

bps planning consultants

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

1 July 2021

Dear Sir/Madam,

THIRD PARTY PLANNING OBJECTION IN RESPECT OF SOUTH DUBLIN COUNTY COUNCIL PLANNING APPLICATION, REG. REF. SD21A/0139, WHICH PROPOSES DEVELOPMENT COMPRISING OF: 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) [ETC] WILL COMPRISE A TOTAL OF 40 APARTMENT UNITS DERIVED FROM 26 NEW APARTMENTS AND 14 EXISTING APARTMENTS [ETC.] 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.

- We, BPS Planning Consultants – a firm of Irish Planning Institute¹ accredited town planning and development consultants - have been appointed by Tallaght Community Council, c/o Bolbrook Enterprise Centre, Avonmore Road, Tallaght, Dublin 24 to make a planning objection on its behalf [hereafter referred to as 'they' or 'client'] in respect of South Dublin County Council planning application, reg. ref. SD21A/0139, which proposes the following above development at St. Basil's Training Centre, Greenhills Road, Tallaght, Dublin 24:
- This planning application was submitted on the 28/05/2021. The final date for the submission of objections is the 1/7/2021. This planning objection is lodged on the 1/7/2021.

For the convenience of the planning authority, the attached Planning Objection Report sets out the rationale for this Tallaght Community Council objecting (Section 2.0); sets out the site location and description (Section 3.0); reviews the site's zoning and designations (Section 4.0); sets out the proposed development (Section 5.0); sets out the site's planning history and a relevant planning application in the vicinity (Section 6.0) and our client's objections to the proposed development (Section 7.0). Finally, Sections 8.0 and 9.0 sets out our client's conclusions and recommendations following the BPS planning assessment.

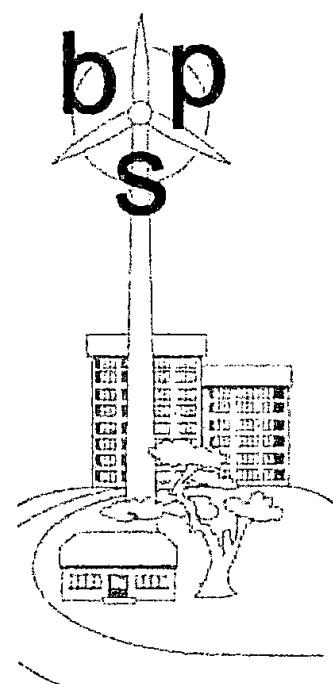
- In terms of the validation of this planning objection, please find attached:
 1. Receipt for payment of the e20 fee to the SDCC Cash Desk;
 2. A completed Planning Objection Form; and
 3. A Planning Objection Report.
- If you require any further details, please contact BPS at the address below.

With best wishes,

Brendan Buck

BRENDAN BUCK
PRINCIPAL
BPS PLANNING CONSULTANTS

¹ <https://www.ipi.ie/>



Contact:

23, Saval Park Road,
Dalkey,
County Dublin.
P: 087-2615871

Ballinatonne,
Greenan,
Wicklow.
P: 0404-66060

e: admin@buckplanning.ie
w: www.buckplanning.ie

Principal:

Brendan Buck, BA, MRUP,
Dip. (UD), Dip. (EIA/SEA),
MIPI, MHSA

Registered in Ireland:

Business Reg. No. 310629



Brendan Buck,
c/o - BPS Planning Consultants
23 Saval Park Road
Dalkey
Co. Dublin.

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

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**