

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

Shannon Homes intend to apply to An Bord Pleanála for permission for a strategic housing development on a site of c. 3.8ha at Taylors Lane and Edmondstown Road, Ballyboden, Dublin 16.

The development will consist of

- **Demolition of existing former Institutional buildings and associated outbuildings (c.5,231 sq.m);**
- **Construction of 496 no. residential units within 3 no. apartment/duplex blocks (over basement car parks) ranging in height from 2-7 storeys and comprising of 36 no. 1-Beds; 391 no. 2-Beds; and 69 no. 3-Beds, all with associated private balconies/terraces to the north/south/east/west elevations.**
 - **Block A is 6-7 storeys in height and consists of 152 no. units in 2 no. L-shaped buildings along with a creche and two retail units.**
 - **Block B consists of 3 no. 6-7storey buildings with 141 units, plus 6 no. 2 storey duplex units in 2 buildings providing a total of 147 units.**
 - **Block C is 5-6 storeys in height and consists of 197 no. units plus a community room all in one building.**
- **Provision of a new public park along Taylor's Lane.**
- **Provision of 372 no. car parking spaces and 1144 no. cycle parking spaces.**
- **Revised vehicular access from Edmondstown Road and an emergency vehicular access off Taylor's Lane along with provision of pedestrian accesses to the site.**
- **Road improvement works along Edmondstown Road including the existing junction of Scholarstown Road/ Edmondstown Road.**
- **All associated development works, substations, bin stores and landscaping required.**

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (South Dublin Development Plan 2016-2022).

The application 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 has been prepared in respect of the proposed development.

The application together with the Environmental Impact Assessment Report (EIAR) 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 applicant: <https://www.taylorslaneshd.ie>.

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, 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. 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.

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.

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 website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: ...


(Brenda Butterly (Agent) McGill Planning 45 Herbert Lane, Dublin 2)

Date of erection of site notice .19th May 2020