



**M.F. Dineen & Co. Ltd.**  
*Chartered consultant engineering & professional services*

M.F. Dineen & Co. Ltd.  
Clohane, Ironmills  
Kilmeroy  
Co. Kerry  
V93C9K6  
TEL: WWW.MFDIRECT.COM

Our ref: 20210915 0800/sdcc/gph/136/rnd  
Your ref:

Senior Executive Officer  
Forward Planning Section  
Land Use Planning and Transportation Department  
County Hall  
Tallaght  
Dublin 24

15<sup>th</sup> September 2021, by hand

Att: Senior Executive Officer  
Re: Our clients: Grehan Plant Hire Limited (GPHL)  
Submission as part of public consultation on SDCC County Development Plan 2022-2028 (zoning proposal 2 of 2)

Dear Sir / Madam,

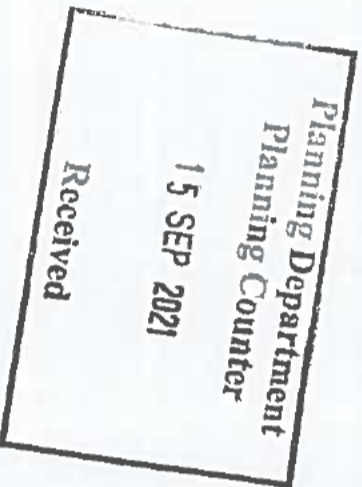
Please find enclosed written submission as part of public consultation on SDCC County Development Plan 2022-2028 (zoning proposal 2 of 2).

We thank you for your attention to the foregoing.

Yours faithfully,

  
Michael Dineen

Enclosed: Zoning proposal 2 of 2 (7 pages)



Managing Director  
Michael Dineen BE CEng MBE DCEd  
DPEEd

Director / Company Secretary  
Aislinn MacCloskey B.Sc.  
Dip. Correl (Estm)

Director

Registered in Dublin, Ireland  
Registered No. 419854  
VAT No. IE 64380541

**GREHAN PLANT HIRE LIMITED (GPHL)**

**SUBMISSION AS PART OF PUBLIC CONSULTATION ON SOUTH  
DUBLIN COUNTY DEVELOPMENT PLAN 2022-2028**

**ZONING PROPOSAL 2 OF 2:  
CHANGE OF ZONING USE OF LANDS AT SLADE, SAGGART, CO.  
DUBLIN TO OBJECTIVE RES-N (NEW RESIDENTIAL)**

**MFD** **M.F. Dineen & Co. Ltd.**  
Chartered consultant engineering & professional services  
**September 2021**

Document description							
MFD project no.	1136						
MFD document no.	1136-202109150800						
Document status	FOR ISSUE						
Rev no.	Revision description	Originated		Checked / approved		Approved / issued	
		Initials	Date	Initials	Date	Initials	Date
0	for issue	MD	15/09/21	JMACG	15/09/21	MD	15/09/21

Contents:

1.0 Introduction..... 03

2.0 Description of existing site..... 04

3.0 Proposal..... 05

4.0 Appendices..... 06

**1.0 Introduction:**

**1.1 Preamble:**

- Grehan Plant Hire Limited (GPHL) is the proposer and the owner of lands at Slade, Saggart, Co. Dublin.
- GPHL address: Slade Lane, Saggart, Co. Dublin
- GPHL registered address under the Companies Act: 27 New Cork Road, Middleton, Co. Cork, P25K162
- GPHL has retained M.F. Dineen & Co. Ltd. chartered engineers (MFD) to prepare a zoning proposal submission as part of the public consultation on the South Dublin County Development Plan 2022-2028.

**1.2 Context of submission:**

- GPHL is a plant hire, maintenance, and civil engineering contracting company.
- The site has recently been the subject of enforcement warning letter ref ENF: S8487 dated 18<sup>th</sup> June, 2020 from South Dublin County Council (SDCC) alleging unauthorised development.
- While the site is a legacy site that has not had the benefit of zoning or planning, the site has been used as a plant yard for over 20 years and is protected from enforcement by the so called 'seven year rule' under the planning acts.
- It is considered that the above circumstances have led to a type of stalemate which has stalled the SDCC enforcement process and has also left GPHL in a type of planning limbo. For this reason, GPHL has been engaged with SDCC during the past year or so to regularise the planning status of the site.
- The recent elevation of housing to the front of the current government's policy agenda has culminated in a comprehensive housing plan to 2030 entitled 'Housing for All - a New Housing Plan for Ireland'. It is submitted that SDCC, together with other housing authorities, will need to upscale and update their provision of residential zoned lands to match the new housing targets outlined in the plan, and it is in this context that these lands are being proposed.

**2.0 Description of existing site:**

**2.1 Site location & extent:**

- Site address: Slade Lane, Saggart, Co. Dublin
- Townland & County: Slade in the County of Dublin
- ITM coordinates of site: E703705; N725890
- Application site boundary enclosing c. 4.0921 Ha
- The site is c. 200 m from the Saggart urban boundary
- Refer also to Drawing 1136-ZP-01 enclosed under Appendix 01

**2.2 Existing land use:**

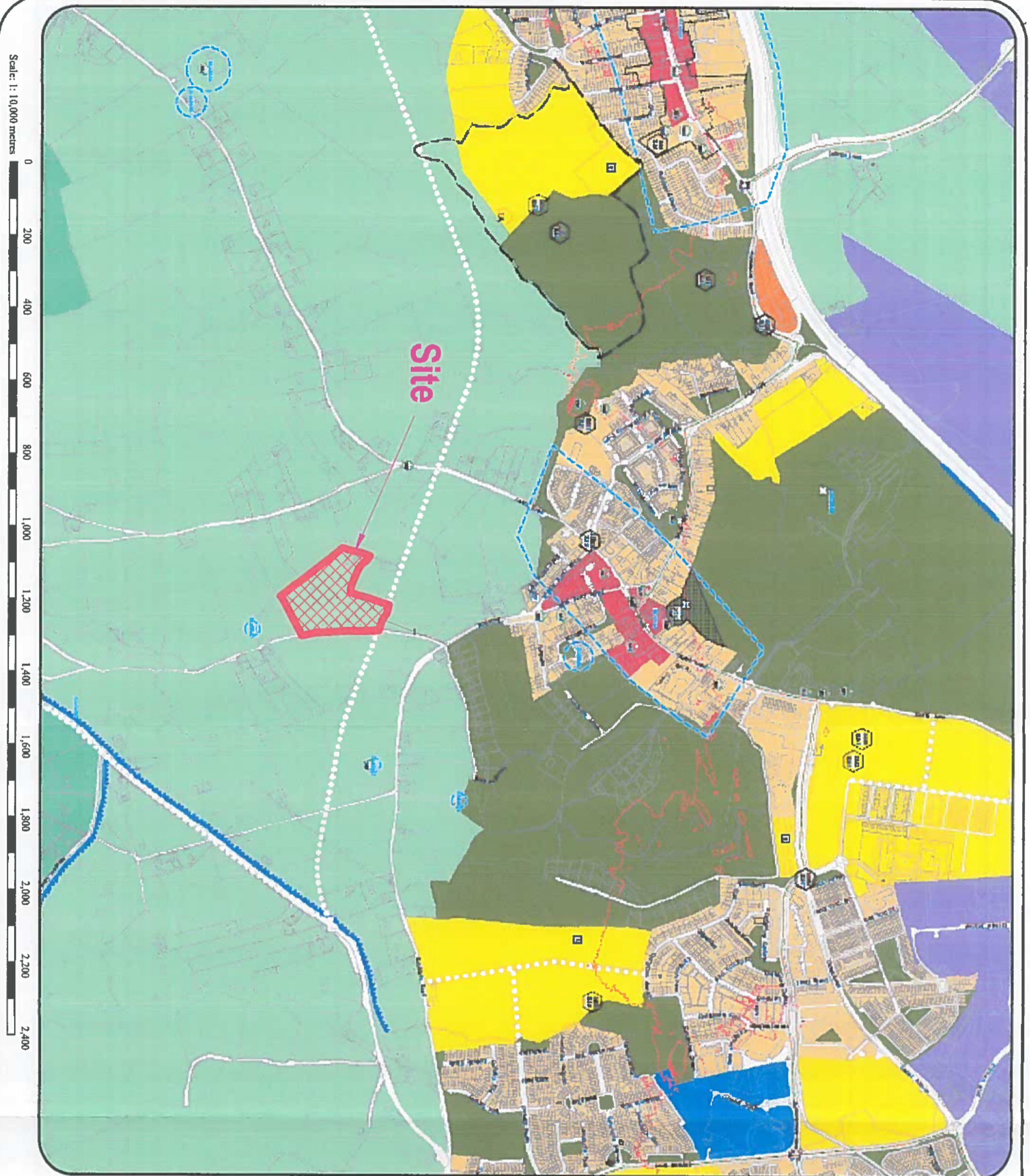
- The site is currently zoned under Objective RU: 'To protect and improve rural amenity and to provide for the development of agriculture'
- While the site would *prima facie* appear to be set in predominantly rural countryside, the site is actually bounded on all sides by lands with land uses that are non-agricultural.
- The site itself, the adjacent site to the north, the adjacent site to the west, and the adjacent site to the south are all in industrial / commercial / enterprise uses. Other sites to the south are residential ribbon development.

**2.3 Existing development:**

- Workshop buildings; c. 14.75 m x 30 m; c. 442 m<sup>2</sup> gross floor area
- Existing yard & hardstanding areas; c. 5,886 m<sup>2</sup>; ancillary infrastructure including: storage areas, fencing, gates, site services, tanks, poles, upgraded security & CCTV systems, etc.

**2.4 Existing infrastructure & services:**

- The site is accessed via Slade Lane which joins the Boherboy Road c. 200 m to the north of the site.
- The site has access to the N81 Blessington Road via 5 minute drive eastbound on the Boherboy Road or southbound on Slade Lane
- The site has access to the N7 / M7 via 5 minute drive westbound on Mill Road for small vehicles
- Access junction geometry, sightlines, and existing road capacity are in place and there is ample capacity for upgrading same if required
- The site is serviced for its existing use with 3-phase power, mains water and drilled well, surface water management system, WWTP & percolation area, and internet / phone.
- The site is close to existing SDCC storm sewer, waste water sewer, and watermains infrastructure which will facilitate the necessary connections that would be required for a large housing development.



- NOTES & LEGEND**
- Application site boundary enclosing c. 4.0921 Ha
  - Site address: Slade Lane, Saggart, Co. Dublin
  - Townland & County: Slade in the County of Dublin
  - ITM coordinates of site: E703705; N725890
  - Basemap: zoning map sheet 8



REV	DATE	DESCRIPTION
7.0		
6.0		
5.0		
4.0		
3.0		
2.0		
1.0		
0.0	15a, Sept '21	for issue

© M.F. Dineen & Co. Ltd 2021. This drawing & its design is the copyright of M.F. Dineen & Co. Ltd. and shall not be reproduced or disclosed in any form without written consent. This drawing must only be used by authorized persons for the purpose for which it was intended.

Original drawing produced by MFD & Co. Ltd. under Ordnance Survey Ireland Licence No. CTVAL50178644  
 © Ordnance Survey Ireland / Government of Ireland

**MFD M.F. Dineen & Co. Ltd.**  
 Chartered consultant engineering & professional services  
 CLOHANE, IRONSILLS, KILLARNEY  
 michael.dineen@mfdineen.com

**PROJECT:**  
 Saggart site zoning proposal 2 of 2

**CLIENT:**  
 Grehan Plant Hire Ltd.

**TITLE:**  
 Site location map (basemap): zoning map sheet 8)

**Drawn:** MD 15/09/21  
**Checked:** JM 15/09/21  
**Approved:** MD 15/09/21  
**Scale:** 1:10,000 at A3

**DRG:**  
**1136-ZP2-01**