

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24



24/10/2022

**PLANNING APPLICATION**

**Applicant:** Greenacre Residential DAC  
**Development:** Retention of as Built 2no. Duplex Units  
**Site Address:** 2 & 4 Parklands Parade, Saggart, Co. Dublin (D24XY9F & D24KAX8)

Dear Sir/ Madam,

On behalf of the applicants - Greenacre Residential DAC, please find enclosed a planning application in respect of the above reference development.

**PROPOSED DEVELOPMENT**

The current application site comprises lands at Parklands Parade, Saggart, Co. Dublin.

The site at Parklands Parade is located within the Parklands residential development which is currently under construction and located to the west of the established Cuil Duin neighbourhood. The Parklands development was permitted in 2018 (Reg. Ref. ABP-300555-18) and modified later in 2018 (Reg. Ref. SD18A/0420). The site comprises a terrace of 2 and 3 storey dwellings fronting south and east onto Parklands Parade. Citywest and Saggart Community National School is located directly to the north of Parklands Parade with a site for future development (Reg. Ref. ABP-305563-19) located to the south and the Luas Red Line extension and Fortunestown Lane further to the south.

The development the subject of this planning application is described as follows in the statutory public notices:-

*The development will consist of retention of as built 2no. two bed, two storey duplex units with associated private and communal amenity spaces, bin and bike store and all associated amendments to hard and soft landscaping and car parking on the adjoining street at Parklands Parade all in lieu of previously permitted creche and community facility at this location.*

**LAND USE ZONING & PRINCIPLE OF DEVELOPMENT**

The subject site is zoned 'Objective RES-N – To provide for new residential communities in accordance with approved area plans' in the **South Dublin County Development Plan 2022 - 2028**. 'Residential' uses are 'Permitted in Principle' on 'Res-N' zoned lands.

The site of the permitted creche and community facility at Parklands Parade was previously permitted as 2no. duplex units under Reg. Ref. ABP-300555-18. The current application will revert to the residential use as this location as originally intended.

The childcare and community facility needs of Cuil Duin and Parklands will be provided within a proposed creche and community centre at Cuil Duin Avenue which is the subject of a separate application by the applicant. It is noted that a creche is also permitted under the Parklands Phase 2 development (Reg. Ref. ABP-305563-19) and will be constructed to serve that development.

#### **ENCLOSURES / SUPPORTING INFORMATION**

The following are enclosed:-

##### Particulars

- Completed Planning Application Form
- Planning application fee (€390) - Class 1 (€195 X 2).
- Copy of Site Notice
- Newspaper Notice - Full page extract (Irish Daily Star)

##### Drawings

- Architectural Drawings - refer to enclosed Darmody Architecture Drawing Issue Register.

##### Reports

- Site Services Report by DBFL Consulting Engineers.

It is considered that the plans and particulars contained within this application comply with the requirements set out in the Planning & Development Regulations 2001, as amended. If there is any question in relation to validation of this application, we would appreciate if you would contact BMA Planning as the agents.

#### **CONCLUSION**

I trust the enclosed is in order and look forward to receiving your decision in due course.

Yours sincerely,

  
BMA Planning

**DESCRIPTION OF PROPOSED DEVELOPMENT**

(For purposes of application form question no. 9 & as per newspaper notice)

**South Dublin County Council.** Greenacre Residential DAC intend to apply for Retention Permission for development on lands at 2 & 4 Parklands Parade, Saggart, Co. Dublin (D24XY9F & D24KAX8).

The development will consist of retention of as built 2no. two bed, two storey duplex units with associated private and communal amenity spaces, bin and bike store and all associated amendments to hard and soft landscaping and car parking on the adjoining street at Parklands Parade all in lieu of previously permitted creche and community facility at this location.

This application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of South Dublin County Council during its public opening hours of 9am – 4pm, Mon-Fri, and a submission or observation may be made to South Dublin County Council in writing and on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by South Dublin County Council of the application.