

Ian Boyle,
Tom Philips & Associates
80, Harcourt Street
Dublin 2

Date: 01-Jun-2021

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SD21A/0139

Development: The demolition of three existing apartment units (c. 239sq.m) and bin store (c.18sq.m) and the construction of a residential development arranged in two building blocks (Block A & Block B) ranging from 3 to 6 storeys in height over basement level (c. 3,728sq.m, including basement). Block A comprises 11 residential apartments (c. 1256sq.m) in a 5 to 6 storey building and including a ground floor level cafe (c. 93sq.m) at the buildings south eastern corner; Block B comprises 15 residential apartments (c.1393sq.m) in a 3 to 5 storey building; The proposed development will comprise 26 new residential units (5 studio apartments, 6 1-bedroom apartments, 7 2-bedroom apartments & 8 3-bedroom apartments) with associated balconies and terraces. The proposed development will comprise a total of 40 apartment units derived from 26 new apartments and 14 existing apartments; 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 car parking spaces and 74 long-stay bicycle parking spaces and 1 motorcycle parking spaces at basement level; 2 shared car parking spaces and 20 short-stay bicycle parking spaces at surface level (15 car parking spaces, 94 cycle parking spaces and 1 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 subject site is currently partly developed with an existing residential scheme known as Greenhill's Court comprising 17 apartment units in 4 apartment blocks ranging in height from 2 to 4 storeys, including basement car park all on a sit of approximately 0.23ha.

Location: Lands north by St Basil's Training Centre, East by Greenhills Road, West by Old Greenhills Road, and to the Southeastern corner by, Main Street, Tallaght, Dublin 24

Applicant: O'Mahony Holdings SPRL

App. Type: Permission

An Rannóg Talamhúsaíde, Pleanála agus Iompair
Land Use, Planning & Transportation Department

Telephone: 01 4149000

Fax: 01 4149104

Email: planning.dept@sdublincoco.ie

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of your application received on 28-May-2021.

This acknowledgement is issued pursuant to the Planning & Development Regulations 2001 (as amended), and is subject to the site notice and the appropriate fee complying with the said Regulations and other information being accurate and complete.

If, in the event of an inspection of the site of the proposed development, it is determined that information submitted in the application is incorrect, that substantial information has been omitted or if it is determined that the site notice is found not to comply or that the appropriate fee has not been submitted, the application will be declared invalid and returned to the applicant.

Please note that ALL documentation submitted with a planning application forms part of the application and will be included in both the hard copy of the file and the copy which is available on the Council's website www.sdcc.ie. Caution should therefore be exercised in submitting documentation with a planning application which you/your client may not wish to have publicly available.

Yours faithfully,



for **Senior Planner**