

Nicky Casey,  
Cairn Homes Properties Limited  
45, Mespil Road  
Dublin 4

**Date:** 06-Jun-2024

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

**Register Reference:** ABP-312501-22/C5a

**Development:** Demolition of existing single storey dwelling and the construction of 274 units on a 4.62 ha (net) site (density 60 units per hectare). It will comprise of 51 houses, 38 duplex units and 185 apartments. The height of the proposed scheme will range from two storey houses and three storey duplexes to 5 storey and part 8 storey apartment blocks. The proposed residential mix will comprise of: 17 2-bed houses, 27 3-bed houses and 7 4-bed houses, 2 1-bed duplex, 17 2-bed duplex and 19 3-bed duplex units, 62 1-bed apartments, 119 2-bed apartments and 4 3-bed apartments. A 4-classroom crèche of c. 276 sq.m and 2 substations are also included in the proposed development. 276 car parking spaces and 634 bicycle spaces are provided. A planted woodland berm will be developed along the northern boundary with the N7 to provide a sound barrier and amenity open space. There are a number of green spaces located in the centre of the site and on the south east and west of the site with natural play and SUDS elements as well as a large open communal space for the two apartment blocks to the south. Vehicle, pedestrian and cycle access to the site will be from the Mill Road. A new road will be constructed running east west at the southern boundary of the site. The residential element of the site will have two access points off the proposed new road. This new route will extend eastwards to provide cycling and pedestrian connections through neighbouring Citywest lands and to the Saggart LUAS light rail terminus. Secondary access is proposed at the north west of the site from an existing access road connecting to Mill Road. This access is designed as services and emergency only and will be controlled by collapsible bollards.

**Condition 5a**

Prior to commencement of development final details of the proposed new pedestrian and bicycle connection along the Mill Road, bus stops, and all required site works shall be submitted to and agreed in writing with the planning authority.

**Location:** Mill Road, Saggart, County Dublin

**Applicant:** Tom Sheridan, Tetrarch Residential Limited Europa House, 2nd Floor,  
Block 9 Harcourt Centre, Harcourt Street, Co Dublin, D02 WR20

**Application Type:** Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 29-May-2024.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

Fiona Campbell

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*for* **Senior Planner**