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*Reg. Ref.*

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**LRD23A/0011**

Appeal Notified:	15/04/2024
Appeal Lodged Date:	11/04/2024
Appellant Type:	3RD PARTY
Nature of Appeal:	AGAINST DECISION
Councils Decision:	GRANT PERMISSION
Applicant:	Cairn Homes Properties Limited
Location:	Within the townland of Newcastle South, Newcastle, And along Athgoe Road & Hazelhatch Road (R405) to (Ground Investigations Ireland premises), Co. Dublin.
Description:	<p>The proposal comprises the 2nd phase (phase 2B) of a 2 phase development (first phase [phase2A] under planning reg. ref SD23A/0136 will comprise 48 no. duplex dwellings and phase 2 of Taobh Chnoic public park of c.1.74 hectares of open space, along with car parking and ancillary infrastructure) to result in an overall Phase 2 development of 179 no. dwellings (consisting of 119 no. 2 storey houses and 60 no apartments / duplex apartments in 5 no. 3 storey duplex buildings, and ancillary infrastructure). The phase 2B development will consist of the construction of 131 no. dwellings and open space as follows: A) 119 no. 2 storey houses (10 no. 2 bedroom houses, 95 no. 3 bedroom houses, 13 no. 4 bedroom houses and 1 no. 5 bedroom house. B) 12 no. apartments / duplex apartments in 1 no. 3 storey building - (6 no. 2 bedroom apartments and 6 no. 3 bedroom duplex apartments) all with terrace. C) Open space (c. 1.34 ha. in a series of open space areas) hard and soft landscaping (including public lighting &amp; boundary treatment), communal open space for duplex apartments and apartments; along with single storey bicycle/bin stores and ESB substations; D) Vehicle access from the Athgoe Road from a new signalised junction along with upgrades to footpath and pedestrian crossing (on the Athgoe Road) as well as provision of vehicular/pedestrian/cycle link to permitted 'Graydon' (TA06S.305343) 'Newcastle Boulevard' to the East as well as 237 no car parking spaces and 94 no. bicycle spaces (4 no. motorcycle space) and all internal roads, cycleways, green routes and paths. E) Provision of surface water attenuation SuDs measures connection to water supply and provision of foul drainage infrastructure as well as an underground local pumping station (in northern part of site) to Irish Water specifications and all ancillary site development / construction / landscaping works. F) The proposal also includes upgrades (to provide surface water pipe upgrades) to the surface water network along Athgoe Road and Hazelhatch Road (for c. 1.2 km).</p>