

Deputy Francis Noel Duffy
Dail Eireann
Leinster House
Kildare Street
Dublin 2

Date: 22-Mar-2022

Dear Sir/Madam,

Register Ref: SD22A/0035
Development: (a) Construction of a 4 storey nursing home building consisting of: (i) 106 bedrooms (with ensuite); (ii) associated residents welfare facilities; (iii) administration areas and staff facilities; (iv) multi-function space and pharmacy proposed at ground level; (b) construction of 60 one bed independent living units in 3 blocks as follows: (1) Block A, a 4 storey building comprising 11 one-bed units; (2) Block B, a part 4/part 5 storey building comprising 35 one-bed units; and (3) Block C, a 5 storey building comprising 14 one-bed unit. Each unit will be provided with a private open space in the form of a balcony terrace (6sq.m.) (c) The development will include communal open space and landscaping (including new tree planting and tree retention), 30 car park spaces (including 3 limited mobility parking spaces; 3 EV parking and 1 car sharing spaces); and 52 bicycle parking spaces (d) The development will be served by a new pedestrian and vehicular access from Old Greenhills Road through existing boundary wall. Material from the removed wall will be repurposed within the landscape areas; and (e) The development includes landscaping, boundary treatments (including wells and railings to southern and western boundaries), and ESB Substation SuDs drainage, road infrastructure and all ancillary site works necessary to facilitate the development.

Location: Lands within St Marys Priory, Old Greenhills Road, Tallaght, Dublin 24
Applicant: St. Marys Medical (Tallaght) Ltd.
Application Type: Permission
Date Rec'd: 07-Feb-2022

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 contents of a planning application.

Yours faithfully,

M. Crowley
for **Senior Planner**

FAO: Planning Department
SDCC, County Hall,
Tallaght, D 24.

DATE: 14/03/2022

RE: Planning Observation Ref. SD22A/0035

Dear Sir/Madam,

I would like to make an observation on planning application reference: SD22A/0035

Considering the proposed development is set in Tallaght Village, which is an Architectural Conservation Area (as designated under the County Development Plan 2016-2022). We would ask that the heights, massing and architectural treatment should be commensurate and compliment the scale and character of the village. It should also be noted that the proposal appears to be within the curtilage of a protected structure, namely the Castle Gate and the residential accommodation of the Priory (RPS 269 & 270). Any development here should uphold the integrity and historic grain of the area, therefore ensuring current and future generations see their heritage enhanced and protected.

Yours faithfully,

Francis Noel Duffy TD

M.Arch. BSc. Arch, Dip. Arch.

Designated Public Official.

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