

Planning Department,
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC

Date: 18th May 2022

Dear Sir / Madam,

RE: SHD APPLICATION IN RESPECT OF A PROPOSED STRATEGIC HOUSING DEVELOPMENT CONSISTING OF 334 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, OPEN SPACE AND ALL ASSOCIATED INFRASTRUCTURE ON A SITE LOCATED AT THE ABB SITE, BELGARD ROAD, TALLAGHT, DUBLIN 24

Introduction

On behalf of the applicant, the Landmarque Belgard Development Company Ltd., we hereby submit copies of a Strategic Housing Development application to An Bord Pleanála in respect of a proposed SHD residential development on lands at The ABB Site, Belgard Road, Tallaght, Dublin 24.

Enclosures

The following documentation accompanies this SHD application in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended and the Planning and Development (Strategic Housing Development) Regulations 2017:

- Strategic Housing Development Application Form (with Appendices including Irish Water Correspondence);
- Part V Pack;
- Digital copy – CD;
- Site Boundary in ITM on separate CD;
- Original Newspaper Notice;
- Copy of Newspaper Notice;
- Copy of Site Notice;
- Statement of Response to ABP's Opinion prepared by John Spain Associates;
- Planning Report and Statement of Consistency with Planning Policy on Submission of the Application prepared by John Spain Associates;
- Statement of Consistency with Draft South Dublin County Development Plan 2022-2028 prepared by John Spain Associates
- Statement of Material Contravention – South Dublin County Development Plan 2016-2022 and Tallaght Local Area Plan 2020 prepared by John Spain Associates;

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI
Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

Associate Director: Ian Livingstone MA (Hons) Town & Regional Planning, MSc. Spatial Regeneration. MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- Statement of Material Contravention – Draft South Dublin County Development Plan 2022-2028 and Tallaght Local Area Plan 2020 prepared by John Spain Associates;
- Social Infrastructure Assessment prepared by John Spain Associates;
- Letters to Prescribed Bodies prepared by John Spain Associates;
- Architectural Design Statement, issue sheet and associated drawings prepared by C+W O'Brien Architects;
- Landscape Design Statement, issue sheet and associated drawings prepared by Cameo & Partners;
- Verified Views and CGIs prepared by 3D Design Bureau;
- Daylight and Sunlight Assessment Report prepared by 3D Design Bureau;
- Engineering Drawings and Document Register prepared by CS Consulting Group;
- Demolition & Construction Waste Management Plan prepared by CS Consulting Group;
- DMURS Statement of Consistency prepared by CS Consulting Group;
- Engineering Services Report prepared by CS Consulting Group;
- Flood Risk Assessment prepared by CS Consulting Group;
- Outline Construction Management Plan prepared by CS Consulting Group;
- Parking Management Strategy prepared by CS Consulting Group;
- Residential Travel Plan prepared by CS Consulting Group;
- Traffic and Transport Assessment prepared by CS Consulting Group;
- Appropriate Assessment Screening prepared by Altemar;
- Ecological Impact Assessment prepared by Altemar;
- Natura Impact Statement prepared by Altemar;
- Aeronautical Assessment Report prepared by O'Dwyer & Jones Design Partnership;
- Arboricultural Assessment & Impact Report, Issue Sheet and Associated Drawings prepared by CMK Hort + Arb Ltd.;
- Archaeological Assessment prepared by IAC Archaeology;
- Environmental Impact Assessment Screening Report prepared by AWN Consulting;
- Hydrological & Hydrogeological Qualitative Risk Assessment prepared by AWN Consulting;
- Environmental Noise Strategy Document prepared by AWN Consulting;
- Operational Waste Management Plan prepared by AWN Consulting;
- Statement in Accordance with Article 299B (1)(b)(ii)(II)(C) prepared by AWN Consulting;
- Glint and Glare Assessment prepared by Macroworks;
- Lifecycle Report prepared by Liv Consult;
- Market Justification Report prepared by Liv Consult;
- Operational Management Plan prepared by Liv Consult;
- Lighting Masterplan prepared by EQ2 Light;
- Outline Access & Use Strategy prepared by Michael Slattery Associates;
- Outline Fire Strategy prepared by Michael Slattery Associates;
- Sustainability Report / Energy Statement prepared by Metec Consulting Engineers;
- Wind Microclimate Report prepared by Metec Consulting Engineers;
- Telecommunications Report prepared by Independent Site Management;
- Townscape and Visual Impact Assessment prepared by Modelworks;

If you require any additional information, please do not hesitate to contact us.

Yours faithfully,



John Spain Associates