



An
Coimisiún
Pleanála

Memorandum

ABP- 324035-26

PA Ref: LRD25A/005W

To: Ms. Mary Tucker, SEO
From: Mr. James Sweeney, EO.
Re: Mixed use residential and commercial development 588 residential apartments 2 office buildings and childcare facility. EIAR submitted with application. At 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
Date: 12th March 2026

On the 15th December 2025 South Dublin County Council granted permission for the above Large Scale Residential Development to Steeplefield Limited.

3 3rd party appeals were received by the Commission from the following:

- Horan Rainsford Architects Ltd on behalf of KeyWaste dated 19th January 2026
- Declan Brassil & Company on behalf of Ravensburg Unlimited Company dated 20th January 2026
- James O'Dowd dated 20th January 2026

The appeals were circulated to the Planning Authority and Hughes Planning and Development Consultants on behalf of the Applicant and cross-circulated between the parties on 22nd January 2026.

The last date to submit a response was 18th February 2026. A response has been received from the Applicant and the Planning Authority.

The last date to submit an observation is 16th February 2026. No observation has been received at the time of writing this memorandum.

Withdrawals:

The following appeals have been withdrawn:

- Declan Brassil & Company on behalf of Ravensburg Unlimited Company dated 9th February 2026
- James O'Dowd dated 9th February 2026

Prescribed Bodies being notified:

Having regard to article 28 and 137(1)(c) of the Planning and Development Regulations 2001 (as amended), the Health and Safety Authority have been requested to make a submission due to the proximity of the development to a Seveso Site. The notice was issued 12th March 2026. The last date to respond is the 8th April 2026.

History Files to be attached:

- ABP-313129-22 - *Demolition of the former Chadwick's Builders Merchant development, construction of 633 no. Build to Rent apartments, creche and associated site works at Former Chadwick's Builders Merchant development, South of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate, Walkinstown, Dublin 12 (www.greenvaleshd.com)*. The Commission refused permission for this development on 27th July 2022.

File submitted for comments.

Noted

Please forward file to SWARD, Inspectorate, for inspection/report

N. Tucher

12/3/26