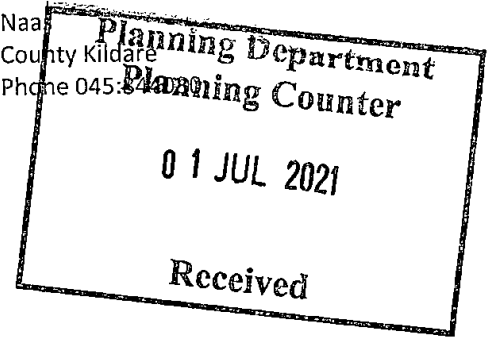




Johnstown Business Centre  
Johnstown  
Naas  
County Kildare  
Phone 045-871



Chief Planning Officer  
South Dublin County Council  
County Hall  
Tallaght  
D24 A3XC

Thursday 24<sup>th</sup> June 2021.

Planning Application - Ref: SD21A/0139  
Location: St Basil's Training Centre, Greenhills Road, Tallaght, Dublin 24

To whom it may concern,

I refer to the above-mentioned planning application which relates to the construction of a residential development, arranged in two blocks, containing 26 residential units and a ground floor level café located at St Basil's training centre, Greenhills Road, Tallaght. We note that 14 existing apartments are proposed to be retained and will result in a total of 40 residential units being catered for within the St Basil's site. We write this submission wishing to extend our support for this planning application.

Our adjoining property is located immediately to the south of this site, at the corner of Main Road and Old Greenhills Road (the Corner Site), and we welcome the proposed redevelopment. This will provide a rejuvenated appearance to the area, and will complement the redevelopment of our Corner Site.

A planning application for redevelopment of our Corner Site was submitted on the 1<sup>st</sup> of October 2020 (Ref: SD20A/0250). The proposal consisted of a build to rent development comprising 43 residential units, 3 community/commercial/retail units and 1 café/restaurant, spread across two buildings, ranging in height from 4 storeys to 8 storeys. As part of the application, access was proposed from Old Greenhills Road to a new basement car park located in the north-western corner, which, in principle, was accepted by South Dublin County Council; While the Council decided to refuse a grant of permission for our application, there was a significant amount of positive commentary which is very welcomed and will be carried forward to form part of the imminent planning application for our Corner Site. Consequently, it is our intention to retain the proposed access from Old Greenhills Road as outlined in our previous application.

We note that this planning application proposes to move the established vehicular access to a location immediately adjoining our Corner Site. We expect that the Council will consider this in the context of the entrance purposed in our previous planning application with the knowledge that same was positively received by the Council and that we intend to be consistent and purpose the exact same vehicular entrance location in our next application.



Accordingly we ask that the Council will ensure that the proposed development will not preclude redevelopment of our Corner Site.

We would welcome dialogue with the Applicant regarding a shared use ramp to service both basement Car-parks should it be of benefit to our adjoining sites and the locality; and we would be happy to engage in preliminary discussions over the coming weeks.

The proposed design along the southern elevation of the St Basil's site which proposes a perforated brick wall is commended as the visual interest proposed will complement, and not impede the future redevelopment of our Corner Site.

We welcome the Application and consider the redevelopment will present a positive contribution to the area.

Yours sincerely,

A handwritten signature in black ink, appearing to read "John O'Regan". The signature is written in a cursive style and is enclosed within a large, hand-drawn oval shape.

John O'Regan  
Director, Sirio Homes



Sirio Homes  
c/o John O'Regan  
Johnstown Business Centre  
Johnston  
Naas  
Co. Kildare

Date: 01-Jul-2021

Dear Sir/Madam,

**Register Ref:**  
**Development:**

SD21A/0139

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 site of approximately 0.23ha. on lands bounded to the north by St Basil's Training Centre, to the east by Greenhills Road, to the west by Old Greenhills Road, and to the southeastern corner by Main Street, Tallaght, Dublin 24

**Location:** St. Basil's Training Centre, Greenhills Road, Tallaght, Dublin 24  
**Applicant:** O'Mahony Holdings SPRL  
**Application Type:** Permission

**Date Rec'd:**

28 May 2021  
South Dublin Council,  
County Hall, Tallaght,  
Dublin 24, D24YNN5

Fón - Tel: +353 1 414 9000

Rphost - Email: [info@sdblincoco.ie](mailto:info@sdblincoco.ie)

Idirlíon - Web: [athcliaththeas.ie](http://athcliaththeas.ie) - [sdcc.ie](http://sdcc.ie)

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[deisighdoshraid.ie](http://deisighdoshraid.ie) - [fixyourstreet.ie](http://fixyourstreet.ie)

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, [www.sdublincoco.ie](http://www.sdublincoco.ie).

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, [www.sdublincoco.ie](http://www.sdublincoco.ie), and when viewing an application on which a decision has not been made, you can input your email address into the box named "*Notify me of changes*" and click on "*Subscribe*". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

**Please note:** If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full content of a planning application.

Yours faithfully,

Mary Crowley  
for Senior Planner