

Department of Defence,  
Station Road,  
Piercetown,  
Newbridge,  
Co. Kildare

18<sup>th</sup> May 2022

Dear Sir/Madam,

**RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT AT THE ABB SITE, BELGARD ROAD, DUBLIN 24, D24 KD78**

On behalf of the applicant, Landmarque Belgard Development Company Limited, 1 Fitzwilliam Square, Dublin 2, please find enclosed a soft copy of the planning application for Strategic Housing Development at the ABB Site, Belgard Road, Tallaght, Dublin 24, D24 KD78.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a soft copy of the documentation (on CD) is enclosed.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.abb-belgardrdredevelopment.ie](http://www.abb-belgardrdredevelopment.ie)

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

*“Landmarque Belgard Development Company Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site, ABB, Belgard Road, Dublin 24, D24 KD78. The site is bound by Belgard Road (R113) to the east, Belgard Square North to the North, Belgard Square East to the west and Clarity House to the south.*

*The development will consist of:*

- 1. Demolition of all existing structures on site (with a combined gross floor area of c. 3625 sqm)*
- 2. The construction of a mixed-use residential development set out in 3 No. blocks including a podium over a basement, ranging in height from 2 to 13 storeys (with core access above to roof terrace), comprising:*
  - 334 no. residential units of which 118 No. will be Build to Rent (BTR) residential units, with associated amenities and facilities across the development,*

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  
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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

- 4 No. retail/café/restaurant units and 3 no. commercial spaces associated with the 3 no. live-work units (723 sqm combined),
- Childcare facility (144 sq.m.),
- 670 No. bicycle parking spaces including 186 visitor spaces; 117 car parking spaces (including 6 disabled spaces) are provided at ground floor and basement level.
- Communal space in the form of residential courtyards and roof terraces;
- Public open space provision including Homezone/tertiary route along the south of the site between Belgard Rd and Belgard Square East
- The overall development has a Gross Floor Area of 29,784 sq.m.

3. Of the total 334 residential units proposed, unit types comprise:

Block A (Build-to-Rent)

- 91 no. 1 bed units
- 1 no. 2 bed 3 person units
- 26 no. 2 bed 4 person units

Blocks B & C

- 2 no. live-work studio units
- 102 no. 1-bed units
- 12 no. 2-bed 3 person units
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4. A portion of the proposed residential development is a “Build to Rent” scheme in accordance with Specific Planning Policy 7 and 8 as set out in the “Sustainable Urban Housing: Design Standards for New Apartments (December 2020)”.

5. All associated works, plant, services, utilities, telecommunications infrastructure, PV panels and site hoarding during construction

A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application together with a Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. The application may also be inspected online at the following website set up by the applicant:

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If you have any queries please do not hesitate to contact us.

Yours sincerely,



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**John Spain Associates**

Irish Aviation Authority,  
The Times Building,  
11-12 D'Olier Street,  
Dublin 2

18<sup>th</sup> May 2022

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Block A (Build-to-Rent)

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Blocks B & C

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Yours sincerely,



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**John Spain Associates**

Irish Water  
C/O Suzanne Dempsey,  
Colvill House,  
24-26 Talbot Street,  
Dublin 1

18<sup>th</sup> May 2022

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Yours sincerely,



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**John Spain Associates**

David Clemmins,  
Planning Department,  
National Transport Authority,  
Dun Sceine,  
Harcourt Lane,  
Dublin 2

18<sup>th</sup> May 2022

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**John Spain Associates**

South Dublin County Childcare Committee,  
C6 Clondalkin Civic Offices,  
Ninth Lock Road,  
Clondalkin,  
Dublin 22,  
D22 E9X5

18<sup>th</sup> May 2022

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  - 334 no. residential units of which 118 No. will be Build to Rent (BTR) residential units, with associated amenities and facilities across the development,*

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  
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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

- 4 No. retail/café/restaurant units and 3 no. commercial spaces associated with the 3 no. live-work units (723 sqm combined),
- Childcare facility (144 sq.m.),
- 670 No. bicycle parking spaces including 186 visitor spaces; 117 car parking spaces (including 6 disabled spaces) are provided at ground floor and basement level.
- Communal space in the form of residential courtyards and roof terraces;
- Public open space provision including Homezone/tertiary route along the south of the site between Belgard Rd and Belgard Square East
- The overall development has a Gross Floor Area of 29,784 sq.m.

3. Of the total 334 residential units proposed, unit types comprise:

Block A (Build-to-Rent)

- 91 no. 1 bed units
- 1 no. 2 bed 3 person units
- 26 no. 2 bed 4 person units

Blocks B & C

- 2 no. live-work studio units
- 102 no. 1-bed units
- 12 no. 2-bed 3 person units
- 88 no. 2-bed 4 person units including 5 no. duplex units
- 1 no. 2-bed 4 person live-work unit
- 11 no. 3-bed units

4. A portion of the proposed residential development is a “Build to Rent” scheme in accordance with Specific Planning Policy 7 and 8 as set out in the “Sustainable Urban Housing: Design Standards for New Apartments (December 2020)”.

5. All associated works, plant, services, utilities, telecommunications infrastructure, PV panels and site hoarding during construction

A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application together with a Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. The application may also be inspected online at the following website set up by the applicant:

[www.abb-belgardrdredevelopment.ie](http://www.abb-belgardrdredevelopment.ie)

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie), relating to the implications of the

*proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:*

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,*
- (b) the subject matter of the submission or observations, and*
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.*

*An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).*

*A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).*

If you have any queries please do not hesitate to contact us.

Yours sincerely,



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**John Spain Associates**

Land Use Planning Section,  
Transport Infrastructure Ireland,  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8,  
D08 DK10

18<sup>th</sup> May 2022

Dear Sir/Madam,

**RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT AT THE ABB SITE, BELGARD ROAD, DUBLIN 24, D24 KD78**

On behalf of the applicant, Landmarque Belgard Development Company Limited, 1 Fitzwilliam Square, Dublin 2, please find enclosed a soft copy of the planning application for Strategic Housing Development at the ABB Site, Belgard Road, Tallaght, Dublin 24, D24 KD78.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a soft copy of the documentation (on CD) is enclosed.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.abb-belgardrdredevelopment.ie](http://www.abb-belgardrdredevelopment.ie)

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

*“Landmarque Belgard Development Company Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this site, ABB, Belgard Road, Dublin 24, D24 KD78. The site is bound by Belgard Road (R113) to the east, Belgard Square North to the North, Belgard Square East to the west and Clarity House to the south.*

*The development will consist of:*

- 1. Demolition of all existing structures on site (with a combined gross floor area of c. 3625 sqm)*
- 2. The construction of a mixed-use residential development set out in 3 No. blocks including a podium over a basement, ranging in height from 2 to 13 storeys (with core access above to roof terrace), comprising:*
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**John Spain Associates**