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The Secretary,
An Bord Pleanála,
No. 64 Marlborough Street,
Dublin 1

25th March 2022

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of the former Chadwicks Builders Merchant development, South of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate, Greenhills Industrial Estate, Walkinstown, Dublin 12 (Eircode's D12 HD51, D12 N523, D12 C602).

Dear Sir / Madam,

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have been instructed by our clients Steeplefield Limited, to submit a planning application to An Bord Pleanála for a Strategic Housing Development at the former Chadwicks Builders Merchant development, South of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate, Greenhills Industrial Estate, Walkinstown, Dublin 12 (Eircode's D12 HD51, D12 N523, D12 C602).

This application falls under the definition of a Strategic Housing Development in Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, being a development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses as set out in the Act.

The proposed development is described in the public notice as follows:

(i) The demolition of the former Chadwicks Builders Merchant development comprising 1 no. two storey office building and 9 no. storage/warehouse buildings ranging in height from 3 m – 9.9 m as follows: Building A (8,764 sq.m.), Building B (1,293 sq.m.), Building C (two-storey office building) (527 sq.m.), Building D (47 sq.m.), Building E (29 sq.m.), Building F (207 sq.m.), Building G (101 sq.m.), Building H (80 sq.m.), Building I (28 sq.m.), and Building J (44 sq.m.), in total comprising 11,120 sq.m.; (ii) the construction of a mixed-use Build-to-Rent residential and commercial development comprising 633 no. build-to-rent apartment units (292 no. one-beds, 280 no. two-beds and 61 no. three-beds), 1 no. childcare facility and 10 no. commercial units in 4 no. blocks (A-D) ranging in height from 5 to 12 storeys as follows: (a) Block A comprises 209 no. apartments (102 no. 1 bed-units, 106 no. 2 bed-units and 1 no. 3-bed units) measuring 5 - 10 storeys in height. (b) Block B comprises 121 no. apartments (53 no. 1 bed-units, 45 no. 2 bed-units and 23 no. 3 bed-units) measuring 8 - 10 storeys in height. (c) Block C comprises 130 no. apartments (38 no. 1-bed units, 71 no. 2-bed units and 21 no. 3-bed units) measuring 8 - 12 storeys in height. (d) Block D comprises 173 no. apartments (99 no. 1 bed-units, 58 no. 2 bed-units and 16 no. 3 bed-units) measuring 6 - 10 storeys in height. All apartments will be provided with private balconies/terraces; (iii) provision of indoor communal residential amenity/management facilities including a co-working space, communal meeting room/ work space, foyer, toilets at ground floor of Block A; gym, changing rooms, toilets, resident's lounge, studio, laundry room, communal meeting room/ work space, multi-function space with kitchen at ground floor of Block B; games room with kitchenette, media room, co-working space, resident's lounge, communal meeting room/ work space, reception area, management office with ancillary staff room and toilets, toilets, parcel room at ground floor of Block C; (iv) the construction of 1 no. childcare facility with dedicated outdoor play area located at ground floor of Block A; (v) the construction of 8 no. commercial units at ground floor level of Blocks A, B and D, and 2 no. commercial units at second floor level (fronting Greenhills Road) of Block C as follows: Block A has 3 no. units at ground floor comprising 79.46 sq.m., 90.23 sq.m., and 121.39 sq.m., Block B has 1 no. unit at ground floor comprising 127.03 sq.m., Block C has two units at second floor comprising 120.85 sq.m. and 125.45 sq.m., and Block D has 4 no. units at ground floor comprising 84.45 sq.m., 149.77 sq.m., 155.48 sq.m. and 275.59 sq.m.; (vi) the construction of 3 no. vehicular entrances; a primary entrance via

vehicular ramp from the north (access from Greenhills Road) and 2 no. secondary entrances from the south for emergency access and services (access from existing road to the south of the site) with additional pedestrian accesses proposed along Greenhills Road;(vii) provision of 424 no. car parking spaces comprising 398 no. standard spaces, 21 no. mobility spaces and 5 no. car club spaces located at ground floor level car park located within Block A and accessed via the proposed entrance at Greenhills Road, a two-storey car park located within Blocks C and D also accessed from the proposed entrance at Greenhills Road and on-street parking at ground floor level adjacent to Blocks A and C. Provision of an additional 15 no. commercial/ unloading/ drop-off on-street parking spaces at ground floor level (providing for an overall total of 439 car parking spaces). Provision of 4 no. dedicated motorcycle spaces at ground floor level parking area within Blocks C and D;(viii) provision of 1363 no. bicycle parking spaces comprising 1035 no. residents' bicycle spaces, 5 no. accessible bicycle spaces and 7 no. cargo bicycle spaces in 9 no. bicycle storerooms in ground and first floor parking areas within Blocks A, C and D, and 316 no. visitors' bicycle spaces located externally at ground floor level throughout the development;(ix) provision of outdoor communal amenity space (5,020 sq.m.) comprising landscaped courtyards that include play areas, seating areas, grass areas, planting, and scented gardens located on podiums at first and second floor levels; provision of a communal amenity roof garden in Block C with seating area and planting (176 sq.m.); and inclusion of centrally located public open space (3,380 sq.m.) adjacent to Blocks B and C comprising grassed areas, planting, seating areas, play areas, water feature, flexible use space; and incidental open space/public realm; (x) development also includes landscaping and infrastructural works, foul and surface water drainage, bin storage, ESB substations, plant rooms, boundary treatments, internal roads, cycle paths and footpaths and all associated site works to facilitate the development. This application is accompanied by an Environmental Impact Assessment Report (EIAR).

Pursuant to the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017 and the Planning and Development (Housing) and Residential Tenancies Act 2016, 2 no. hard copies and 3 no. digital copies of the planning application are enclosed for your information. The application may also be inspected online at the following website set up by the applicant: www.greenvaleshd.com.

We enclose herewith a copy of the proof of payment of the planning application fee of €80,000 and copies of the following documentation in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017:

1. Strategic Housing Development Planning Application Form;
2. Planning Application Fee (copy of EFT Payment enclosed);
3. Copy of Newspaper Notice;
4. Copy of Site Notice;
5. Copy of letter to South Dublin County Council;
6. Copy of letters to Prescribed Bodies;
7. Copy of EIA Portal Confirmation;
8. List of Documents accompanying application;
9. Copy of Draft BTR Covenant;
10. Part V Validation Letter from South Dublin County Council (with associated indicative costings and plans also enclosed);
11. Statement of Consistency & Planning Report prepared by Hughes Planning & Development Consultants;
12. Statement of Response to An Bord Pleanála Pre-Application Consultation Opinion prepared by Hughes Planning & Development Consultants;
13. Material Contravention Statement prepared by Hughes Planning & Development Consultants;
14. Build to Rent Operational Management Plan prepared by Hughes Planning & Development Consultants;
15. Build to Rent Market Justification report prepared by JLL;
16. Architectural drawings and documentation prepared by C+W O'Brien Architects;


17. Architectural/Urban Design Statement prepared by C+W O'Brien Architects;
18. Housing Quality Assessment prepared by C+W O'Brien Architects;
19. Architectural Model Booklet prepared by C+W O'Brien Architects;
20. Building Lifecycle Report prepared by Homan O'Brien;
21. Engineering drawings and documentation prepared by Lohan and Donnelly Consulting Engineers;
22. Flood Risk Assessment prepared by Lohan and Donnelly Consulting Engineers;
23. Engineering Services Report (Including Irish Water COF) prepared by Lohan and Donnelly Consulting Engineers;
24. DMURS Compliance Statement prepared by Lohan and Donnelly Consulting Engineers;
25. Traffic and Transport Assessment Report prepared by Martin Rogers Consulting Ltd;
26. Parking and Mobility Management Plan prepared by Martin Rogers Consulting Ltd;
27. Stage 1 Road Safety Audit prepared by Bruton Consulting Engineers;
28. Outline Construction Environmental Management Plan prepared by AWN Consulting Ltd;
29. Outline Construction and Demolition Waste Management Plan prepared by AWN Consulting Ltd;
30. Operational Waste Management Plan prepared by AWN Consulting Ltd;
31. Landscape Architectural drawings and documentation prepared by Park Hood Landscape Architects;
32. Landscape Design and Access Statement prepared by Park Hood Landscape Architects;
33. Landscape Management and Maintenance Plan prepared by Park Hood Landscape Architects;
34. Sunlight, Daylight & Shadow Analysis Report prepared by 3D Design Bureau;
35. CGIS and Photomontages prepared by 3D Design Bureau;
36. Screening Report for Appropriate Assessment prepared by Enviroguide Consulting;
37. Bat Survey Report prepared by Ash Ecology & Environmental;
38. Public Lighting Report and Drawings prepared by Homan O'Brien;
39. Site Utility Services Report prepared by Homan O'Brien;
40. Sustainability Report prepared by Homan O'Brien;
41. Environmental Impact Assessment Report prepared by various consultants;
42. Physical Model Scale 1:1000 prepared by Presentation Models; and
43. Physical Model Scale 1:500 prepared by Crowley Modelmakers.

The application is accompanied by 2 large scale models which are being lodged to the offices of An Bord Pleanála. Images of these models are also set out in the Architectural Design Statement.

Please note that the necessary copies of this application have also been issued to the Planning Authority (South Dublin County Council) and the relevant prescribed bodies as required by An Bord Pleanála's Pre-Application Consultation Opinion, Ref. ABP-310421-21.

We trust that the enclosed plans and particulars pertaining to this Strategic Housing Development application are in order and look forward to hearing from An Bord Pleanála in relation to this application in due course. Should you have any queries please do not hesitate to contact us.

Yours sincerely,



Kevin Hughes
 Director
 For and on behalf of HPDC Ltd.