

3Register 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

Planning Officer:

Development Summary

This application is for the demolition of three apartment blocks and the construction of 26 new apartments. The total number of apartments will consist of 26 new apartments and 14 existing to complete the block. This application also includes the construction of a café and gym within the complex. As this is a mixed use development the residential units will have to be protected from noise from both the café and the gym.

DECISION:

Additional information is required for the Environmental Health Department to adequately assess this application. The additional information required is

1. An assessment for the potential of noise nuisance from the operation of the café and gym which will be located within the complex.

2. Proposals to negate noise nuisance from the operational use of the café and gym must be submitted to ensure compliance with BS 8233 Guidelines for Sound Insulation and Noise Reduction for Buildings.

Gillian Wynne
Senior Environmental Health Officer
11th June 2021

David OBrien
Principal Environmental Health Officer
11th June 2021