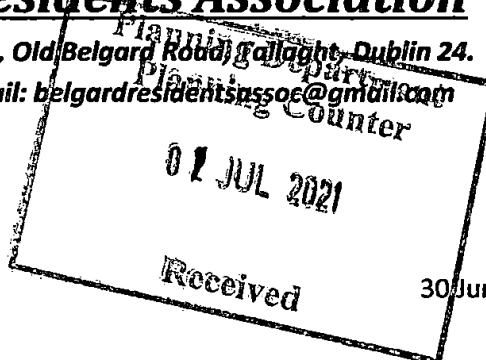


Belgard Area Residents Association

Belgard Community Centre, Old Belgard Road, Tallaght, Dublin 24.

Phone : 087 3531957. Email: belgardresidentsassoc@gmail.com

Planning Department,
South Dublin County Council,
County Hall,
Dublin 24.



Re: Planning Application: O'Mahony Holdings SPRL, Ref No: SD21A/0139, Tallaght Village.

Dear Sir/Madam,

On behalf of Belgard Area Residents Association I refer to the above planning application not just in itself but also in regard to its location in Tallaght Village. This is the third planning application in the past 6 -7 months for this small area any one of which, if granted, would cause, or will cause, irreparable damage to the character, history, heritage and traditional architecture of Tallaght village. The current County Development Plan (CDP) and Tallaght Town Centre Local Area Plan (TTCLAP) have clearly stated policies and objectives in regard to the preservation of towns, villages, local landmarks and historic structures all across the county. One of these is Tallaght Village. Set out below are just some of the relevant policies and objectives which we believe, on their own, would be sufficient grounds on which to refuse permission in this case:

(1) County Development Plan (2016-2022):

Under the County Development Plan (2016-2022) the site is within an area zoned objective "VC" the aim of which is to *"protect, improve and provide for the future development of village centres"*.

It is the policy of the Council to protect, conserve and enhance natural, built and cultural heritage features and to support the objectives and actions of the County Heritage Plan (CDP – page 153)

To protect, conserve and enhance the natural, built and cultural heritage features and restrict development that would have a significant negative impact on these assets (HCL1 Objective 1).

It is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas (CDP-page 156).

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes (HCL4 Objective 2).

(2) Tallaght Town Centre LAP (ACA):

The site of the proposed development overlooks the Architectural Conservation Area (ACA) of Tallaght village. Under the Planning and Development Act (2000) an ACA is defined as *"a place, area, group of structures or townscape, taking account of building lines and height that is*

- *of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value or*
- *contributes to the appreciation of protected structures"*.

Tallaght village certainly fits that description and is rightly and officially designated an ACA in the current CDP.

(3) Tallaght Town Centre LAP (Overarching Objective): *Respect, protect and promote our heritage and architectural features: To recognize and protect Tallaght's heritage and cultural identity attributes in terms of Archaeological Heritage, Protected Structures, Architectural Conservational Areas and the integration of new developments (LAP – Page 9)*

Planning History:

(1). The Council's planning website shows a long and complex history of this site going back to 2003. Our reading of it, *in summary*, is that planning application SD03A/0367 (78 apartments) for Site A and Site B combined was lodged with the Council on 30 May 2003. Site 3A was west of (New) Geenhills Road and Site 3B was east of (New) Greenhills Road. Site 3A is therefore the relevant site at this time (2021). A separate application (SD03/0368) was also submitted on 30 May 03 for 37 apartments for Site 3A only. Permission was granted by the Council on 15 September 2003 but was refused on appeal by An Bórd Pleanála (ABP) on 24th February 2004.

(2). Application SD04A/0324 for 28 apartments and 2 duplexes was received on 10 May 2004 and was refused by the Council on 01 July 2004. One reason for refusal was "*Having regard to: (v) the inadequate on site parking provision it is considered that the proposal would constitute over development by virtue of substandard residential amenity for future occupants and would injure the visual amenity of and would be contrary to the proper and sustainable development of the area*".

(3) Application SD04A/0731 was lodged with the Council on 28 September 2004 for 21 apartments consisting of 10 x 1-bedrooms and 11 x 2-bedrooms. Permission was granted by the Council on 19 November 2004 and upheld on appeal by ABP on 25 July 2005.

(4) Planning application SD06A/0541 was lodged with the Council on 28 June 2006, in addition to grant of SD04A/0731, for two 2-bedroom town houses. Permission was refused by the Council on 21 August 2006 but was granted on appeal by ABP on 04 April 2007.

Current planning application SD21A/0139 indicates that the existing development consists of 17 apartments even though permission was granted for 21 under SD04A/0731.

Residential development:

Block A of the proposed development is an extension of existing apartment blocks along Greenhills Road in which 14 out of 17 apartments are to be retained. The extension is to consist of 11 apartments on a narrow strip of land to the east of the vacant Esso site which would leave a gap between the two. This new block in part, is to be six storeys high and would tower over Main Street and the surrounding area. Block B is separate from Block A and is to be, in part, up to five storey high which would overwhelm and overshadow three village houses on Old Greenhills Road and tower over the ACA to the west. This contravenes the policies and objectives clearly stated in the **CDP (2016-2022)** and **TTCLAP (2020)** and set out at (1), (2) and (3) above.

Other Developments:

We draw attention to two other developments in Tallaght village in particular SD20A/0250 (Sirio Homes) for which planning permission has been refused by the Council. The reasons for the refusal broadly apply to plans under SD21A/0139 on the basis that they are out of place in a village setting. Similarly in the case of SD21A/0136 (St Mary's Medical) which is the subject of a separate submission by this association. In our view these three applications are attempting to bulldoze their way through the policies and objectives of the CDP and TTCLAP which aim to preserve, protect and enhance our village heritage and should accordingly be refused.

Yours Faithfully


Peter Forde

Secretary and Planning Officer,
Belgard Area Residents Association.



Belgard Area Residents Assoc.
c/o Peter Forde, Secretary
Belgard Community Centre,
Old Belgard Road,
Tallaght,
Dublin 24.

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: Single Dwelling, Single Dwelling, Single Dwelling

Date Rec'd: 18 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 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.

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