



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

Development Applications Unit,  
Department of Housing, Local Government and Heritage,  
Government Offices,  
Newtown Road,  
Wexford,  
County Wexford,  
Y35 AP90.

**Re:**

**Strategic Housing Development Application to An Bord Pleanála**

**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,

On behalf of our clients, Kelland Homes Ltd and Durkan Estates Ireland Ltd, please be advised that they intend to apply to An Bord Pleanála for permission for a Strategic Housing Development on lands at Boherboy, Saggart, Co. Dublin.

We have been directed by An Bord Pleanála, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, to provide the Department of Culture, Heritage and the Gaeltacht (Nature Conservation) with a copy of the application. Pursuant to same, a copy of the application is enclosed for your information in soft copy (usb), as agreed with Conor Rooney of your office.

We understand that, following prior correspondence with the Department of Culture, Heritage and the Gaeltacht (Nature Conservation) and given the circumstances surrounding the ongoing Covid-19 pandemic and associated working restrictions related to same, the Department of Culture, Heritage and the Gaeltacht (Nature Conservation) are happy to receive a soft copy of the application only. As such a soft copy of the application (on USB stick) is enclosed with this cover letter. A hard copy can be provided upon request and receipt of this letter.



## 1.0 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 the 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 c. 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 and accompanies the application. 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)



## 2.0 Inspection and Submissions

2.1. 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).

2.2. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (**except for certain prescribed bodies**), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

2.3. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

(a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent:

(b) the subject matter of the submission or observations, and:

(c) the reasons, considerations and arguments on which the submission or observations is or are based.

2.4. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

2.5. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with Sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

2.6. A full list of enclosures is detailed in the appendix of this cover letter on the pages over. We trust all the above is in order; however, if you require any further clarification, please do not hesitate to contact us.

Yours faithfully,

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



## Appendix

A list of the enclosed documents/drawings that form this application 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

### **Prepared by Applicants:**

- Part V Proposal
- Outline Construction Management Plan

### **Letters of Consent:**

- 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 & ASSOCIATES 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 (BBSCE):**

**REPORT:**

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



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