

Our Ref: 2103 Stocking Lane SHD 2
ABP Ref ABP-310111-21
PA Reg.Ref. SHDSPP005

Irish Water
Colville House
Talbot Street
Dublin 1

11th October 2021

Re: Strategic Housing Development Application at Stocking Lane, Ballyboden, Dublin 16

Dear Sir/ Madam,

We wish to give notice to you of a proposed strategic housing development which was advertised as follows.

We, MacCabe Durney Barnes Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development at a site c.2.47ha on lands at Stocking Lane, Ballyboden, Dublin 16.

The development will consist of:

- 131 residential units including:
 - 21 houses (1 no. 3-bed; 11 no. 4-bed; 9 no. 5-bed) of up to two-storey plus roof storey.
 - 2 duplex apartment units (2 no. 2-bed) in a three-storey high block.
 - 108 apartment units (29 no. 1-bed; 59 no. 2-bed; 20 no. 3-bed) in ten apartment blocks up to four-storeys.
- A creche of c. 128 sqm at the ground floor of Block L.
- A shop of c. 65 sqm at the ground floor of Block G, with associated storage.
- A total of 167 car parking spaces, of which:
 - 88 are at surface level and 79 in the basement under apartment Blocks F and G.
 - 5 are dedicated visitor parking spaces.
- A total of 288 cycle parking spaces and 5 no. motorcycle spaces.
- A new vehicular access onto Stocking Lane.
- A new pedestrian and cycle access to the Springvale estate to the east.
- New roads, footpaths and cycle paths and connections within the site
- A new pedestrian crossing on Stocking Lane to the north west.
- The expansion and upgrade of the existing pedestrian crossing on Stocking Lane to the south west.

The development also includes landscaped private and public open space, boundary treatment, lighting, play area, an ESB substation, site drainage works and all ancillary site development works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (South Dublin County Council 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.

The application 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: www.stockinglaneshd2.com

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.

Yours Faithfully

MacCabe Durney Barnes

MACCABE DURNEY BARNES

Encl.