|  |  |
| --- | --- |
| **SD15A/0388** |  |
| APPEAL NOTIFIED: | 03-Aug-2016 |
| APPEAL LODGED: | 29-Jul-2016 |
| APPELLANT TYPE: | 3RD PARTY |
| NATURE OF APPEAL: | Apply to Leave to Appeal |
| COUNCILS DECISION: | GRANT PERMISSION |
| APPLICANT: | Kelland Homes & Durkan Estates |
| LOCATION: | Boherboy, Saggart, Co. Dublin. |
| PROPOSED DEVELOPMENT: | Residential development consisting of 218 3 and 4 bed 2 storey houses and a creche of (246sq.m) to be built on a site of circa of 8.16ha which will form Phase 1 of development of the Boherboy Neighbourhood within the Fortunestown Local Area Plan (2012). The proposed development consists of two adjoining sites to be developed by (a) Kelland Homes Ltd. for 111 dwellings and on the eastern side, bounded by the Corbally Stream and (b) by Durkan Estates Ireland Ltd. for 107 dwellings and a creche on the western side, and in total provides for 17 4 bed detached houses, 41 4 bed semi-detached houses, 144 3 bed semi-detached houses and 16 3 bed terraced houses. The adjoining lands to the north are in the same ownership and form the remainder of the Boherboy Neighbourhood to be developed in the future with the Boherboy Road bounding the site to the south. Access to the development will be via 2 vehicular access points from the Boherboy Road along with the provision of a roadside footpath at the Boherboy Road. The proposed development also includes for all associated site development works, public open spaces, including alongside the Corbally Stream landscaping and provision of a pedestrian link to the District Park to the north east. Surface water will be attenuated within the site, with fallout to existing watercourses, with foul sewer and connected to a proposed new pumping station located at the northern end of the site, on an overall site area of 17.48ha. |