

Objection to Planning Application No: SD21A.0139 Old Greenhills Road Tallaght Dublin 24.

Over the last 20 years there have been numerous vigorous objections to the planning that has almost destroyed Tallaght Village and while some of the developments were scaled back due to the objections, they still proceeded on a basis that no other similar village in Dublin has had to endure. The potential to develop the old historic Tallaght Village into a vibrant community similar to other villages in Dublin has more or less been lost and replaced by a soul less hotch potch of inappropriate apartment blocks that lend nothing to the aesthetics of the village but also leave no opportunity to regenerate a community which encourages families to put down their roots. The latest planning application is another example of developers looking to maximise profit without any consideration to the existing buildings surrounding it or any attempt to blend it in with the historical surroundings. That there have been so many inappropriate developments already in Tallaght village should not be a reason to continue on this path. Decisions taken now by SDCC will have an impact not just on the current generation but for generations to come.

This proposed development is so out of kilter with the historic surrounding area and adjoining cottages and if the planners even consider this application in its current form will indicate to Tallaght residents that they do not care about the village or its residents. I don't have any planning degrees and nor do most of those that are going to object but anyone with any amount of common sense will know that the proposed building is totally inappropriate for the following reasons:

I welcome the prospect of new families moving into the village. I could support a sensitively scaled and conservation-led designed housing scheme. However, the lack of either of these fundamentals in SD21A/0139 give me no choice but to object to it in the strongest terms.

SD21A/0139 FAILS TO MEET NATIONAL, REGIONAL & LOCAL PLANNING POLICY

- PROPOSAL'S EXCESSIVE DENSITY, SCALE, HEIGHT & MASSING ARE CONTRARY TO PLANNING POLICY
- PROPOSAL'S DENSITY, SCALE, HEIGHT & MASSING IS CONTRARY TO THE NPF
- NON-COMPLIANCE WITH THE DESIGN STANDARDS FOR NEW APARTMENTS GUIDELINES (2018)
- CONTRARY TO SDCC DEVELOPMENT PLAN 2016-2022 POLICY
- THE PROPOSAL IS CONTRARY TO S. 5.1.2 'URBAN CENTRES (UC) POLICY 3 VILLAGE CENTRES' OF THE CDP
- CONTRARY TO THE TALLAGHT TOWN CENTRE LOCAL AREA PLAN 2020
- **SD21A/0139** IS WHOLLY OUT OF LINE WITH S. 3.4 LAP OBJECTIVES FOR 'THE VILLAGE'
- **SD21A/0139** IS CONTRARY TO SECTION 2.6 'INTENSITY OF DEVELOPMENT' and 2.6.2 'HEIGHT AND BUILT FORM'

PLANNING PRECEDENCE FOR REFUSAL HAS NOT BEEN USED TO INFORM THIS APPLICATION

- SCHEME IS CLOSE TO IDENTICAL (BUT DENSER & TALLER) TO PREVIOUSLY REFUSED SCHEMES ON THIS SITE
 - PLANNING APPLICATION, REG. REF. SD03A/0368 & APPEAL, REG. REF. PL06S.204649
- AN OVER-SCALED SCHEME (**1.37 PLOT RATIO**) WAS REFUSED ON THE ADJOINING SITE (ESSO SITE) - REG. REF. SD20A/0250. **THIS IS ODD AS THE SAME ARCHITECT WORKED ON THAT AND THIS LATEST SCHEME.**

UNACCEPTABLE DENSITY – IS UNCLEAR AND TOO DENSE FOR A VILLAGE ZONING

- **SD21A/0139's** plot ratio density of **1.63 for the overall site**. The actual plot ratio of the areas of the site that new development is proposed in – via Blocks A and B – may be far higher.
- A plot density of 1.63 which is much denser than is allowable under the LAP for Village centres.

INAPPROPRIATE DESIGN

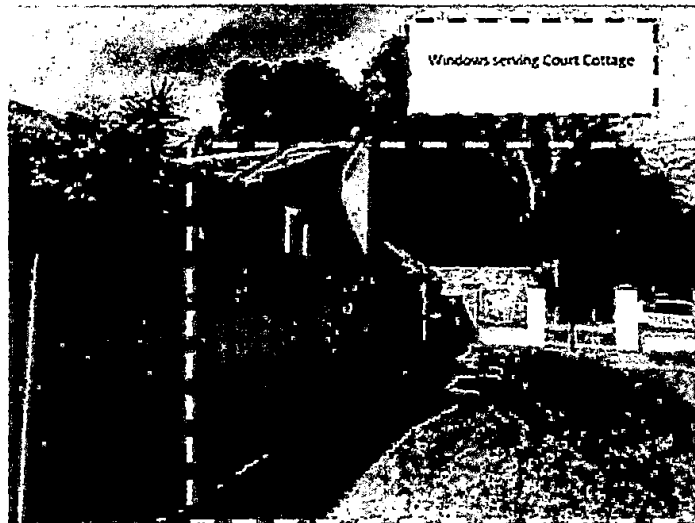
- **SD21A/0139** CREATES NEGATIVE RESIDENTIAL & VISUAL AMENITY IMPACTS ARE UNACCEPTABLE.
- Over-looking and shadowing is unacceptable for the 4 x single storey homes on the Old Greenhills Rd.
- THE SITING, HEIGHT, SCALE & MASSING OF BLOCK B SIGNIFICANT NEGATIVE IMPACTS ON NOS. 8, 9 & 10.
- **SD21A/0139** - DESIGN IS INSENSITIVE TO THE AREA – IT IS NOT ARCHITECTURAL CONSERVATION LED. IT FAILS TO RESPECT THE ACA (TO THE WEST OF THIS SCHEME) AND THE EXISTING RESIDENTS.
- **SD21A/0139** IS CONTRARY TO S. 2.7.3 'GREEN INFRASTRUCTURE' OF THE LAP
- Hard site boundaries and the lack of any reasonable and/or adequate setbacks to adjoining properties.
- Location of bin storage along the boundary of no 10 Court Cottage, under the windows that service the home is unacceptable and inconsiderate.

At present, the Greenhills Court scheme integrates quite well with No. 10 – Court Cottage – Old Greenhills Road. The grassed pedestrian area to the north of the property compensates somewhat for it being surrounded by the Greenhills Court buildings. This area was granted planning permission as part of the Greenhills Court scheme which sought to find a balance between protecting the residential and visual amenities of No. 10 and the development of the Applicant site. This balance did not provide for a large bin store to be located immediately adjoining No. 10.

No. 10 cannot reasonably be asked to put up with the noise and smells associated with bin stores. The lids of bins bang when they are dropped, wheeled bins make noise when they are moved, the bins smell, etc. There is no reasonable basis for this bin store to be located as proposed.

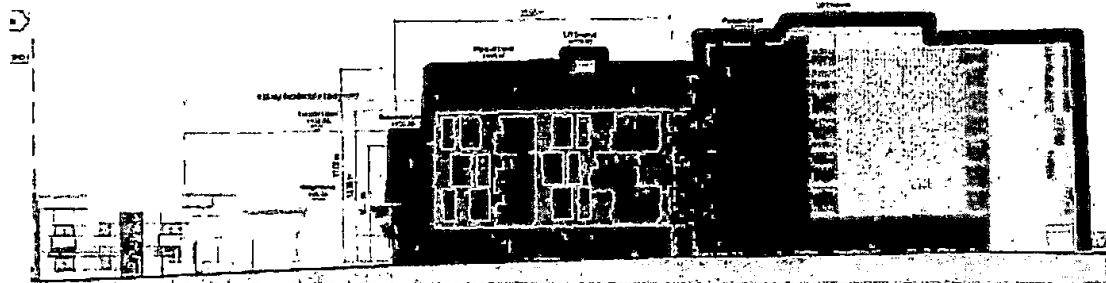


FIG. 71A: PROPOSED BIN STORE PROPOSED TO ADJOIN NO. 10 – COURT COTTAGE – OLD GREENHILLS ROAD



BUILDING HEIGHT

- A 6 STOREY BUILDING LINE WOULD SWAMP THE ACA AND CAUSE NEGATIVE IMPACT TO THE STREETSCAPE
- NO ATTEMPT HAS BEEN MADE TO TRANSITION TO THE EXISTING BUNGALOWS AND COTTAGES.



Name Enda O'Leary ADDRESS 41 Ellensborough View
087-2930135 Jullagh D. 24.



Mr. Enda O'Toole
41 Ellensborough View
Tallaght
Dublin 24

Date: 01-Jul-2021

Dear Mr. O'Toole

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**