

Objection to SD21A/0139 , Gerard Stockil member of SDCC Housing Strategic Policy Committee

1 July 2021

Gerard Stockil

Member of the SDCC Housing Strategic Policy Committee

52 Bancroft Pk

Tallaght

D24

Dear Planning Department

This is an objection to SD21A/0139. The plot ratio of the SD21A/0139 is 1.63 which is way in excess of that allowed and for this reason alone (and for many other reasons) it should be rejected out of hand.

After this application is rejected, and to prevent more nuisance applications which clearly breach the planning regulations occurring, the planning department should not just reject this proposal but take active step to rehabilitate and improve development in Tallaght village which is long overdue. Tallaght Village and the community resources nearby can be improved but it will take more than just rejecting yet another unsuitable application .

It is necessary to reject this application and a concurrent one for a older person home (SD21A/0136) which is massively over dense (I do not object to a nursing home or apartments which conform to good planning process are not overly dense, both the St Mary's Medical application and SD21A/0139 are massively over dense and clearly break many other planning rules.)

There is a precent for doing this is the 2000 Planning act

*2) (a) The Minister may by regulations provide for **any class of development to be exempted development for the purposes of this Act** where he or she is of the opinion that—*

(i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development, or

<https://revisedacts.lawreform.ie/eli/2000/act/30/revised/en/html> (page 2)

The existence of what looks like a derelict site in the Centre of Tallaght Village, the village associated with the County Town, for well over a decade contravenes the Tallaght Town Centre LAP objective

*It is the policy of the Council to support the development of **a sustainable tourism industry for Tallaght** that maximises the recreational and tourism potential of the County, through the implementation of the South Dublin Tourism Strategy 2015 (Objective ED 8).*

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A sustainable tourism industry (which will creates jobs) is hampered by planning decisions which detract from the Tallaght Village ACA

It would also support the LAP objective

To support the development of sustainable, mixed and balanced community there must be a mix of housing types across the LAP area. This should include; homes for sale and rent; social, affordable and private homes; as well as a mix of houses and apartments that can cater for people of all ages and needs. Securing a range of dwelling types will help to create a mixed and resilient community. In this regard it is important to avoid an over proliferation of a mono-tenure type of home.

It is time for the planning department to lead the rebalancing of things, and work with the community to establish a community space at the site adjoining SD21A/0139 (known as the Old Esso Site) and to **avoid once and for all any further erosion of the integrity and sustainability of Tallaght Village, its apartment blocks and estates .**

The current application should be rejected AND the Esso site must be CPO (or **equivalent effect**) by the state to rebalance the planning mistakes of the last c. 17 years in the village. Done properly this could help create a thriving tourism industry and would be cash neutral in the long term. A mature planning system learns from its planning mistakes, as well as its successes, and corrects them. The planning department should lead the charge in making this correction by working with community people who live in the area and writing to the Minister to CPO the Esso site (or equivalent solution) . I am not targeting anyone for things going wrong, things just emerged in a systems error that resulted in a planning deficiency in Tallaght village and this needs to be fixed. However it is time to recognise this and act constructively.

I am one of two the PPN reps to the Planning SPC and while I applaud the professional work doing by the Housing SPC council officials in providing as much housing as they possibly can (there professional efforts are unappreciated as few see the detail of their positive work, not least the imminent upgrade computerisation of the housing list which will speed things up in coming years) , however I think that wider considerations need to be considered by the council and planning system at large, the issue of measurement for sustainability . Housing is now just about the important task of managing the waiting list, but about avoid future mistakes and correcting past mistakes , as well as identifying successes. It is definitely unsustainable to be looking at an application for the village where the plot ratio is higher than that permitted under the LAP and by any reasonable interpretation of the SPPRs (which too often have been interpreted in one way (developer led) rather than in a balanced way which requires wiser judgement than has prevailed, so far, in our national planning system.

I hope you will consider the points raised on this objection and act on them , I have been watching planning decision in Tallaght in general and in the Village for many

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years. While some decisions were welcome ,way too many approved overly dense apartment with two few larger apartments where the Irish planning system appeared to give to nod to developer appetites only instead of balancing things. Developers are essential but no side should dictate all outcomes. Now that the clear message , as evidenced at the council meeting in June 2021 on the draft CDO, is that **there is adequate development land for all in the county**, (something mentioned by planners as well as councillors from different parties and independents), there is absolutely no need for this overly dense application and the other overly dense application St Mary's Medical (SD21A/0136) to be approved unless the densities are revised massively down and other problems are adequately resolved.

I support the detailed objection by Tallaght Community Council.

Thank you for your time.

Yours sincerely

Gerard Stockil

Member of SDCC Housing Strategic Policy Committee



Mr. Gerard Stockil
52 Bancroft Park
Tallaght
Dublin 24

Date: 01-Jul-2021

Dear Sir/Madam,

Register Ref: 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 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

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 Pleanala 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.

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, 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**