

An  
Bord  
Pleanála

AN COMMISSION PLEANÁLA  
LDG- 086 267-25  
ACP-  
19 JAN 2026  
Fee: 220/175  
Time: 16:30

## Planning Appeal Form

### Your details

#### 1. Appellant's details (person making the appeal)

Your full details:

(a) Name

KeyWaste

(b) Address

20b Greenhills Industrial Estate, Walkinstown,  
Dublin 12

### Agent's details

#### 2. Agent's details (if applicable)

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Horan Rainsford Architects Ltd.

(b) Agent's address

36 Main Street, Blackrock, Co. Dublin, A94 E8H1

## Postal address for letters

3. During the appeal we will post information and items to you **or** to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

The agent at the address in Part 2

## Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

**(a) Planning authority**

(for example: Ballytown City Council)

South Dublin County Council

**(b) Planning authority register reference number**

(for example: 18/0123)

LRD25A/0005W

**(c) Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Lands located at the former Chadwicks Builders Merchant site, South of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate,, Greenhills Industrial Estate, Walkinstown, Dublin 12, D12 HD51, D12 N523,, D12 C602

[Redacted area]

## Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

See letter attached.

## Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

## Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.

## Fee

8. You **must** make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.

## Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

AN COIMISIÚN PLEANÁLA	
19 JAN 2026	
LTR DATED _____	FROM <u>APPEAL</u>
LDG- _____	
ACP- <u>324035-26</u>	

NALA has awarded this document its Plain English Mark

Last updated: April 2019.



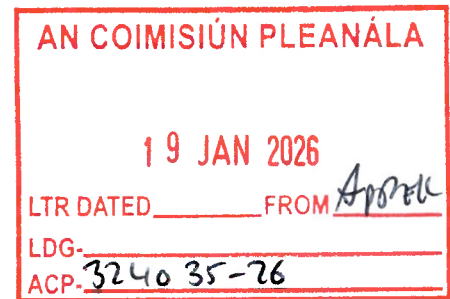
# horan rainsford architects

**DATE:** 19th January, 2026

**FAO:** The Secretary, An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1,  
D01 V902

**RE:** Third Party Appeal - LRD25A/0005W

<b>To:</b>	The Secretary, An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902
<b>Nature of Submission:</b>	Third Party Appeal
<b>Submission Date:</b>	19 Jan 2026
<b>Appellant Name and Address</b>	KeyWaste, 20b Greenhills Industrial Estate, Walkinstown, Dublin 12
<b>Agents Name and Address</b>	Horan Rainsford Architects Ltd. 36 Main Street, Blackrock, Co. Dublin, A94 E8H1
<b>Development Details</b>	
<b>Planning Authority</b>	South Dublin County Council
<b>Planning Authority Register Reference Number</b>	LRD25A/0005W
<b>Applicant</b>	Steeplefield Limited
<b>Decision Date:</b>	15 Dec 2025
<b>Location of Proposed Development</b>	Lands located at the former Chadwicks Builders Merchant site, South of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate,, Greenhills Industrial Estate, Walkinstown, Dublin 12, D12 HD51, D12 N523,, D12 C602



**1. Introduction**

1.1. Horan Rainsford Architects Ltd., 36 Main Street, Blackrock, Co. Dublin, A94 E8H1 is retained by KeyWaste, 20b Greenhills Industrial Estate, Walkinstown, Dublin 12, to submit this third party appeal against South Dublin County Council's decision to grant planning permission for the LRD development at the former Chadwicks Builders Merchant site, south of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate, Greenhills Industrial Estate, Walkinstown, Dublin 12, D12 HD51, D12 N523, D12 C602.

1.2. The subject development has the following reference number: SDCC Reg. Ref. LRD25A/0005W.

1.3. We confirm that this appeal has been made before the deadline of 20<sup>th</sup> January 2026 and is accompanied by the appropriate fee.

1.4. We further confirm that KeyWaste submitted an observation to the planning authority during both the initial 5 week consultation period and the significant further information stage. See the acknowledgement letters enclosed as part of this third-party response.

1.5. The observations highlighted that the proposed siting of a new residential block adjacent to a busy 24-hour waste facility could generate undue concerns regarding amenity impacts, potentially undermining the effective and uninterrupted operation of the facility.

## **2. About KeyWaste Greenview Waste Facility, Greenhills Road**

2.1. KeyWaste operates a busy 24-hour waste facility at Greenview, Greenhills Road, Dublin 12. This site serves as a key operational hub for the company – this 300 tonne facility is where a significant portion of its waste processing activities takes place.

2.2. Incoming waste, primarily from commercial and construction sources, is sorted, processed, and prepared for onward recycling or disposal. The facility is equipped with appropriate infrastructure to handle high volumes efficiently, with a strong emphasis on regulatory and licensing obligations.

2.3. In addition to waste processing, the Greenview site accommodates several essential logistical and support functions. There is designated HGV parking, alongside onsite vehicle maintenance facilities that allow for regular servicing and repairs. A warehouse onsite supports equipment storage and operational logistics, there is also staff parking for drivers and employees working on site.

2.4. Together, these functions make Greenview a strategically important and self-contained base for KeyWaste's daily operations in the greater Dublin area.

## **3. Grounds of Appeal**

3.1. KeyWaste has serious concerns that the introduction of new residential development at the proposed proximity to its existing, long-established waste management facility would result in an inappropriate juxtaposition of sensitive residential uses and an established 24-hour waste facility. The proposal would give rise to a significant risk of

land-use conflict, with the potential to undermine the continued and lawful operation and commercial viability of the facility, which operates in accordance with its environmental permissions.

3.2. In these circumstances, it is submitted that An Coimisiún Pleanála should further consider the appropriateness of the proposed residential development having regard to the principle of proper planning and sustainable development. Particular consideration should be given to the adequacy of separation distances, the effectiveness and enforceability of the applicant's proposed mitigation measures, and whether the residential development would prejudice the ongoing operation of the existing waste facility.

Yours Sincerely,

A handwritten signature in blue ink, consisting of stylized initials 'JP' followed by a horizontal line.

---

**Justin Power** MRIAI  
Director  
For and on behalf of Horan Rainsford Architects Ltd.

Enclosed:

1. Planning Appeal Form (x1)
2. Copy of Acknowledgements of the submissions made at application stage and at further information stage (x1)
3. Payment of First Part Appeal Fee: Cheque for €220

Lizzie Donnelly for KeyWaste  
Tom Phillips & Associates  
80, Harcourt Street  
Dublin 2  
D02 F449

Tom Phillips & Associates	
Action:	PR 25-3458
Date Rec'd:	18 JUN 2025
Project Ref & No.:	

Date: 16-Jun-2025

Dear Sir/Madam,

**Register Ref:**  
**Development:**

LRD25A/0005W

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 3m - 9.9m 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 residential and commercial development comprising 588 no. residential apartment units (291 no. one-beds, 238 no. two-beds and 59 no. three-beds), 1 no. 570.91 sq.m. (443 sq.m. indoor space) childcare facility and 6 no. commercial/retail units in 4 no. blocks (A-D) ranging in height from 5 to 12 storeys as follows: a. Block A comprises 170 no. apartments (103 no. 1 bed-units, 59 no. 2 bed-units and 8 no. 3- bed units) measuring 8 storeys in height. b. Block B comprises 197 no. apartments (89 no. 1 bed-units, 92 no. 2 bed-units and 16 no. 3 bed-units) measuring 10 storeys in height. c. Block C comprises 81 no. apartments (44 no. 1-bed units, 16 no. 2-bed units and 21 no. 3-bed units) measuring 12 storeys in height. d. Block D comprises 140 no. apartments (55 no. 1 bed-units, 71 no. 2 bed-units and 14 no. 3 bed-units) measuring 8 storeys in height. All apartments will be provided with private balconies/terraces; (iii) provision of indoor communal residential amenity (614.14 sq.m.) at ground and first floors of Block A, B & C, ; (iv) the construction of 1 no. childcare facility comprising 443 sq.m. with dedicated outdoor play area (128 sq.m.) located at ground floor of Block B; (v) the construction of 6 no. commercial units at ground floor level of Blocks A, B and D, and 1 no. commercial unit at first floor level of Block A as follows: Block A has 1 no. unit at ground floor comprising 455.8 sq.m. and 1 no. unit at first floor level comprising 160.79 sq.m., Block B has 1 no. unit at ground floor comprising 190.96 sq.m. and Block D has 4 no. units at ground floor comprising 361.6 sq.m., 232.3 sq.m., 238 sq.m. and 174.9 sq.m.; (vi) the construction of 4 no. vehicular entrances; a primary entrance via vehicular ramp from the north (access from Greenhills Road) and 3 no. secondary entrances from the south for access, emergency access and services (access from the existing road to the south of the site) with additional pedestrian accesses proposed along Greenhills Road; (vii) provision of 270 no. car parking spaces comprising 240 no. standard spaces (including 6 no. car club spaces) and 13 no. mobility spaces, and 8 no. motorbike spaces located at surface level and within undercroft car parks within Blocks A, B, C and D, 17 no. commercial/ unloading/ drop-off parking spaces at ground level; (viii) provision of 1, 269 no. bicycle parking spaces comprising 952 no. residents' bicycle spaces. 10 no. cargo/accessibile bicycle spaces in 14 no.

bicycle storerooms in surface and undercroft parking areas and 307 no. visitors' bicycle spaces located externally at ground floor level throughout the development; (ix) provision of outdoor communal amenity space (3, 130.3 sq.m) comprising landscaped courtyards that include play areas, seating areas, grass areas, planting and scented gardens located on podiums at first floor level; provision of communal amenity roof gardens in Block A & B with seating area and planting (746.1 sq.m.) and inclusion of centrally located public open space (6, 650 sq.m.) adjacent to Blocks A, B, C and D comprising grassed areas, planting, seating areas, play areas, water feature, flexible use space and incidental open space/public realm; (x) provision of toucan crossing and all associated road markings and signage from the subject site to a new footpath on northern side of Greenhills Road; (xi) development also includes landscaping and infrastructural works, foul and surface water drainage, bin storage, ESB substations, plant rooms, pv panels, 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).

**Location:** Lands located at the former Chadwicks Builders Merchant site, South of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate, , Greenhills Industrial Estate, Walkinstown, Dublin 12, D12 HD51, D12 N523, , D12 C602

**Applicant:** Steeplefield Limited

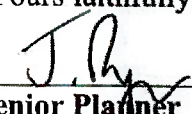
**Application Type:** Permission

**Date Rec'd:** 15-May-2025

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](http://www.sdublincoco.ie).

**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,  
  
for Senior Planner

Lizzie Donnelly, Tom Phillips + Associates  
80, Harcourt Street  
Dublin 2  
D02 F449

<b>Tom Phillips &amp; Associates</b>	
Action:	PR 25-3458
Date Rec'd	04 DEC 2025
Project Ref & planner	

Date: 02-Dec-2025

Dear Sir/Madam,

**Register Ref:**  
**Development:**

LRD25A/0005W

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 3m - 9.9m 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 residential and commercial development comprising 588 no. residential apartment units (291 no. one-beds, 238 no. two-beds and 59 no. three-beds), 1 no. 570.91 sq.m. (443 sq.m. indoor space) childcare facility and 6 no. commercial/retail units in 4 no. blocks (A-D) ranging in height from 5 to 12 storeys as follows: a. Block A comprises 170 no. apartments (103 no. 1 bed-units, 59 no. 2 bed-units and 8 no. 3-bed units) measuring 8 storeys in height. b. Block B comprises 197 no. apartments (89 no. 1 bed-units, 92 no. 2 bed-units and 16 no. 3 bed-units) measuring 10 storeys in height. c. Block C comprises 81 no. apartments (44 no. 1-bed units, 16 no. 2-bed units and 21 no. 3-bed units) measuring 12 storeys in height. d. Block D comprises 140 no. apartments (55 no. 1 bed-units, 71 no. 2 bed-units and 14 no. 3 bed-units) measuring 8 storeys in height. All apartments will be provided with private balconies/terraces; (iii) provision of indoor communal residential amenity (614.14 sq.m.) at ground and first floors of Block A, B & C, ; (iv) the construction of 1 no. childcare facility comprising 443 sq.m. with dedicated outdoor play area (128 sq.m.) located at ground floor of Block B; (v) the construction of 6 no. commercial units at ground floor level of Blocks A, B and D, and 1 no. commercial unit at first floor level of Block A as follows: Block A has 1 no. unit at ground floor comprising 455.8 sq.m. and 1 no. unit at first floor level comprising 160.79 sq.m., Block B has 1 no. unit at ground floor comprising 190.96 sq.m. and Block D has 4 no. units at ground floor comprising 361.6 sq.m., 232.3 sq.m., 238 sq.m. and 174.9 sq.m.; (vi) the construction of 4 no. vehicular entrances; a primary entrance via vehicular ramp from the north (access from Greenhills Road) and 3 no. secondary entrances from the south for access, emergency access and services (access from the existing road to the south of the site) with additional pedestrian accesses proposed along Greenhills Road;

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**Location:**

Lands located at the former Chadwicks Builders Merchant site, South of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate, , Greenhills Industrial Estate, Walkinstown, Dublin 12, D12 HD51, D12 N523, , D12 C602

**Applicant:**

Steeplefield Limited

**App.Type:**

LRD3-Application

**Date Rec'd:**

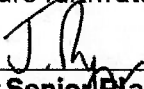
28-Oct-2025

I wish to acknowledge receipt of your submission in connection with Significant Additional Information for 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 Coimisiún 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.sdcc.ie](http://www.sdcc.ie)

**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 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,

  
for **Senior Planner**