5 @ A1
- Drawing no. 1324B-327 – Foul Longitudinal Sections – Sheet 6 @ A1
- Drawing no. 1324B-328 – Foul Longitudinal Sections – Sheet 7 @ A1
- Drawing no. 1324B-329 – Manhole Details @ A1
- Drawing no. 1324B-330 – S/W Longitudinal Sections – Sheet 1 @ A1
- Drawing no. 1324B-331 – S/W Longitudinal Sections – Sheet 2 @ A1
- Drawing no. 1324B-332 – S/W Longitudinal Sections – Sheet 3 @ A1
- Drawing no. 1324B-333 – S/W Longitudinal Sections – Sheet 4 @ A1
- Drawing no. 1324B-334 – S/W Longitudinal Sections – Sheet 5 @ A1
- Drawing no. 1324B-335 – S/W Longitudinal Sections – Sheet 6 @ A1
- Drawing no. 1324B-336 – Block B Foundation Layout @ A1

**Prepared by: KILGALLEN & PARTNERS CONSULTING ENGINEERS:**

**REPORT:**

- Report on Site Specific Flood Risk Assessment.

**Prepared by: PINNACLE CONSULTING ENGINEERS:**

**REPORTS:**

- Residential Travel Plan
- Traffic & Transport Assessment
- Statement of Compliance with DMURS
- Outline Construction Traffic Management Plan

**DRAWINGS:**

- P200107X-PIN-XX-DR-D-0001-S1-P01-Key Plan – External Works
- P200107X-PIN-XX-DR-D-0002-S1-P01-RSA Review
- P200107-PIN-03-DR-D-0010-S3-P01- Boherboy Road Alignment & Footpaths
- P200107X-PIN-XX-DR-D-0011-S1-P01- Description of Works
- P200107-PIN-03-DR-D-0012-S3-P01- Boherboy Road Construcion Details & Sections
- P200107-PIN-XX-DR-D-0013-S1-P01- Site Location Plan Off Site Works
- P200107-PIN-XX-DR-D-0014-S1-P01- Suggested N81 Junction Upgrade
- P200107-PIN-XX-DR-D-0020-S3-P01 - Site Location Permeability Catchment
- P200107-PIN-XX-DR-D-0021-S1-P01 - Site Location Plan Permeability Catchment
- P200107-PIN-XX-DR-D-0030-S3-P01 – General Arrangement Internal Road Network
- P200107-PIN-XX-DR-D-0031-S1-P01 - General Arrangement Sheet 1 of 3
- P200107-PIN-XX-DR-D-0032-S1-P01 - General Arrangement Sheet 2 of 3
- P200107-PIN-XX-DR-D-0033-S1-P01 - General Arrangement Sheet 3 of 3
- P200107-PIN-03-DR-D-0034-S3-P01 - External Connections
- P200107-PIN-XX-DR-D-0040-S1-P01 - Sight Lines Sheet 1 of 3
- P200107-PIN-XX-DR-D-0041-S1-P01 - Sight Lines Sheet 2 of 3
- P200107-PIN-XX-DR-D-0042-S1-P01 - Sight Lines Sheet 3 of 3



- P200107-PIN-XX-DR-D-0043-S1-P01 - SSD Sheet 1 of 3
- P200107-PIN-XX-DR-D-0044-S1-P01 - SSD Sheet 2 of 3
- P200107-PIN-XX-DR-D-0045-S1-P01 - SSD Sheet 3 of 3
- P200107-PIN-XX-DR-D-0050-S1-P01 - AutoTrack Layout - Refuse Vehicle Sheet 1 of 3
- P200107-PIN-XX-DR-D-0051-S1-P01 - AutoTrack Layout - Refuse Vehicle Sheet 2 of 3
- P200107-PIN-XX-DR-D-0052-S1-P01 - AutoTrack Layout - Refuse Vehicle Sheet 3 of 3
- P200107-PIN-XX-DR-D-0060-S1-P01 - AutoTrack Layout - Fire Tender Sheet 1 of 3
- P200107-PIN-XX-DR-D-0061-S1-P01 - AutoTrack Layout - Fire Tender Sheet 2 of 3
- P200107-PIN-XX-DR-D-0062-S1-P01 - AutoTrack Layout - Fire Tender Sheet 3 of 3
- P200107-PIN-XX-DR-D-0070-S1-P01- Road Construction Details - South Dublin County Council
- P200107-PIN-XX-DR-D-0071-S1-P01- Road Construction Details Signage & Road Marking Details
- P200107-PIN-XX-DR-D-0072-S1-P01- Road Construction Details Kerb Details
- P200107-PIN-XX-DR-D-0073-S1-P01- Road Construction Details Joints
- P200107-PIN-XX-DR-D-0074-S1-P01- Road Construction Details Ramp Details
- P200107-PIN-XX-DR-D-0075-S1-P01- Road Construction Details Signage Details
- P200107-PIN-XX-DR-D-0080-S1-P01-Road Markings Signage & Road Marking Details

**Prepared by: BRUTON CONSULTING ENGINEERS:**

**REPORTS:**

- Quality Audit including Road Safety Audit Stage 1

**Prepared by: RONAN MACDIARMADA & ASSOCAITES LANDSCAPE ARCHITECTS:**

**REPORTS / BOOKLETS:**

- Design Rationale

**DRAWINGS:**

- Drawing No. 01 – “Overall Landscape Presentation Plan”
- Drawing No. 02 – Detail 1 (Durkan Site) Apartment Block & Attenuation Area
- Drawing No. 02a – Detail 2 (Durkan Site) Housing & Duplex Units
- Drawing No. 02b – Detail 3 (Durkan Site) Boherboy Road Frontage
- Drawing No. 03 – Detail 1 (Kelland Site) Apartment & Access to Carrigmore Park
- Drawing No. 03a – Detail 2 (Kelland Site) Housing & Riverside Park
- Drawing No. 03b – Detail 3 (Kelland Site) Central Park Open Space
- Drawing No. 03c – Detail 4 (Kelland Site) Boherboy Frontage
- Drawing No. 04 – Boundary Plan & Details
- Drawing No. 05 – Combined Site Plan with Engineers Services
- Drawing No. 06 – Apartment Block A & B Podium Section
- Drawing No. 07 – Typical House Front Treatment & Details
- Drawing No. 08 – Suggested Rear Garden Treatment (Durkan Site Cell 1)
- Drawing No. 08a – Suggested Rear Garden Treatment (Durkan Site Cell 2)
- Drawing No. 08b – Suggested Rear Garden Treatment (Durkan Site Cell 3)
- Drawing No. 08c – Suggested Rear Garden Treatment (Durkan Site Cell 4)
- Drawing No. 08d – Suggested Rear Garden Treatment (Durkan Site Cell 5)
- Drawing No. 08e – Suggested Rear Garden Treatment (Kelland Site Cell 7)
- Drawing No. 08f – Suggested Rear Garden Treatment (Kelland Site Cell 8)
- Drawing No. 08g – Suggested Rear Garden Treatment (Kelland Site Cell 9)
- Drawing No. 08h – Suggested Rear Garden Treatment (Kelland Site Cell 10)
- Drawing No. 08i – Suggested Rear Garden Treatment (Kelland Site Cell 11)
- Drawing No. 08j – Suggested Rear Garden Treatment (Kelland Site Cell 12)
- Drawing No. 09 – Openspace Section D-DD



- Drawing No. 10 – Boundary Treatment Sections A, B, C & D (Durkan Site)
- Drawing No. 10a – Boundary Treatment Sections E & F (Durkan Site)
- Drawing No. 10b – Boundary Treatment Sections G, H, I, J & K (Kelland Site)
- Drawing No. 11 – Entrance Elevation & Details
- Drawing No. 12 – Retaining Wall Location Plan
- Drawing No. 13 - Road Treatment Sections A, B, C, D, E, F & G

**Prepared by: ARBORIST ASSOCIATES:**

**REPORT:**

- An Arboricultural Assessment on Lands at 'Boherboy', Saggart, Co. Dublin

**DRAWINGS:**

- Drawing No. BBS001 Overall plan– "Tree Constraints Plan"
- Drawing No. BBS002 Overall plan – "Tree Protection Plan"
- Drawing No. BBS002 Part 1 – "Tree Protection Plan"
- Drawing No. BBS002 Part 2 – "Tree Protection Plan"
- 
- 

**Prepared by: Scott Cawley ECOLOGISTS:**

- Appropriate Assessment Screening Report

**Prepared by: AWN Consulting:**

- Hydrological & Hydrogeological Qualitative Risk Assessment

**Prepared by: BUILDING SERVICES CONSULTING ENGINEERS (BBSC):**

**REPORT:**

- Energy Statement
- Telecommunications Impact Assessment
- Environmental Impact assessment – Utility Report

**Prepared by: REDMOND ANALYTICAL MANAGEMENT SERVICES:**

**REPORT:**

- "Lighting Design Report & Specifications for proposed residential development at Boherboy"

**DRAWINGS:**

- Drawing No. 21058-1 – Rev D - "Public Lighting Layout"
- Drawing No. 21058-2 – Rev D - "Public Lighting Layout"
- Drawing No. 21058-3 – Rev D - "Public Lighting Layout"
- Drawing No. 21058-4 – Rev D - "Public Lighting Layout"
- Drawing No. 21058-5 – Rev D - "Public Lighting Layout"



- Drawing No. 21058-6 – Rev D - “Public Lighting Layout”
- Drawing No. 21058-7 – Rev D - “Public Lighting Layout”
- Drawing No. 21058-8 – Rev D - “Public Lighting Layout”



## **Appendix B – Letters of Consent**

**Copies of letters of consent from Kerasoun Ltd & South Dublin County Council**



**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.**

---

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



## Tracy Armstrong

---

**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



**Appendix C – Copy of letter confirming applicant's intention to submit SHD planning application**



**ARMSTRONG  
FENTON**

ASSOCIATES

1<sup>st</sup> February 2022.

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

Re:

**Proposed Strategic Housing Development Planning Application  
Pre-Application Consultation Ref. No. ABP-308352-20  
In the townland of Boherboy, Saggart, Co. Dublin.**

Dear Sirs,

On behalf of our clients, Durkan Estates Ireland Ltd. and Kelland Homes Ltd, we wish to formally notify the Strategic Housing Unit of An Bord Pleanála, that it is our clients' intention to submit a joint Strategic Housing Development (SHD) planning application in the coming weeks, on foot of the Pre-Application Consultation Opinion received under Ref. ABP-308352-20, in relation to their lands at Boherboy, Saggart, Co. Dublin.

We notify you of this intention in accordance with Section 17(2)(a) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021. Furthermore, we confirm that the SHD planning application will be lodged with An Bord Pleanála within 16 weeks of the date the aforementioned Act came into operation.

Yours sincerely,

Tracy Armstrong,  
**Armstrong Fenton Associates.**



## Appendix D – Payment of planning application fee



### Transaction Confirmation

#### Transaction details

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Amount	EUR 80,000.00
Type	Debit
Currency	EUR
Payment option	Standard
Payment status	Completed
Payment Reference	IE22032200149872
Credit / Debit Date	22/03/2022 10:28:52

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#### Payer details

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Name	KELLAND HOMES LIMITED
------	-----------------------

---

#### Payee details

---

Name	An Bord Pleanála
------	------------------



## Appendix E – Copy EIAR Portal Notification

**From:** [Housing Eiaportal](#)  
**To:** [Tracy Armstrong](#)  
**Subject:** EIA Portal Confirmation Notice Portal ID 2022035  
**Date:** Tuesday 22 March 2022 12:59:43  
**Attachments:** [image001.png](#)

---

Dear Tracy,

An EIA Portal notification was received on 22/03/2022 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 22/03/2022 under EIA Portal ID number 2022035 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2022035

**Competent Authority:** An Bord Pleanála

**Applicant Name:** Kelland Homes Ltd & Durkan Estates Ireland Ltd

**Location:** Townland of Boherboy, Saggart, Co. Dublin

**Description: Linear Development: No**

**Date Uploaded to Portal:** 22/03/2022

Regards,

Hugh Wogan,

EIA Portal team

---

**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta**  
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0  
Custom House, Dublin 1, D01 W6X0

---

T +353 (0) 1 888 2000

[www.gov.ie/housing](http://www.gov.ie/housing)



**An Roinn Tithíochta,  
Rialtais Áitiúil agus Oidhreachta**  
Department of Housing,  
Local Government and Heritage



## Appendix F – Correspondence with Prescribed Bodies re issuing of soft copy only of the subject SHD planning application

**From:** [Planning](#)  
**To:** [Tracy Armstrong](#)  
**Cc:** [Kieran O'Regan](#)  
**Subject:** RE: SHD Planning Application - FAO Bojana Grujic  
**Date:** Tuesday 12 October 2021 15:59:05

---

Dear Tracy,

Thank you for contacting Irish Water in regards to a proposed Strategic Housing Development.

We recommend that all correspondence is sent to [planning@water.ie](mailto:planning@water.ie) and also please advise of the development websites so we can access the documents electronically. Please notify us when the development website goes live so I will pass it on to the relevant team.

You do not need to send printed copies. IW is satisfied that SHD applications are posted to Colvill House on a USB/CD (we don't accept We Transfer links) with a covering letter for same.

Letters should be addressed as follows:

Development Management Planning  
Irish Water  
Colvill House,  
24-26 Talbot Street,  
Dublin 1.

I hope you find the information helpful. Should you have any further queries, please do not hesitate to contact me.

Kind regards,

**Bojana Grujic**  
*Planning Application Specialist*

**Uisce Eireann**  
Bosca OP 860, Oifig Sheachadta na Cathrach Theas, Cathair Chorcaí, Éire  
**Irish Water**  
PO Box 860, South City Delivery Office, Cork City, Ireland  
**T:** [1850 278 278](tel:1850278278)  
**Minicom:** [1850 378 378](tel:1850378378)  
[www.water.ie](http://www.water.ie)

---

**From:** Tracy Armstrong <[tracy@armstrongfenton.com](mailto:tracy@armstrongfenton.com)>  
**Sent:** Tuesday 12 October 2021 15:40  
**To:** Planning <[Planning@water.ie](mailto:Planning@water.ie)>  
**Subject:** SHD Planning Application - FAO Bojana Grujic



**From:** [Planning](#)  
**To:** [Tracy Armstrong](#)  
**Subject:** RE: SHD Planning Application - FAO David O'Sullivan  
**Date:** Tuesday 12 October 2021 16:41:44  
**Attachments:** [image001.jpg](#)

---

Tracy

Thank you for your email. A soft copy is fine. Please send a cover letter and a link to the website containing the relevant documents to this email address.

Kind Regards,  
David O'Sullivan  
Strategic Planning



Dún Scéine  
Iveagh Court  
Harcourt Lane  
Dublin 2  
D02 WT20  
Tel. + 353 (0)1 879 8300  
Ddi: + 353 (0)1 879 8388  
Email: <mailto:david.osullivan@nationaltransport.ie>  
Web: [www.nationaltransport.ie](http://www.nationaltransport.ie)

---

**From:** Tracy Armstrong <[tracy@armstrongfenton.com](mailto:tracy@armstrongfenton.com)>  
**Sent:** Tuesday 12 October 2021 15:42  
**To:** Planning <[Planning@nationaltransport.ie](mailto:Planning@nationaltransport.ie)>  
**Subject:** SHD Planning Application - FAO David O'Sullivan



**From:** [Landuse Planning](#)  
**To:** [Tracy Armstrong](#)  
**Subject:** RE: SHD Planning Application - FAO Olivia Morgan  
**Date:** Tuesday 12 October 2021 15:59:29

---

**Dear Tracy**

Thank you for your email regarding the above.

TII would be obliged if all planning related documentation was submitted electronically to [landuseplanning@tii.ie](mailto:landuseplanning@tii.ie) including a link to the application website.

Many thanks for your help in this matter

**Kind regards**  
**Olivia Morgan**  
**Land Use Planning**

---

**From:** Tracy Armstrong <tracy@armstrongfenton.com>  
**Sent:** Tuesday 12 October 2021 15:44  
**To:** Landuse Planning <LandUsePlanning@tii.ie>  
**Subject:** SHD Planning Application - FAO Olivia Morgan



**From:** [Manager DAU](#)  
**To:** [Tracy Armstrong](#)  
**Subject:** RE: SHD Planning Application - FAO Conor Rooney  
**Date:** Wednesday 13 October 2021 09:57:51

---

Good morning Tracy,

The Department will only be too happy to accept a soft copy of the application. A USB preferably but a CD is fine also.

You can send it to the address below and mark it fir my attention.

Thanks,

**Simon Dolan**

**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta**  
**Department of Housing, Local Government and Heritage**

*Executive Officer*

**Aonad na nIarratas ar Fhorbairt**

*Development Applications Unit*

**Oifigí an Rialtais**

*Government Offices*

**Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90**

Newtown Road, Wexford, County Wexford, Y35 AP90

---

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

**Sent:** Tuesday 12 October 2021 15:46

**To:** Manager DAU <[Manager.DAU@housing.gov.ie](mailto:Manager.DAU@housing.gov.ie)>

**Subject:** SHD Planning Application - FAO Conor Rooney



**From:** [Gareth O'Flaherty \(Defence\)](#)  
**To:** [Tracy Armstrong](#); [don.watchhorn@defence.ie](mailto:don.watchhorn@defence.ie); [Defence Property Management Planning](#)  
**Subject:** RE: Proposed SHD Planning Application Saggart Road, Co. Dublin  
**Date:** Monday 26 April 2021 10:29:10

---

Dear Ms. Armstrong,

I acknowledge receipt of your email of 20 April 2021, which has been forwarded to Air Corps' colleagues for views and observations. I shall revert with any matters arising. An electronic version of the SHD application will be satisfactory. If you have any further queries, please do not hesitate to contact me.

Yours sincerely,  
Gareth.

**Gareth O'Flaherty**  
*Higher Executive Officer – Property Management Branch*

---

**An Roinn Cosanta**  
*Department of Defence*

**Bóthar an Stáisiúin, An Droichead Nua, Contae Chill Dara, W12 AD93.**

Station Road, Newbridge, Co.Kildare, W12 AD93.

---

T +353 (0)45 45 2162 M +353 (0)87 437 4237

[gareth.oflaherty@defence.ie](mailto:gareth.oflaherty@defence.ie)

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

---

**From:** Tracy Armstrong <tracy@armstrongfenton.com>  
**Sent:** Tuesday 20 April 2021 10:44  
**To:** Gareth O'Flaherty (Defence) <Gareth.OFlaherty@defence.ie>; don.watchhorn@defence.ie; Defence Property Management Planning <PropertyManagementPlanning@defence.ie>  
**Subject:** Proposed SHD Planning Application Saggart Road, Co. Dublin



**From:** [RAFFERTY Audrey](#)  
**To:** [Tracy Armstrong](#)  
**Subject:** RE: SHD Planning Application  
**Date:** Monday 31 January 2022 17:34:46

---

Hi Tracy

Please can you send a soft copy to the [planning@iaa.ie](mailto:planning@iaa.ie)

Thanks you

Kind Regards

Audrey Rafferty  
Corporate Affairs  
Irish Aviation Authority  
11-12 Dolier Street  
Dublin 2  
01 603 1103

---

**From:** Tracy Armstrong <tracy@armstrongfenton.com>  
**Sent:** 31 January 2022 16:47  
**To:** RAFFERTY Audrey <audrey.rafferty@iaa.ie>  
**Subject:** SHD Planning Application



**From:** [Gretta Hannigan](#)  
**To:** [Tracy Armstrong](#)  
**Cc:** [Roisin O'Callaghan](#)  
**Subject:** FW: SHD Planning Application Boherboy  
**Date:** Monday 8 November 2021 10:36:02

---

Morning Tracy, soft copy is fine.

Kind regards,

Gretta

Gretta Hannigan  
Senior Fisheries Environmental Officer  
Inland Fisheries Ireland- Dublin

-----  
**Iascach Intíre Éireann**  
**Inland Fisheries Ireland**

**Tel** +353 (0)1 8842693  
**Email** [gretta.hannigan@fisheriesireland.ie](mailto:gretta.hannigan@fisheriesireland.ie)  
**Web** [www.fisheriesireland.ie](http://www.fisheriesireland.ie)  
3044 Lake Drive, City West, Dublin 24, IRELAND

---

**From:** ERBD  
**Sent:** Monday 8 November 2021 10:04  
**To:** Gretta Hannigan; Roisin O'Callaghan  
**Subject:** FW: SHD Planning Application

Good morning Ladies  
Received to ERBD info  
Kind regards  
Yvonne

Yvonne Quirke  
Inland Fisheries Ireland - Dublin

-----  
**Iascach Intíre Éireann**  
**Inland Fisheries Ireland**

**Tel** +353 (1) 8842695  
**Email** [yvonne.quirke@fisheriesireland.ie](mailto:yvonne.quirke@fisheriesireland.ie)  
**Web** [www.fisheriesireland.ie](http://www.fisheriesireland.ie)

3044 Lake Drive, Citywest Business Campus, Dublin 24, D24CK66, Ireland.  
-----

**From:** Tracy Armstrong <[tracy@armstrongfenton.com](mailto:tracy@armstrongfenton.com)>  
**Sent:** 05 November 2021 17:32  
**To:** ERBD <[erbd@fisheriesireland.ie](mailto:erbd@fisheriesireland.ie)>  
**Subject:** RE: SHD Planning Application



**From:** [Alison Harvey](#)  
**To:** [Tracy Armstrong](#); [Ger Croke](#)  
**Subject:** RE: [External] SHD Planning Application  
**Date:** Tuesday 12 October 2021 15:50:55

---

Hello Tracy  
A soft copy is fine.  
Best  
Alison MIPI

---

**From:** Tracy Armstrong <tracy@armstrongfenton.com>  
**Sent:** Tuesday 12 October 2021 15:49  
**To:** Ger Croke <gcroke@heritagecouncil.ie>; Alison Harvey <aharvey@heritagecouncil.ie>  
**Subject:** [External] SHD Planning Application



**From:** [Phoebe Duvall](#)  
**To:** [Tracy Armstrong](#)  
**Subject:** Re: SHD Planning Application - FAO Phoebe Duvall  
**Date:** Tuesday 12 October 2021 15:54:06

---

Hi Tracy,

Many thanks for your email. A soft copy would be perfect.

Kind regards,  
Phoebe Duvall

On Tue, 12 Oct 2021 at 15:50, Tracy Armstrong <[tracy@armstrongfenton.com](mailto:tracy@armstrongfenton.com)> wrote:

To Phoebe,

We are the planning consultants for an upcoming SHD planning application that we intend to submit to An Bord Pleanála for permission soon. The proposed development consists of 655 no. dwellings, creche and all associated site development works, located at Boherboy, Saggart, Co. Dublin (in the administrative area of South Dublin County Council).

The An Bord Pleanála pre-planning ref. no. is ABP-308352-20.

We have been asked by An Bord Pleanála to issue a copy of the SHD planning application to An Taisce.

We would be obliged if you could confirm if An Taisce will accept a soft copy only of the application or if you also require a hard copy?

Many thanks

Kind regards,

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

*Managing Director,*

**Armstrong Fenton Associates,**

Planning & Development Consultants,



**From:** [Hanlon, Alan](#)  
**To:** [Tracy Armstrong](#)  
**Subject:** RE: SHD Planning Application - Boherboy  
**Date:** Tuesday 12 October 2021 17:05:37

---

Tracy,

A soft copy of the application is fine. We do not require a hardcopy.

Regards

**Alan**  
*Statutory Plans,  
Forward Planning Section*

**An Roinn Oideachais**  
Department of Education

**Bóthar Phort Laoise, An Tulach Mhór, Co. Uíbh Fhailí, R35 Y2N5.**  
Portlaoise Road, Tullamore, Co Offaly, R35 Y2N5.

T +353(57)93 2 4474  
[www.education.ie](http://www.education.ie)

---

**From:** Tracy Armstrong [mailto:tracy@armstrongfenton.com]  
**Sent:** Tuesday 12 October 2021 17:04  
**To:** Hanlon, Alan <Alan\_Hanlon@education.gov.ie>  
**Subject:** SHD Planning Application - Boherboy

To Alan,

We are the planning consultants for an upcoming SHD planning application that we intend to submit to An Bord Pleanála for permission soon. I know my client Neil Durkan has been liaising with you in the past regarding these lands at Boherboy, Saggart, Co. Dublin. The proposed development consists of 655 no. dwellings, creche and all associated site development works, including the reservation of a site for a future school, as per the Fortunestown Local Area Plan 2012, in the administrative area of South Dublin County Council.

The An Bord Pleanála pre-planning ref. no. is ABP-308352-20.

We have been asked by An Bord Pleanála to issue a copy of the SHD planning application to the Department of Education & Skills (DES)

We would be obliged if you could confirm if the Department will accept a soft copy only of the application or if you also require a hard copy?

Many 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.

A