

## PLANNING APPLICATION FORM

### SOUTH DUBLIN COUNTY COUNCIL



#### PLANNING APPLICATION FORM

**Form No. 2 of Schedule 3 to the Planning and Development Regulations 2006 and Planning and Development (Amendment) (No. 3) Regulations 2015**

**Planning Department, County Hall, Town Centre, Tallaght, Dublin 24.**  
Tel: (01) 4149000 Fax: (01) 4149104 Email: [planning.dept@sdublincoco.ie](mailto:planning.dept@sdublincoco.ie)

**PLEASE NOTE THAT INFORMATION SUBMITTED WITH A PLANNING APPLICATION WILL BE AVAILABLE TO VIEW ON THE PUBLIC FILE AND ON THE COUNCIL'S WEBSITE WITH THE EXCEPTION OF CONTACT DETAILS OF APPLICANTS [www.sdublincoco.ie](http://www.sdublincoco.ie)**

**STANDARD PLANNING APPLICATION FORM & ACCOMPANYING DOCUMENTATION:**

Please read directions & documentation requirements at back of form before completion.

All questions relevant to the proposal being applied for must be answered.

Non-relevant questions: Please mark N/A

*Please ensure all necessary documentation is attached to your application form.*

**Failure to complete this form or attach necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.**

**DATA PROTECTION**

**All planning applications are made available for public inspection and each week lists of planning applications received and planning decisions are published on [www.sdublincoco.ie](http://www.sdublincoco.ie)**

**The publication of planning applications by planning authorities may lead to applicants being targeted by persons engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.**

**If you are satisfied to receive direct marketing please tick this box.**

**The use of the personal details of planning applications, including for marketing purposes, may be unlawful under the Data Protection Acts 1988-2003 and may result in action by the Data Protection Commissioner against the sender, including prosecution.**

## PLANNING APPLICATION FORM

### 1. Name of Relevant Planning Authority: SOUTH DUBLIN COUNTY COUNCIL

### 2. Location of Proposed Development:

*Postal Address or Townland or Location (as may best identify the land or structure in question)*

Site is located in the townland of Boherboy, Saggart, Co. 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 and Carrigmore Park, while to the south is the Boherboy Road.

*Ordnance Survey Map Ref No (and the Grid Reference where available)<sup>1</sup>*

3389-22 @ 1:1000  
3452-A & 3389-C @ 1:2500

### 3. Type of planning permission (please tick appropriate box):

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

### 4. Where planning permission is consequent on grant of outline permission\*:

Outline Permission Register Reference Number: \_\_\_\_\_ N/A

Date of Grant of Outline Permission\*: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ N/A

**\*NOTE:** Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 (as amended) Outline Permission lasts for 3 years.

#### Outline Permission may not be sought for:

- (a) the retention of structures or continuance of uses, **or**
- (b) developments requiring the submission of an Environmental Impact Statement/I.P.C./Waste Licence **or**
- (c) works to Protected Structures or proposed Protected Structures.

**PLANNING APPLICATION FORM**

**5. Applicant**<sup>2</sup> (person/entity seeking planning permission not an agent acting on his/her behalf)

Name(s) **Kelland Homes Ltd & Evara Developments Ltd**

Address(es) *Must be supplied at end of this application form - Question 26*

**6. Where Applicant is a Company** (*registered under the Companies Acts 1963 to 1999*)

Name(s) of company director(s) **Refer to Appendix at Rear of this Form**

Registered Address (of company) **Refer to Appendix at Rear of this Form**

Company Registration No. **Refer to Appendix at Rear of this Form**

Telephone No. **Refer to Appendix at Rear of this Form**

Email Address (if any) **Refer to Appendix at Rear of this Form**

Fax No. (if any) **N /A**

**7. Person/Agent acting on behalf of the Applicant (if any):**

Name

**Armstrong Fenton Associates**

Address *To be supplied at end of this application form - Question 27*

**Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26)**

Yes  No

**8. Person responsible for preparation of Drawings and Plans**<sup>3</sup>:

Name

**Greg Davey of Davey + Smith Architects & Ben McDonald of MCORM**

Address *Must be supplied at end of this application form - Question 28*

## PLANNING APPLICATION FORM

### 9. Description of Proposed Development:

*Brief description of nature and extent of development<sup>4</sup> (This should correspond with the wording of the newspaper advert and site notice.)*

Kelland Homes Ltd. and Evara Developments Ltd. wish to apply for permission for a Large-scale Residential Development (LRD) on a site located 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 and Carrigmore Park, while to the south is the Boherboy Road.

The proposed development consists of 611 no. dwellings, comprised of 306 no. 2, 3, 4 & 4-5 bed, 2 & 3 storey, detached, semi-detached & terraced houses, 133 no. 1, 2 & 3 bed duplex units in 12 no. 2-3 storey blocks, and 172 no. 1, 2 & 3 bed apartments in 5 no. buildings ranging in height from 4-5 & 5 storeys. The proposed development also includes a 2-storey crèche (c.630m<sup>2</sup>).

Access to the development will be via one no. new vehicular access point from the Boherboy Road, along with new vehicular connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north. Ten no. houses in the south-eastern part of the site will be accessed from Corbally Glade to the east. The proposed development includes for pedestrian and cyclist connections throughout the proposed development and accesses into adjoining lands at Carrigmore Park, Corbally Heath and Corbally Glade to the east and Carrigmore Green to the north.

Private amenity space for the residential units is provided in the form of rear gardens for houses and ground floor terraces / upper floor balconies for apartments and duplex units. The proposed development provides for a total of c.2.3Ha of public open space, and c.4,750sq.m of communal open space associated with proposed development.

The proposed development also 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.2.3Ha), (iii) communal open spaces (c.4,750sq.m), (iv) hard & soft landscaping and boundary treatments, (v) surface car parking (861 no. car parking spaces), (vi) bicycle parking (711 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) diversion of all existing overhead ESB lines underground, (ix) public lighting, and (x), plant / PV panels (M&E), utility services & 8 no. ESB substations, all on an overall application site area of c.18.7Hha. In accordance with the South Dublin County Development Plan (2022-2028), an area of c.1.03Ha within the site is reserved as a future school site.

### 10. Legal Interest of Applicant in the Land or Structure:

*Please tick appropriate box to show applicant's legal interest in the land or structure*

**A.**  
Owner

**B.**  
Occupier

**C. Other**

*Where legal interest is 'Other', please expand further on your interest in the land or structure*

**Letters of consent enclosed from South Dublin County Council, Aderrig 4 Residential Ltd, Violet Express Ltd & Mary Kelly**

**If you are not the legal owner, please state the name and address of owner on the last page of this application form - Question 29.** You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation

**PLANNING APPLICATION FORM**

**11. Site Area:**

<i>Area of site to which the application relates in hectares</i>	18.7 ha
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**12. Where the application relates to a building or buildings:**

<i>Gross floor space<sup>5</sup> of any <b>existing</b> building(s) in sq. m</i>	<b>0</b>
<i>Gross floor space of <b>proposed</b> works in sq. m</i>	<b>62,480.03sq.m</b>
<i>Gross floor space of work to be <b>retained</b> in sq. m (if appropriate)</i>	<b>0sq.m</b>
<i>Gross floor space of any <b>demolition</b> in sq. m (if appropriate)</i>	<b>0</b>

**Note:** Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from **inside** the external wall.

**13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:**

<i>Class of Development</i>	<i>Gross floor area in sq.m</i>
Residential	<b>61,849.93sq.m</b>
Creche	<b>630.1sq.m</b>

**14. In the case of residential development provide breakdown of residential mix.**

<b>Number of</b>	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	30	243	26	7	306
Apartments / Duplexes	0	57	170	78	0	0	305

<i>Number of car-parking spaces to be provided</i>	<i>Existing:</i> 0	<i>Proposed:</i> 861	<i>Total:</i> 861
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**PLANNING APPLICATION FORM**

**15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

<i>Existing use<sup>6</sup> (or previous use where retention permission is sought)</i>	<b>Greenfield lands</b>
<i>Proposed use (or use it is proposed to retain)</i>	<b>Residential Use &amp; Creche</b>
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	<b>N / A</b>

**16. Social and Affordable Housing**

<b>Please tick appropriate box</b>	<b>YES</b>	<b>NO</b>
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 applies?<sup>7</sup></i></p> <p>If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details of how you propose to comply with Section 96 of Part V of the Act including, for example: (i) details of such part or parts of the land which is subject to the application of permission or is or are specified by the Part V Agreement, or houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be transferred to the Planning Authority or details of houses situated on such aforementioned land or elsewhere in the Planning Authority's functional area proposed to be leased to the Planning Authority or details of any combination of the foregoing and (ii) details of the calculations and methodology for calculating the values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions of Part V of the Act.</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended)<sup>8</sup>, a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p>	<b>X</b>  <b>Please refer to the submitted Planning Report and Part V Proposal documents accompanying the planning application for full details of the applicant's Part V proposals.</b>	

If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended)<sup>9</sup>, details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

**PLANNING APPLICATION FORM**

**17. Development Details**

<b>Please tick appropriate box</b>	<b>YES</b>	<b>NO</b>
<i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i>		<b>X</b>
<b><i>Note: If yes, newspaper and site notice must indicate fact.</i></b>		
<i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i>		<b>X</b>
<i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994<sup>10</sup></i>		<b>X</b>
<i>Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?</i>		<b>X</b>
<i>Does the proposed development require the preparation of an Environmental Impact Assessment Report<sup>11</sup>?</i>	<b>X</b>	
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?</i> <b><i>Note: If yes, newspaper and site notice must indicate fact.</i></b>		<b>X</b>
<i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i> <b><i>Note: If yes, newspaper and site notice must indicate fact.</i></b>		<b>X</b>
<i>Do the Major Accident Regulations apply to the proposed development?</i>		<b>X</b>
<i>Does the application relate to a development in a Strategic Development Zone?</i> <b><i>Note: If yes, newspaper and site notice must indicate fact.</i></b>		<b>X</b>

Does the proposed development involve the demolition of any structure<sup>12</sup>?

**Note: Demolition of a habitable house requires planning permission.**

### **PLANNING APPLICATION FORM**

#### **18. Site History**

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [ ]      No [  ]

If yes, please give details e.g. year, extent

**N/A**

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [ ]      No [  ]

If yes, please give details.

**N/A**

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [  ]      No [ ]

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

**Reference No.:**

**SD15A/0388**

**Date: 22/12/2015**

**Reference No.: ABP-304828-19**

**Date: 04/07/2019**

**Reference No.: ABP-313145-22**

**Date: 29/03/2022**

*If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001-2006 as amended.*

**Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development<sup>13</sup>?**

Yes [ ]      No [  ]

*An Bord Pleanála Reference No.:*

**N/A**

*(Note: the Appeal must be determined or withdrawn before another similar application can be made).*

## **PLANNING APPLICATION FORM**

### **19. Pre-application Consultation**

***Has a pre-application consultation taken place in relation to the proposed development <sup>14</sup> ?***

Yes [ **X** ] No [  ]

If yes, please give details:

Reference No. (if any): LRDPP001/25 & LRDOP003/25

Date(s) of consultation: 28/02/2025 & 20/05/2025

Persons involved: Gormla O'Corrain, Aisling Kelly (Planning Dept.), Graham Murphy (Roads Dept.), Laurence Colleran (Public Realm Dept.) & Brian Harkin (Water Services Dept.) all of South Dublin County Council

Applicants and Tracy Armstrong of Armstrong Fenton Associates, Scott Morton of Davey + Smith Architects, Ben McDonald of MCORM Architects, Ronan Kearns of Pinnacle Consulting Engineers & Jonathan Gannon of Gannon + Associates, Landscape Architects

### **20. Services**

#### ***Proposed Source of Water Supply***

Existing connection [  ] New connection [ **X** ]

Public Mains [ **X** ] Group Water Scheme [  ] Private Well [  ]

Other (please specify): **N/A**

*Name of Group Water Scheme (where applicable)* **N/A**

#### ***Proposed Wastewater Management/Treatment***

Existing [  ] New [ **X** ]

Public Sewer [ **X** ] Conventional septic tank system [  ]

Other on-site treatment system [ **X** ] Please specify:

2 no. Temporary Pumping Stations also proposed

#### ***Proposed Surface Water Disposal***

Public Sewer/Drain [ **X** ] Soakpit [  ]

Watercourse [  ] Other [  ] Please specify

## 21. Details of Public Notice

Approved newspaper <sup>15</sup> in which notice was published	The Irish Daily Star
Date of publication	10/12/2025
Date on which site notice was erected	10/12/2025

## PLANNING APPLICATION FORM

## 22. Application Fee

Fee Payable	€80,000.00
<b>Basis of Calculation</b>  <b>Please see fee notes available on Council website</b> <a href="http://www.sdcc.ie"><u>www.sdcc.ie</u></a> <b>Please note if the correct fee is not paid this will result in your application being invalidated.</b>	<b>Maximum fee applicable</b> <ul style="list-style-type: none"><li>▪ <math>611 \times €130.00 = €79,430.00</math></li><li>▪ <math>630.1 \text{ sq.m} \times €7.20 - €4,536.72</math></li><li>▪ €10,000 EIAR fee</li><li>▪ Total = €93,966.72</li></ul>

## SUPPLEMENTARY INFORMATION

(Sections 23 - 25)

### 23. Is it proposed that the Development will: (please tick appropriate box)<sup>19</sup>: (see note 19)

A Be **Taken in Charge** by the County Council ( )

B Be maintained by **an Estate Management Company** ( )

C **In part be Taken in Charge and part maintained** by an Estate Management Company ( X )

*In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.*

**24. Do any Statutory Notices apply to the site/building at present?  
(e.g. Enforcement, Dangerous Buildings, Derelict Sites)**

Yes

No

Place an X in the appropriate box.

If yes, please give details: **N/A**

**25. Please describe where the site notice(s) is/are erected at site of proposed development**

**Please refer to the submitted Site Location Map prepared by MCORM Architects for details of the site notice locations.  
7 No. Site Notices erected**

*I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:*

<i>Signed (Applicant or Agent as appropriate)</i>	 of Armstrong Fenton Associates (Agent)
Date:	10/12/2025

*An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.*

## **NOTES TO APPLICANT**

Sections 1 to 22 of this form MUST be completed *insofar as they relate to your particular proposal*. Failure to do so will render your application invalid.

Sections 23-25 seek supplementary information which may be needed by this Planning Authority to assess the application, depending on your proposal.

You must provide contact details as requested - **Questions 26-29 as appropriate** in order to be notified of the decision of the planning authority.

Please read the further notes attached to this document and extensive guide documents in the Forms area of the Council website [www.sdublincoco.ie](http://www.sdublincoco.ie) for further assistance in making your application.

## **FOR OFFICE USE ONLY**

Application Type .....	Date received	Document lodged	Newspaper Notice
Register Reference .....			
Fee Received € .....			
Receipt No..... Date: .....			
O.S.I. Map Reference .....			
L.A.P. Area Reference .....			