

# SOUTH DUBLIN COUNTY COUNCIL

## SITE NOTICE

O'Mahony Holdings SPRL intend to apply for permission for development at this site of approximately 0.23 ha which is generally bounded to the north by St. Basil's Training Centre, to the east by Greenhills Road, to the west by Old Greenhills Road, and at the southeastern corner by Main Street, Tallaght, Dublin 24. The subject site is currently partly developed with an existing residential scheme known as Greenhill's Court comprising 17 no. apartment units in 4 no. apartment blocks ranging in height from 2 to 4 storeys, including basement car park.

The development will consist of: the demolition of 3 no. existing apartment units (c. 239 sqm) and bin store (c. 18 sq m) and the construction of a residential development arranged in 2 no. building blocks, (Block A and Block B) ranging from 3 to 6 no. storeys in height over basement level (c. 3728 sq m, including basement). Block A comprises 11 no. residential apartments (c. 1256 sq m) in a 5 to 6 storey building, and including a ground floor level café (c. 93 sq m) at the building's southeastern corner. Block B comprises 15 no. residential apartments (c. 1393 sq m) in a 3 to 5 storey building. The proposed development will comprise 26 no. new residential units (5 no. studio apartments, 6 no. 1-bedroom apartments, 7 no. 2-bedroom apartments and 8 no. 3-bedroom apartments), with associated balconies and terraces. The proposed development will comprise a total of 40 no. apartment units derived from 26 no. new apartments and 14 no. existing apartments.

The development will also consist of: Relocation of existing basement access on Old Greenhills Road and the upgrade and extension of the existing basement level; provision of internal footpaths; landscaped communal open space (including outdoor gym equipment, children's play area and 'working from home' area); public open space; 13 no. car parking spaces and 74 no. long-stay bicycle parking spaces and 1 no. motorcycle parking spaces at basement level; 2 no. shared car parking spaces and 20 no. short-stay bicycle parking spaces at surface level (15 no. car parking spaces, 94 no. cycle parking spaces and 1 no. motorcycle parking in total); all piped infrastructure and ducting; elevation treatments; plant room; lift access and stair cores; hard and soft landscaping and boundary treatments; changes in level; waste management areas; attenuation tank; backup generator; solar photovoltaic panels; lighting; and all associated site development and excavation works above and below ground.

The planning application may be inspected or purchased at the offices of South Dublin County Council, County Hall, Town Centre, Tallaght, Dublin 24 during its public opening hours of Monday to Friday from 9:00am to 4:00pm., and may also be viewed on the Council's website – [www.sdcc.ie](http://www.sdcc.ie).

A submission or observation in relation to the application may be made in writing to South Dublin County Council on payment of a fee of €20 within 5 weeks of receipt of the application by South Dublin County Council and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

**Signed:**



(Agent) Ian Boyle, Tom Phillips + Associates, Town Planning Consultants, 80 Harcourt Street, Dublin 2, D02 F449.

Date of erection of site notice: 27<sup>th</sup> May 2021

