

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

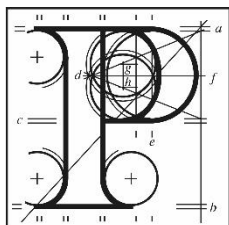
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Atlas GP Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	8-9 Hanover Street East, Dublin 2, D02 KX94
Company Registration No:	602226

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	John Gannon (Tom Phillips + Associates) 80 Harcourt Street, Dublin 2, D02 F449
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Tom Sweetman
Firm/Company:	O'Mahony Pike Architects The Chapel, Mount St Annes, Milltown Avenue, Dublin 6

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	South Dublin County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	A combined site of c.7.2 ha site known as Belgard House, Belgard Square and the former Uniphar factory
Address Line 2:	The junction of Belgard Road and Belgard Square North
Address Line 3:	
Town/City:	Tallaght
County:	Dublin 24
Eircode:	D24 YA3W; D24 Y239
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	ITM – X,Y : 708594,727944
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	7.2 ha
Site zoning in current Development Plan or Local Area Plan for the area:	The entire site is zoned Objective REGEN – To facilitate enterprise and/or residential-led regeneration
Existing use(s) of the site and proposed use(s) of the site:	The site is the location of 3 no. former warehouses, namely Belgard Square, Belgard House and UniPhar

	Proposed Use: Residential Apartments and Student Housing development
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7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

Part of the land to which the application relates is in the ownership / maintenance and control of South Dublin County Council (SDCC). A letter of consent from SDCC is enclosed with this planning application – See Appendix A.

Address

South Dublin County Council
County Hall
Tallaght
Dublin 24
D24Y NN5

State Name and Address of the Site Owner:

If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.

Atlas GP Limited

Address:

8-9 Hanover Street East,
Dublin 2,
D02 KX94

Does the applicant own or control adjoining, abutting or adjacent lands?

Yes: [] No: [✓]

If the answer is "Yes" above, identify the lands and state the nature of the control involved:

N/A

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
SD18A/0094	Demolition of all site structures	Request for Further Information (last day for response 14/11/18 – deemed withdrawn on 11/12/18)
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
N/A		

Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
<p>If the answer is “Yes” above, please give details e.g. year, extent:</p> <p>N/A</p>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]
<p>If the answer is “Yes” above, please give details:</p> <p>N/A</p>	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

- Demolition of all structures
- 5 no. blocks ranging from 4 – 10 storeys comprising a new urban quarter and streets to provide 438 no. apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c.509 sqm work areas at ground floor) and c.732 sqm of tenant/resident service amenities, all within Blocks A1, A2, A3 and B1;
- Balconies / winter gardens / terraces to be provided on all elevations at all levels for each residential block;
- Block B2 to comprise a 403 no. bedspace student accommodation scheme and associated student amenity and staff facilities (c.815 sqm);
- Childcare facility (c.380 sqm) and external playing area (c.242sqm);
- 6 no. retail/commercial units (c.632 sqm in total);
- Security room (c.52 sqm);
- 107 no. car parking spaces below podium (a temporary car park at grade will be provided until such time as the completion of the permanent below podium car park);
- 22 no. car parking spaces at surface level;
- 1,227 no. bicycle parking spaces below podium and at surface level;
- 4 no. semi-private courtyards of c.5,516sqm;
- Public plaza (c.2,366 sqm);
- Public realm & landscaping (c.7,442sqm).

An Environmental Impact Assessment Report has been prepared in respect of the proposal.

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [] No: []

Please submit a layout plan of the proposed development, at appropriate scale.

Enclosed:

Yes: [] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority:

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:

Planning Authority reference number:

[Ref. SHD1SPP01/18](#)
[Ref. SHD1SPP007/18](#)

Meeting date(s):

[Ref. SHD1SPP01/18 – 9th February 2018](#)
[Ref. SHD1SPP007/18 – 1st June 2018](#)

(B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála reference number:

[Ref. ABP-301909-18](#)

Meeting date(s):

[30th July 2018](#)

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

[See Appendix B for records of consultations with Irish Water](#)
[See Appendix C for records of consultation regarding aviation safety](#)
[See Appendix D for records of consultation with Transport Infrastructure Ireland](#)
[See Appendix E for copy of Cover Letters as sent with a digital copy of the planning application to the 5 no. prescribed bodies.](#)

11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Irish Daily Star 19/12/18</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>19/12/18</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an NIS enclosed with this application?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>

	N/A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
If the answer to the above is "Yes", list the prescribed authorities concerned:	<p>Transport Infrastructure Ireland National Transport Authority Irish Water Irish Aviation Authority South Dublin County Childcare Committee</p> <p><i>See Appendix E for a copy of cover letters sent to 5 no. prescribed bodies (note that all prescribed bodies expressed a preference for an electronic copy only.</i></p>
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	20/12/18
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:	N/A

If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:

N/A

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>

<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
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13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed	N/A	
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	
1-bed	158	8105.9
2-bed	230	17813.6
3-bed	50	5149.1
4-bed	0	
4+ bed	0	
Total	438	c.31069 (GFA Resi Units only)

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	10	20	559
1-bed			
2-bed			
3-bed			
4-bed	10	40	1114
4+ bed	45	343	8294.6
Total	65	403	c.9967.6 (GFA Student Acc. Units)

(b) State total number of residential units in proposed development:	438
(c) State cumulative gross floor space of residential accommodation, in m ² :	c.41,037 (Residential units only) c.53,607 (including amenities, plant, services)

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facilities (73no. childcare spaces)	c.380
Live / Work Units (Work element)	c.509
Commercial / Retail	c.632
Security Room	c.52
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	c.1,573
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	c.55,180
(d) Express 15(b) as a percentage of 15(c):	2.8%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian	✓	

permeability, vehicular access and parking provision, where relevant, enclosed with the application?		
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	✓	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application.		✓
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application.	✓	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		✓
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		✓
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed		✓

<p>development would affect the character of the structure.</p>		
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	✓	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	29,918 sqm
State gross floor space of any proposed demolition, in m ² :	29,918 sqm
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	55,180 sqm

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p style="text-align: center;">Enclosed: Yes: [] No: [] N/A: [<input checked="" type="checkbox"/>]</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— <ul style="list-style-type: none"> <li data-bbox="300 674 1031 1122">(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and 	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1144 1031 1447">(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and 	✓	
<ul style="list-style-type: none"> <li data-bbox="300 1469 1031 1552">(iii) a layout plan showing the location of proposed Part V units in the development? 	✓	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: []

(b) Public Mains: []

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: []

(b) Public Sewer: []

Conventional septic tank system: []

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: []

Soakpit: []

Watercourse: []

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

Enclosed:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Yes: [] No: []

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [] No: []

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [] No: []

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [] No: []

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

Yes: [] No: []

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] See Mobility Management Plan</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p>	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p>
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24. Application Fee:


(a) State fee payable for application:	€80,000 (Maximum fee payable)
(b) Set out basis for calculation of fee:	403 student bedspaces @ €65 = €26,195 438 no. units @ €130 = €56,940 Other Uses @ 1,521 sqm @ €7.20 per sqm = €10,951.20 EIS @ €10,000 Total: €104,086.20 Maximum Fee: €80,000
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 John Gannon, Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449
Date:	20/12/18

Appendix A – Letter of Consent from South Dublin County Council

Economic, Enterprise & Tourism Development Department

Marlet (Property Group)
8-10 Hanover Street East
DO2 KX94

Date: 7 Nov 2018

**WITHOUT PREJUDICE
SUBJECT TO CONTRACT/CONTRACT DENIED**

Re: Proposed Grant of Consent to include road areas which are in the ownership and or maintenance and control of the Council in a Phase 1 Strategic Housing Development (SHD) planning application to Marlet (Property Group) at Belgard Square North/East and Belgard Road, Tallaght, Dublin 24

Dear Sir/Madam

I refer to your request for the consent of the Council to lodge a planning application in respect of lands named above.

I now wish to confirm that South Dublin County Council hereby grants its consent to Marlet (Property Group), acting on behalf of Atlas GP Limited, to include lands in the ownership and or maintenance and control of the Council, as shaded purple on Indicative Drawing No. 1722-OMP-00-00-DR-A-XX-10000, in the proposed planning application for the purposes outlined above.

Please note that this consent does not convey to Marlet (Property Group) any interest whatsoever in the subject lands and is for the sole purpose of allowing a planning application to be made.

This consent is valid for a period of twelve months from date of this letter.

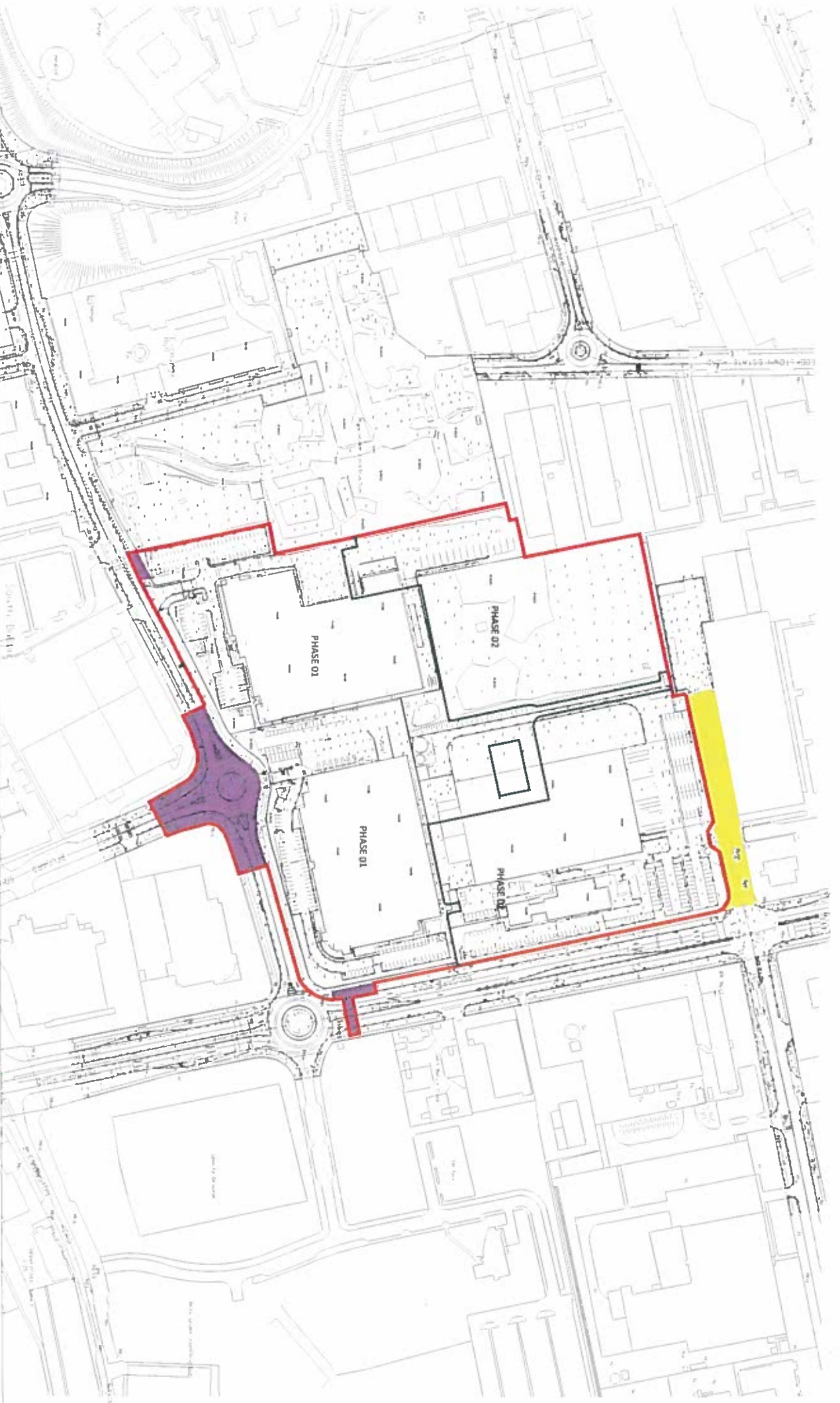
The consent is conditional on no development taking place until full planning permission has been granted and the Council is in a position to enter into an appropriate agreement with Marlet (Property Group) in respect of the lands.

Yours sincerely



Marian Jordan
Senior Staff Officer
Development Section

Encl



Site Location Map

- Proposed application line
- Available area
- Workshop
- DCC/CY Overlay
- DCC/CY Overlay
- Other

all blocks (green) are or related to main land
 including all, all elements in building,
 and all elements in site, or in site from
 the site, all elements in site, or in site
 and all elements in site, or in site from
 the site, all elements in site, or in site
 and all elements in site, or in site from
 the site, all elements in site, or in site



Approved by: [Signature]
 Date: 14/08/2024
 Rev: No.
 Issued By: [Signature]

Project No: 1124
 Issue #11: 1/10/2024
 Date Printed: 25/10/18
 Project Lead: DAI
 Design By: [Signature]
 Checked By: [Signature]
 Drawn By: [Signature]
 Issued By: [Signature]
 Project: Planning
 Client: [Signature]

o'mahony pike
 1722 QMAP-00-00-DR-A-XX-10000 SITE LOCATION
 Project: Belgard Gardens
 Location: Tallaght, Dublin
 Client: Atlas GP Ltd.
 Drawing Title: Site Location Map
 Drawing No.: 1722 QMAP-00-00-DR-A-XX-10000 SITE LOCATION
 Project No.: 1124
 Issue #11: 1/10/2024
 Date Printed: 25/10/18
 Project Lead: DAI
 Design By: [Signature]
 Checked By: [Signature]
 Drawn By: [Signature]
 Issued By: [Signature]
 Project: Planning
 Client: [Signature]

Standard disclaimer text to be used. This drawing is a conceptual architectural drawing and not a final architectural drawing. It is not to be used for construction purposes without the approval of the architect. The information has been derived from [Source].

Appendix B – Copy of Consultations with Irish Water

Letter Ref: CDSSDA1

Atlas GP Limited c/o Mark Killian,
O'Connor Sutton Cronin,
9 Prussia Street,
Dublin 7

Uisce Éireann
Bosca OP 448
Oifig Sheachadta
na Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

24 November 2018

Re: Design Submission for (Phase 1, Belgard Gardens, Belgard Square, Tallaght, Dublin 24)(the “Development”)(the “Design Submission”)/Customer Reference No. 052158350

Dear Sir Madam,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to an our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Marina Zivanovic Byrne
Phone: 018925991
Email: mzbyrne@water.ie

Yours sincerely,

Maria O’Dwyer
Connections and Developer Services

Appendix A

Document Title & Revision

1. *Proposed Drainage Layout (Sheet 1 of 2) (Drawing No. A557-OCSC-XX-XX-DR-C-0500-A1-C03)*
2. *Proposed Wastewater Drainage Longitudinal Sections (Drawing No. A557-OCSC-XX-XX-DR-C-0511- A2-C03)*
3. *Proposed Watermain Phase 1 Layout (Drawing No. A557-OCSC-XX-XX-DR-C-0550-A2-C03)*

Standard Details/Code of Practice Exemption:

N/A

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.



Your Ref: ABP-301909-18
Our Ref: CUST17692

An Bord Pleanála,
64 Marlborough Street,
Dublin 1
17/07/2018

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Dear Sir/ Madam,

Re: Demolition of buildings and construction of phase 1 of mixed use residential development (427no. apartments, 358no. bed space student accommodation), childcare facility, new roads, accesses and associated site works. Belgard Gardens, Belgard Square North, Tallaght, Dublin 24

Irish Water has received notification of a request to enter into consultations under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016 in respect of the above mentioned proposed development.

Irish Water has issued a Confirmation of Feasibility for this development for 1400 residential units.

The proposed development, as assessed for the Confirmation of Feasibility, is a standard connection, requiring no network or treatment plant upgrades for water or wastewater by either the customer or Irish Water. No third party consents are required for these connections to take place

Therefore, based upon the Confirmation of Feasibility issued by Irish Water, Irish Water confirms that subject to a compliant water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connections to the Irish Water networks can be facilitated.



Maria O'Dwyer
Connections and Developer Services Manager

Atlas GP Limited c/o Mark Killian
O Connor Sutton Cronin,
9 Prussia Street
Dublin



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

12 November 2018

Dear Sir/Madam,

Re: Customer Reference No 052158350 pre-connection enquiry - Subject to contract | Contract denied
[Connection for 1530 domestic units]

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at Belgard Square, Dublin . Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

In the case of wastewater connections this assessment does not confirm that a gravity connection is achievable. Therefore a suitably sized pumping station may be required to be installed on your site. All infrastructure should be designed and installed in accordance with the Irish Water Code of Practice.

Water:

New Connection to the existing network is feasible without network upgrade. The Site should be connected to existing 24" AC main across the R113 road.

Please note that Irish Water can not guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.

Wastewater:

New Connection to the existing network is feasible without network upgrade.

Phase 1 of the Development should be connected to existing 225mm sewer at the most upstream point/manhole.

Phase 2 of the Development should be connected to existing 300mm sewer.

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore: In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services. All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at **www.water.ie/connections**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Marina Byrne from the design team on 018925991 or email mzbyrne@water.ie. For further information, visit **www.water.ie/connections**

Yours sincerely,

Maria O'Dwyer
Connections and Developer Services

Stiúrthóirí / Directors: Mike Quinn (Chairman), Cathal Marley, Brendan Murphy, Michael G. O'Sullivan
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

Appendix C – Copy of Consultations regarding Aviation Safety

Irish Aviation Authority
The Times Building
11-12 D'Olier Street
Dublin 2, D02 T449,
Ireland

Údarás Eitlíochta na hÉireann
Foirgneamh na hAimanna
11-12 Sráid D'Olier
Baile Átha Cliath 2, D02 T449,
Éire

T: +353 1 671 8655
F: +353 1 679 2934
www.iaa.ie



17th September 2018

Ms. Emma Gosnell
Town Planner/Project Manager
Marlet
8-10 Hanover Street East,
D02 KX94

Development: *Proposed Residential Development at Belgard Gardens*

Dear Emma

I acknowledge receipt of information provided in correspondence dated 16th August.

The Authority recommends that MARLET make contact with the Irish Air Corps through the Property Services department of the Department of Defense and CHC Ireland DAC – Search & Rescue Unit, Pickardstown, Swords, Co. Dublin contact Captain David Swan David.Swan@chcheli.com. Both operate into the helipad at Tallaght Hospital. Unfortunately, we do not have a specific point of contact within the Property Services department of the Department of Defense.

Yours sincerely

Deirdre Forrest
Corporate Affairs

Bord Stúirthóirí/Board of Directors

Peter Kearney (Príomhfheidhmeannach/Chief Executive)
Marie Bradley, Ernie Donnelly, Pascal Fitzgerald,
Michael Norton

Oifig Chláraithe:

Foirgneamh na hAimanna, 11-12 Sráid D'Olier
Baile Átha Cliath 2, D02 T449, Éire
Uimhir Chláraithe: 211082. Áit Chláraithe: Éire
Cuideachta Dlíteanais Theoranta

Registered Office:

The Times Building, 11-12 D'Olier Street
Dublin 2, D02 T449, Ireland
Registered No. 211082. Registered in Ireland
A Limited Liability Company



From: Emma Gosnell [<mailto:emma.gosnell@marlet.ie>]

Sent: 20 September 2018 13:28

To: David Swan <David.Swan@chcheli.com>

Cc: Patrick Crean <patrick.crean@marlet.ie>; nik@macroworks.ie; Hakeem Bader <hakeem.bader@marlet.ie>

Subject: FW: Proposed Residential Development at Belgard Gardens - Operation of Tallaght Hospital Helipad

Dear David,

I received the attached letter of response from Deirdre Forrest in the Irish Aviation Authority (IAA) recommending that I make contact directly with you in respect to our Proposed Residential Development at Belgard Gardens in Tallaght.

We wish to establish whether to our proposed residential development next to Tallaght University Hospital would affect air transport operations at the hospital.

I understand from the IAA's letter that the Irish Air Corps operate the helipad at Tallaght Hospital.

I would be grateful if you could give me a call back to discuss this matter further.

Kind Regards,
Emma

Emma Gosnell BA MPLAN MIPI CPMA IPMI
Senior Planner

Phone: 085 807 8309

Email: emma.gosnell@marlet.ie



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Ciara Slattery

From: Emma Gosnell
Sent: Thursday 20 September 2018 13:54
To: David Swan
Cc: Patrick Crean; nik@macroworks.ie; Hakeem Bader
Subject: RE: Proposed Residential Development at Belgrade Gardens - Operation of Tallaght Hospital Helipad

Thank you for the confirmation David

Kind Regards,
Emma

Emma Gosnell BA MPLAN MIPI CPMA IPMI
Senior Planner

Phone: 085 807 8309

Email: emma.gosnell@marlet.ie



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From: David Swan <David.Swan@chcheli.com>
Sent: Thursday 20 September 2018 13:40
To: Emma Gosnell <emma.gosnell@marlet.ie>
Cc: Patrick Crean <patrick.crean@marlet.ie>; nik@macroworks.ie; Hakeem Bader <hakeem.bader@marlet.ie>
Subject: RE: Proposed Residential Development at Belgrade Gardens - Operation of Tallaght Hospital Helipad

Hi Emma,
CHCI do not operate to Tallaght Hospital, so this proposed development will not affect our operations.
Many thanks for contacting me.

Regards
David

David Swan

Manager Flight Operations
CHC Ireland DAC

P: +353 87 2777037

Mail: david.swan@CHCheli.com

CHCheli.com

The information contained in this message is confidential and is intended for the addressee only. If you have received this message in error or there are any problems please notify the originator immediately. The unauthorised use, disclosure, copying or alteration of this message is strictly forbidden.

Ciara Slattery

From: Emma Gosnell
Sent: Thursday 20 September 2018 14:02
To: 'olive.mulhall@defence.ie'
Cc: nik@macroworks.ie; Hakeem Bader; Patrick Crean
Subject: Proposed Residential Development at Belgard Gardens, Tallaght - Operation of Tallaght Hospital Helipad
Attachments: Proposed Residential Development at Belgard Gardens - Operation of Tallaght Hospital Helipad; RE: Proposed Residential Development at Belgrade Gardens - Operation of Tallaght Hospital Helipad; Tallaght Hospital Helipad Flight Path.pdf; Location of Tallaght Residential Redevelopment Site_Belgard Road.png; Building Height of Tallaght Residential Development_Belgard Road.png; Context Building Heights for Tallaght Residential Development_Belgard Road.png; Tallaght Hospital Helipad Flight Path.pdf; IAA Response Letter 170918 Re. Proposed Residential Development at Belgard Gardens.pdf

Importance: High

Dear Olive,

Thank you for your assistance just now.

We have been asked by both the Planning Authority and An Bord Pleanala to consult with the Department of Defence and the IAA in order to assess how our proposed scheme will interact with the day-to-day operation of the Tallaght University Hospital helipad prior to lodging our planning application.

The planning application for this residential development will be subject to the Government's new fast track Strategic Housing Development planning process and will be lodged directly to An Bord Pleanala, with a 16-week statutory decision period and no facility for further information on the proposed development to be requested. I attach information on the general height and layout of the proposed development which includes roof mounted solar panels for energy efficiency compliance.

As discussed, I received the attached letter of response dated 17.09.18 from Deirdre Forrest in the Irish Aviation Authority (IAA) recommending that I make contact directly with the Property Services Department of the Department of Defence in respect to our Proposed Residential Development in Tallaght.

I understand from the IAA's letter that the Irish Air Corps operate the helipad at Tallaght Hospital (I attach the email that I sent to the IAA before receiving their attached letter of response).

Separately, David Swan the Flight Operations Manager of CHC Ireland DAC has also confirmed that CHCI do not operate to Tallaght Hospital and so the proposed development will not affect their operations.

I understand that the Department of Defence may require certain details and technical information on our proposed development scheme to complete this assessment.

I would be grateful if you could let me know what information that you will require so that I can organise this for you as soon as possible.

If it would be more convenient, I would be happy to facilitate a meeting to explain the scheme and have relevant design team members talk through the technical details.

I look forward to hearing from you and should you have any questions please give me a call on the number below.

Kind Regards,
Emma

Emma Gosnell BA MPLAN MIPI CPMA IPMI
Senior Planner

Phone: 085 807 8309

Email: emma.gosnell@marlet.ie



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Ciara Slattery

From: Ciaran Faughnan <Ciaran.Faughnan@tuh.ie>
Sent: Thursday 20 September 2018 17:38
To: Emma Gosnell
Subject: RE: Proposed Residential Development at Belgard Gardens, Tallaght - Operation of Tallaght Hospital Helipad

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Emma



Ciaran Faughnan
Director of Facilities & Estates
Tel: +353 (0)1 414 2196
Email: ciaran.faughnan@tuh.ie
Web: www.tuh.ie

Address
Tallaght University Hospital
Tallaght, Dublin 24
D24 NR0A Ireland



From: Emma Gosnell [mailto:emma.gosnell@marlet.ie]
Sent: 20 September 2018 17:36
To: Ciaran Faughnan <Ciaran.Faughnan@tuh.ie>
Subject: FW: Proposed Residential Development at Belgard Gardens, Tallaght - Operation of Tallaght Hospital Helipad

Hello Ciaran,

Since we last spoke on our proposed Tallaght residential scheme, I have been in contact with the Irish Aviation Authority and they issued me the attached letter of response stating that the IAA were not the people to speak to on the matter.

On the IAA's recommendation, I contacted David Swan the Flight Operations Manager of CHC Ireland DAC, who has also confirmed that CHCI do not operate to Tallaght Hospital and so the proposed development will not affect their operations.

I also contacted the Department of Defence on behalf of the Air Corps and Olive Mulhall in the Department is dealing with our query.

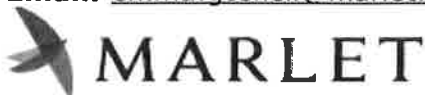
I will keep you updated on the progress of the consultations.

Kind Regards,
Emma

Emma Gosnell BA MPLAN MIPI CPMA IPMI
Senior Planner

Phone: 085 807 8309

Email: emma.gosnell@marlet.ie



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From: Olive.Mulhall <Olive.Mulhall@defence.ie>

Sent: Thursday 20 September 2018 16:21

To: Emma Gosnell <emma.gosnell@marlet.ie>

Cc: nik@macroworks.ie; Hakeem Bader <hakeem.bader@marlet.ie>; Patrick Crean <patrick.crean@marlet.ie>

Subject: RE: Proposed Residential Development at Belgard Gardens, Tallaght - Operation of Tallaght Hospital Helipad

Hi Emma,

Many thanks for your email. I will send the details on the proposed development onto my colleagues in the Air Corps for their comments/observations.

Kind regards,
Olive

Olive Mulhall

Property Management Branch

An Roinn Cosanta

Department of Defence

Bóthar an Stáisiúin, An Droichead Nua, Contae Chill Dara, W12 AD93.

Station Road, Newbridge, Co.Kildare, W12 AD93.

T +353 (0)45 492189

E-mail: olive.mulhall@defence.ie

From: Olive.Mulhall <Olive.Mulhall@defence.ie>

Sent: Friday 12 October 2018 14:17

To: Emma Gosnell <emma.gosnell@marlet.ie>

Subject: RE: Proposed Residential Development at Belgard Gardens, Tallaght - Operation of Tallaght Hospital Helipad

Hi Emma,

Further to our phone call please see comments from the Air Corps below regarding this proposed development.

“Due to the location of this development I suggest the Developers make contact with myself rob.keane@defenceforces.ie and set up a meeting with member of the Irish Air Corps as soon as possible.

The Air Corps has enlisted a Helipad expert and work will be commencing shortly.

Before the Planning application goes any further I would suggest the following -

1. Aviation Impact assessment study completed.
2. Glint and Glare study reference the solar panels.
3. Timeline of construction and impact study of any large obstacles such as cranes etc.
4. Contact made with the Department of Health outlining the proposed development.
5. Contact made with Tallaght Hospital outlining the proposed development.”

Kind regards,

Olive

Olive Mulhall

Property Management Branch

An Roinn Cosanta

Department of Defence

Bóthar an Stáisiúin, An Droichead Nua, Contae Chill Dara, W12 AD93.

From: Emma Gosnell
Sent: Friday 12 October 2018 17:08
To: 'rob.keane@defenceforces.ie' <rob.keane@defenceforces.ie>
Cc: Hakeem Bader <hakeem.bader@marlet.ie>; Patrick Crean <patrick.crean@marlet.ie>;
'Olive.Mulhall' <Olive.Mulhall@defence.ie>
Subject: FW: Proposed Residential Development at Belgard Gardens, Tallaght - Operation of Tallaght Hospital Helipad
Importance: High

Dear Mr. Keane,

We would be delighted to meet with you or a member of the Air Corps next week to discuss our Tallaght Project.

We have already been in consultation Tallaght Hospital and Irish Aviation Authority on the project and they are aware of our plans.

We have also undertaken Glint & Glare and Microclimate Assessments on the project.

Please advise on your availability to meet next week and I will be happy to organise for relevant members of the project team to meet with you.

We hope to lodge our planning application before the end of the month and are eager to review & discuss our proposals with you.

Kind Regards,
Emma

Emma Gosnell BA MPLAN MIPI CPMA IPMI

Senior Planner

Phone: 085 807 8309

Email: emma.gosnell@marlet.ie



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From: Emma Gosnell <emma.gosnell@marlet.ie>

Sent: 18 October 2018 11:51

To: Robert Keane

Cc: Hakeem Bader; Patrick Crean; Olive.Mulhall

Subject: FW: Proposed Residential Development at Belgard Gardens, Tallaght - Operation of Tallaght Hospital Helipad

Dear Robert,

I was due to hear back from you earlier in the week with some potential meeting dates to discuss our Tallaght development project.

We would be happy to meet with you at your earliest convenience.

I look forward to hearing from you.

Kind Regards,
Emma

Emma Gosnell BA MPLAN MIPI CPMA IPMI

Senior Planner

Phone: 085 807 8309

Email: emma.gosnell@marlet.ie



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From: Robert Keane <rob.keane@defenceforces.ie>

Sent: Thursday 18 October 2018 15:45

To: Emma Gosnell <emma.gosnell@marlet.ie>

Cc: Hakeem Bader <hakeem.bader@marlet.ie>; Patrick Crean <patrick.crean@marlet.ie>;

Olive.Mulhall <Olive.Mulhall@defence.ie>

Subject: Re: Proposed Residential Development at Belgard Gardens, Tallaght - Operation of Tallaght Hospital Helipad

Emma,

Apologies I did not send this to you.

I have forwarded the planning application and the request for a meeting to Officer in charge of Helicopter operations at Baldonnel.

Heli Operations have in recent times hired a specialist company to deal with all heli pad areas within the state in which they operate to and they will now take this forward.

All responses / observations on planning applications for this area from Heli Operations and associated companies will be sent back to property management through myself.

Rob

Lieutenant Robert Keane

Irish Air Corps,

SO ATS ,

Air Corps Headquarters,

Casement Aerodrome,

Baldonnel,

Dublin 22.

Ph - 01-4037504

Email – rob.keane@defenceforces.ie

From: Emma Gosnell
Sent: Thursday 18 October 2018 15:47
To: 'Robert Keane' <rob.keane@defenceforces.ie>
Cc: 'Olive.Mulhall' <Olive.Mulhall@defence.ie>
Subject: RE: Proposed Residential Development at Belgard Gardens, Tallaght - Operation of Tallaght Hospital Helipad

Thanks Robert,

We will make ourselves available to meet with you at short notice if required.

Kind Regards,
Emma

Emma Gosnell BA MPLAN MIPI CPMA IPMI

Senior Planner

Phone: 085 807 8309

Email: emma.gosnell@marlet.ie



This email, including any attachments, is confidential and may be legally privileged. The email, including any attachments, is to be read solely by the intended recipient(s). If you are not an intended recipient, please notify the sender by return email and then delete all copies from your system. If you are not a named addressee you must not use, disclose, disseminate, distribute, copy, print or rely on this email, including any attachments. Emails cannot be guaranteed to be secure or free from errors or viruses. Please note that I have no authority, either express or implied, to bind or be bound in any manner whatsoever, and the existence of any contract is expressly denied. No contract shall exist until such time as a formal contract has been executed by both parties and a deposit paid. Nothing in this email or any other document issued by this office shall constitute a memorandum capable of satisfying Section 51 of the Land and Conveyancing Law Reform Act 2009.

Appendix D – Record of Correspondence with TII

Mr. Shane McGivney

OSSC

Email address: shane.mcgivney@ocsc.ie

Dáta | Date
15 November 2018

Ár dTag | Our Ref.
TII18-103592

Bhur dTag | Your Ref.
None (email 26.10.2018)

Re: Development At Belgard Square North, Tallaght, Dublin 24
Phase 1 of an intended larger development. Phase 1 consists of 438 no. residential units and 403 no. student beds.

Dear Mr. McGivney,

TII confirms receipt of a site layout (Dwg. No. A557 OCSC XX XX DR C 0100) by email to landuseplanning@tii.ie on 26 October 2018.

TII safeguards the strategic function of Luas and National Roads to promote the safe and efficient operation of both the national roads and light rail networks.

National Strategic Outcome 2 of the National Planning Framework includes the objective to maintain the strategic capacity and safety of the national roads network. It is also an investment priority of the National Development Plan, 2018 – 2027, to ensure that the extensive transport networks which have been greatly enhanced over the last two decades, are maintained to a high level to ensure quality levels of service, accessibility and connectivity to transport users.

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid application referred.

1. The approach to be adopted by TII in making such submissions or comments will seek to uphold official policy and guidelines as outlined in the Spatial Planning and National Roads Guidelines for Planning Authorities (Department of the Environment, Community & Local Government, 2012).
2. Consultations should be had with the relevant Local Authority with regard to locations of existing and future national road schemes and potential traffic management issues.
3. A Traffic and Transport Assessment (TTA) should be carried out in accordance with TII's TTA Guidelines (2014) noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag www.tii.ie.
TII processes personal data in accordance with its Data Protection Notice available at www.tii.ie.

national road network and junctions of lower category roads with national roads. The scheme promoter is also advised to have regard to Section 2.2 of the TII TTA Guidelines which addresses requirements for sub-threshold TTA.

4. The designers are asked to consult TII Publications to determine whether a Road Safety Audit is required.
5. Regard should also be had to other relevant guidance available at www.TII.ie.

Please acknowledge receipt of this submission.

Yours sincerely,



Natasha Crudden
Regulatory & Administration Unit

Appendix E: Copy of Cover Letters to Prescribed Bodies

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

20th December 2018

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT JUNCTION OF BELGARD ROAD AND BELGARD SQUARE NORTH, TALLAGHT, DUBLIN 24 (ABP-301909-18 – pre-application reference)

1.0 INTRODUCTION

On behalf of the applicant Atlas GP Limited., 8 – 9 Hanover Street East, Dublin 2, D02 KX94 please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 10th August 2018.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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The development will consist of a mixed use residential development (total GFA 55,180 sqm) comprising a new urban quarter and streets with 5 no. blocks to provide 438 no. apartment units (including live/work units) and associated amenity facilities, a 403 no. bedspace student accommodation scheme and associated amenity facilities, childcare facility (c.380 sqm), 6 no. retail / commercial units (c.632 sqm in total) and a security room (c.52 sqm). This will comprise phase I of the overall development of the c.7.2 ha. site and will be located on a net site area of 3.45 ha. (excluding proposed temporary car park at grade).

TOWN PLANNING CONSULTANTS



The development will consist of the demolition of all existing buildings on the site ranging from one to three storeys in height and the removal of hardstanding throughout. Proposed buildings for demolition include 2 – 3 storey Belgard Square (c.11,362 sqm) and associated single storey security hut (c.9 sqm); 3 storey Belgard House (c.9,706 sqm) and associated single storey security hut (c.14 sqm); 2 storey former Uniphar factory (c.7,780 sqm), associated 2 storey office building (c.1,033 sqm) and associated single storey security hut (c.14 sqm).

The proposed development will consist of:

- 5 no. blocks ranging from 4 – 10 storeys comprising a new urban quarter and streets to provide 438 no. apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c.509 sqm work areas at ground floor) and c.732 sqm of tenant/resident service amenities, all within Blocks A1, A2, A3 and B1;
- Balconies / winter gardens / terraces to be provided on all elevations at all levels for each residential block;
- Block B2 to comprise a 403 no. bedspace student accommodation scheme and associated student amenity and staff facilities (c.815 sqm);
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- Security room (c.52 sqm);
- 07 no. car parking spaces below podium (a temporary car park at grade will be provided until such time as the completion of the permanent below podium car park);
- 22 no. car parking spaces at surface level;
- 1,227 no. bicycle parking spaces below podium and at surface level;
- 4 no. semi-private courtyards of c.5,516sqm;
- Public plaza (c.2,366 sqm);
- Public realm & landscaping (c.7,442sqm).

The proposed development will include the provision of a new north – south street bisecting the site (to later connect to the planned Airton Road Extension) with 2 no. East – West internal streets proceeding east towards Belgard Road (pedestrian access only onto Belgard Road) and proceeding west (to later connect to lands in ownership of SDCC if required). Works to public roads to include replacement of roundabout with a signalised junction and provision of cycle lanes on Belgard Square North and provision of a pedestrian crossing at Belgard Road.

The proposed development will also include boundary treatments, public lighting, green roofs, solar panels, ESB substations and switch rooms, CHP plant, commercial and residential waste facilities and all ancillary works and services necessary to facilitate construction and operation. The proposed development will also include provision of site boundary protection where required to facilitate development phasing.



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Please note that 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, 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.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

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Please do not hesitate to contact us if you require any further information.

Yours faithfully,

John Gannon
Director
Tom Phillips + Associates

Michael MacAree,
National Transport Authority,
Dún Scéine,
Harcourt Lane,
Dublin 2
D02 WT20

20th December 2018

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John Gannon
Director
Tom Phillips + Associates

Matthew Collins,
Spatial Planning Specialist,
Irish Water,
Colvill House,
24-26 Talbot Street,
Dublin 1

20th December 2018

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Audrey Rafferty,
Corporate Affairs,
Quality Management Unit,
Irish Aviation Authority,
11 -12 Dolier Street,
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C6 Clondalkin Civic Offices,
Ninth Lock Road,
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RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT JUNCTION OF BELGARD ROAD AND BELGARD SQUARE NORTH, TALLAGHT, DUBLIN 24 (ABP-301909-18 – pre-application reference)

1.0 INTRODUCTION

On behalf of the applicant Atlas GP Limited., 8 – 9 Hanover Street East, Dublin 2, D02 KX94 please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 10th August 2018.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

2.0 SUMMARY OF DEVELOPMENT

In summary, the project comprises a mixed use residential development as follows:

The development will consist of a mixed use residential development (total GFA 55,180 sqm) comprising a new urban quarter and streets with 5 no. blocks to provide 438 no. apartment units (including live/work units) and associated amenity facilities, a 403 no. bedspace student accommodation scheme and associated amenity facilities, childcare facility (c.380 sqm), 6 no. retail / commercial units (c.632 sqm in total) and a security room (c.52 sqm). This will comprise phase I of the overall development of the c.7.2 ha. site and will be located on a net site area of 3.45 ha. (excluding proposed temporary car park at grade).

TOWN PLANNING CONSULTANTS



The development will consist of the demolition of all existing buildings on the site ranging from one to three storeys in height and the removal of hardstanding throughout. Proposed buildings for demolition include 2 – 3 storey Belgard Square (c.11,362 sqm) and associated single storey security hut (c.9 sqm); 3 storey Belgard House (c.9,706 sqm) and associated single storey security hut (c.14 sqm); 2 storey former Uniphar factory (c.7,780 sqm), associated 2 storey office building (c.1,033 sqm) and associated single storey security hut (c.14 sqm).

The proposed development will consist of:

- 5 no. blocks ranging from 4 – 10 storeys comprising a new urban quarter and streets to provide 438 no. apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c.509 sqm work areas at ground floor) and c.732 sqm of tenant/resident service amenities, all within Blocks A1, A2, A3 and B1;
- Balconies / winter gardens / terraces to be provided on all elevations at all levels for each residential block;
- Block B2 to comprise a 403 no. bedspace student accommodation scheme and associated student amenity and staff facilities (c.815 sqm);
- Childcare facility (c.380 sqm) and external playing area (c.242sqm);
- 6 no. retail/commercial units (c.632 sqm in total);
- Security room (c.52 sqm);
- 07 no. car parking spaces below podium (a temporary car park at grade will be provided until such time as the completion of the permanent below podium car park);
- 22 no. car parking spaces at surface level;
- 1,227 no. bicycle parking spaces below podium and at surface level;
- 4 no. semi-private courtyards of c.5,516sqm;
- Public plaza (c.2,366 sqm);
- Public realm & landscaping (c.7,442sqm).

The proposed development will include the provision of a new north – south street bisecting the site (to later connect to the planned Airton Road Extension) with 2 no. East – West internal streets proceeding east towards Belgard Road (pedestrian access only onto Belgard Road) and proceeding west (to later connect to lands in ownership of SDCC if required). Works to public roads to include replacement of roundabout with a signalised junction and provision of cycle lanes on Belgard Square North and provision of a pedestrian crossing at Belgard Road.

The proposed development will also include boundary treatments, public lighting, green roofs, solar panels, ESB substations and switch rooms, CHP plant, commercial and residential waste facilities and all ancillary works and services necessary to facilitate construction and operation. The proposed development will also include provision of site boundary protection where required to facilitate development phasing.



3.0 SUBMISSION PROCEDURE

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, 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.

Please note that 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, 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.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

A copy of the application may also be inspected online at the following website set up by the applicant: <http://belgardgardens1shd.ie>

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully,

John Gannon
Director
Tom Phillips + Associates