

Strategic Housing Unit
An Bord Pleanála
64 Marlborough Street
Dublin 1

20th December 2018
[By Hand]

Dear Sir / Madam

RE: PROPOSED MIXED USE RESIDENTIAL DEVELOPMENT AT JUNCTION OF BELGARD ROAD AND BELGARD SQUARE NORTH, TALLAGHT, DUBLIN 24 – STRATEGIC HOUSING DEVELOPMENT, PLANNING APPLICATION (Pre-Application Ref. ABP-301909-18)

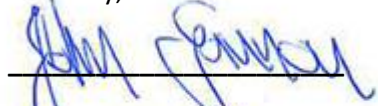
Please accept this SHD planning application on behalf of Atlas GP Ltd.¹ (a group company of Marlet Property Group) in respect of a strategic, zoned site at the junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24. The proposal relates to the development of 438 no. residential units, a 403 no. bedspace student accommodation scheme, a childcare facility, retail / commercial units, civic plaza, new streets and public realm provision and associated works. This application is made in accordance with the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016* ('the 2016 Act') and the *Planning and Development (Strategic Housing Development) Regulations 2017* ("the 2017 Regulations").

A full schedule of all contents of this submission is appended to this Cover Letter.

We confirm that some 8 no. hard copies have been prepared in total. Two no. copies have been prepared for submission to An Bord Pleanála, six no. copies for South Dublin County Council. In addition, 3 no. digital copies (CD) have been prepared for submission to An Bord Pleanála (including a ESRI boundary shapefile) and 1 no. digital copies for South Dublin County Council. 1 no. digital copy has been prepared for each of the 5 no. respective statutory consultees (Transport Infrastructure Ireland, National transport Authority, Irish Water, Irish Aviation Authority, South Dublin County Childcare Committee), as required under the 2016 Act. The Applicant confirmed with each of the 5 no. prescribed bodies that a digital copy was the preferred format for receipt of the application.

Please do not hesitate to contact the undersigned on any issue arising.

Sincerely,



John Gannon
Director
Tom Phillips + Associates

¹ 8-9 Hanover Street East, Dublin 2, D02 Kx94



INPUTS TO THIS PLANNING APPLICATION

6 no. Copies of the inputs outlined below have been prepared for submission to South Dublin County Council and some 2 no. copies of the inputs outlined below have been prepared for submission to An Bord Pleanála.

Planning Fee

A cheque made payable to An Bord Pleanála in the amount of €80,000 (maximum fee) in accordance with the provisions of Part 2 (Section 5) of the *Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended)*.

SHD Planning Application Form incl. Appendices

A duly completed 'Strategic Housing Development - Section 5 Application Form', signed and dated, 20th December, 2018 including:

- **Appendix A:** Copy of Letter of Consent to SDCC
- **Appendix B:** Copy of Correspondence with Irish Water (Also included within Appendix E of the *Engineering Services Report* provided by O'Connor Sutton Cronin, Consulting Engineers).
- **Appendix C:** A copy of correspondence between Marlet and the Irish Aviation Authority, Tallaght University Hospital and the Air Corps regarding the operation of the helipad at Tallaght University Hospital is enclosed with this planning application
- **Appendix D:** Copy of Correspondence with Transport Infrastructure Ireland
- **Appendix E:** Copy of Letters to Prescribed Bodies (A letter stating that submissions or observations may be made in writing to An Bord Pleanála, has been sent to the relevant prescribed bodies. These letters are accompanied by a digital copy of the planning application).

Site Notice

A copy of the Site Notice erected on site, signed and dated 19th December, 2018.

Newspaper Notice

A copy of the Newspaper Notice, published in the Irish Daily Star on 19th December, 2018.

Letters to Prescribed Bodies

A Copy of each Letters to Prescribed Bodies (A letter stating that submissions or observations may be made in writing to An Bord Pleanála, has been sent to the relevant prescribed bodies. These letters are accompanied by a digital copy of the planning application). The Prescribed Bodies are: Transport Infrastructure Ireland, National transport Authority, Irish Water, Irish Aviation Authority and the South Dublin County Childcare Committee.



Statement of Consistency

A *Statement of Consistency*, prepared by Tom Phillips and Associates, dated December 2018.

Planning Statement of Response to An Bord Pleanála Opinion

A *Statement of Response to An Bord Pleanála Opinion* prepared by Tom Phillips and Associates, with additional input from OCSC Consulting Engineers and O'Mahony Pike Architect. A copy of the *Pre-Application Meeting Minutes* between Atlas GP Ltd and South Dublin County Council is also enclosed.

Planning Report

A *Planning Report* to An Bord Pleanála Opinion prepared by Tom Phillips and Associates. A copy of the S.247 Meeting Minutes with SDCC is included in Appendix A and a copy of correspondence between Marlet and SDCC regarding the proposed HeatNet project is provided in Appendix B).

Material Contravention Statement

A Material Contravention Statement as prepared by Tom Phillips and Associates which provides a justification for the material contravention of the *South Dublin County Council Development Plan 2016 – 2022* in relation to height.

Letter of Consent from SDCC

A *Letter of Consent* from South Dublin County Council on whose public roads a small portion of the overall works are proposed to take place. (Also included within Appendix A of the *Planning Application Form*).

Part V Pack and Validation Letter

Details outlining the Part V Proposals for the proposed development and a *Letter of Validation* in this respect as provided by South Dublin County Council are enclosed with this planning application. The relevant documents include:

- *Part V Drawings*
- *Part V Letter from Atlas GP Ltd.*
- *Part V Schedule*
- *Part V Validation Letter from SDCC*

EIA Portal Notice Confirmation

A *Confirmation Notice* from the Department of Housing, Planning and Local Government stating that the proposal application has been entered onto the EIA Portal, dated 14/12/2018.



Student Management Plan

A Student Management Plan prepared by Atlas GP Ltd., dated December 2018 is provided.

Architectural Design Statement

An *Architectural Design Statement*, prepared by O'Mahony Pike Architects, dated December 2018.

Masterplan Document

A *Masterplan Document*, prepared by O'Mahony Pike Architects, dated December 2018.

Architectural Response to ABP Opinion

An *Architectural Response to ABP Opinion* prepared by O'Mahony Pike Architects, dated December 2018.

Schedules of Accommodation

A *Schedule of Accommodation, Housing Quality Assessment, and Student Schedule of Accommodation*, prepared by O'Mahony Pike Architects, dated December 2018.

Architectural Drawing Pack

An *Architectural Drawing Pack* (with attached *Drawing Issue Sheet*), prepared by O'Mahony Pike Architects, dated December 2018.

Engineering Services Report

An *Engineering Services Report*, prepared by OCSC Consulting Engineers, dated December 2018.

Site Specific Flood Risk Assessment

A *Site Specific Flood Risk Assessment*, prepared by OCSC Consulting Engineers, dated December 2018.

Civil Engineering Response to ABP Opinion

A *Civil Engineering Response to ABP Opinion*, prepared by OCSC Consulting Engineers, dated December 2018.



Traffic Impact Assessment

A *Traffic Impact Assessment*, prepared by OCSC Consulting Engineers, dated December 2018.

Mobility Management Plan

A *Mobility Management Plan* prepared by OCSC Consulting Engineers, dated December 2018.

Construction Management Plan and Phasing Plan

A *Construction Management Plan and Phasing Plan* prepared by OCSC Consulting Engineers, dated December 2018.

Road Safety Audit

A *Road Safety Audit* prepared by Bruton Consulting Engineers, dated October 2018.

Daylighting and Suncast Report

An *Daylighting and Suncast Report* prepared by JV Tierneys Consulting Engineers, dated December 2018.

Energy Efficiency and Climate Adaption Report

An *Energy Efficiency and Climate Adaption Report* prepared by JV Tierneys Consulting Engineers, dated December 2018.

Utility Site Infrastructure Report

A *Utilities Report and Site Services and Public Lighting Drawing* prepared by JV Tierneys Consulting Engineers, dated December 2018.

Glint and Glare Assessment

A *Glint and Glare Assessment* prepared by Macroworks, dated December 2018.

Construction and Demolition Waste Management Plan (CDWMP)

A *Construction and Demolition Waste Management Plan* prepared by AWN Consulting, dated December 2018, and accompanied by 3 no. *Asbestos Surveys* prepared by Phoenix Environmental and a *Ground Investigation Report* prepared by Ground Investigations Ireland, dated December 2018.



Fire Safety Strategy

A *Fire Safety Strategy* prepared by JGA Fire Engineering Consultants, dated December 2018.

Accessibility Planning Report

An *Accessibility Planning Report* prepared by O'Herlihy Access Consultancy, dated December 2018.

Wind and MicroClimate Modelling Report

A *MicroClimate Assessment Report* prepared by B-Fluid, dated December 2018.

Landscape Design Rationale Report

A *Landscape Design Rationale Report*, prepared by Brady Shipman Martin, dated December 2018.

Tree Survey Report

An *Tree Survey Report*, prepared by The Tree File Ltd, dated December 2018.

Photomontages and CGIs

A booklet of *Photomontages and CGIs*, prepared by 3D Design Bureau, dated December 2018.

Operational Waste Management Plan

An *Operational Waste Management Report* prepared by AWN Consulting, dated December 2018.

Building Lifecycle Report and Estate Management Strategy

A *Building Lifecycle Report and Estate Management Strategy* by Aramark, dated December 2018.

Socio-Economic Reports

A *Socio-Economic Assessment Report, School Capacity Assessment Report and Social Infrastructure Audit Report* prepared by Future Analytics Consulting, dated December 2018.

Appropriate Assessment Screening

An *Appropriate Assessment Screening*, prepared by Altemar Ecology, dated December 2018.



Environmental Impact Assessment Report

An *EIAR* has been prepared by a number of different expert consultants and coordinated by McCutcheon Halley Planning Consultants. This *EIAR* contains 15 No. Chapters addressing the following topics:

Chapter No.	Topic
1	Introduction
2	Project Description
3	Alternatives Considered
4	Population and Human Health
5	Landscape & Visual
6	Material Assets: Traffic
7	Material Assets: Built Services
8	Land and Soils
9	Water and Hydrology
10	Biodiversity
11	Noise and Vibration
12	Air Quality and Climate
13	Cultural Heritage
14	Interactions of the Foregoing
15	Summary of Mitigation Measures
APPENDICES	
8.1	S.I Laboratory Analysis
10.1	Bat Survey Report
11.1	Soundplan Noise Output Daytime
12.1	Pollutant Concentrates due to Traffic Emissions per Assessed Year
12.2	Graphical Representation of Pollutant Concentrations due to Traffic Emissions
13.1	Archaeological Test Trenching
13.2	Legal Status of Sites



Drawing Schedules

The required drawings have been provided by OMP Architects, OCSC Consulting Engineers, Brady Shipman Martin Landscape Architects and The Tree File Ltd. A full schedule of these drawings is outlined in the table below. An Issue Sheet is attached to each Drawing Pack.

Drawing No.	Title	Scale	Size
OMP ARCHITECTS			
1722-OMP-00-00-DR-A-XX-10000	Site Location Plan	1:1000	A1
1722-OMP-00-00-DR-A-XX-10001	Existing Site Layout Plan	1:500	A0
1722-OMP-00-00-DR-A-XX-11000	Proposed Site Layout Plan	1:500	A0
1722-OMP-00-00-RP-A-XX-11001	Proposed Site Layout Plan (with temporary car park)	1:500	A0
1722-OMP-00-00-RP-A-XX-11002	Proposed Site Layout Plan (Roof)	1:500	A1
1722-OMP-DW-00-DR-A-XX-10903	Demolitions - Demolition Site Plan	1:1000	A1
1722-OMP-DW-00-DR-A-XX-20901	Demolitions – Existing Site Elevations – Building 01 – Uniphar Factory	1:200	A1
1722-OMP-DW-00-DR-A-XX-20902	Demolitions - Existing Site Elevs - BLDG 02 (Office Building) + Security huts 1,2,3	1:200	A1
1722-OMP-DW-00-DR-A-XX-20903	Demolitions - Existing Site Elevations - Building 03 – Belgard House	1:200	A1
1722-OMP-DW-00-DR-A-XX-20904	Demolitions - Existing Site Elevations - Building 04 – Belgard Square	1:200	A1
1722-OMP-S1-GF-DR-A-XX-11000	Sector 1 – Block A1/A2/A3 - Plan Level 00	1:200	A1
1722-OMP-S1-01-DR-A-XX-11001	Sector 1 – Block A1/A2/A3 - Plan Level 01	1:200	A1
1722-OMP-S1-02-DR-A-XX-11002	Sector 1 – Block A1/A2/A3 - Plan Level 02	1:200	A1
1722-OMP-S1-03-DR-A-XX-11003	Sector 1 – Block A1/A2/A3 - Plan Level 03	1:200	A1
1722-OMP-S1-04-DR-A-XX-11004	Sector 1 – Block A1/A2/A3 - Plan Level 04	1:200	A1
1722-OMP-S1-05-DR-A-XX-11005	Sector 1 – Block A1/A2/A3 - Plan Level 05	1:200	A1
1722-OMP-S1-06-DR-A-XX-11006	Sector 1 – Block A1/A2/A3 - Plan Level 06	1:200	A1
1722-OMP-S1-07-DR-A-XX-11007	Sector 1 – Block A1/A2/A3 - Plan Level 07	1:200	A1
1722-OMP-S1-08-DR-A-XX-11008	Sector 1 – Block A1/A2/A3 - Plan Level 08	1:200	A1
1722-OMP-S1-09-DR-A-XX-11009	Sector 1 – Block A1/A2/A3 - Plan Level 09	1:200	A1
1722-OMP-S1-10-DR-A-XX-11010	Sector 1 – Block A1/A2/A3 - Plan Level 10 (Roof Plan)	1:200	A1
1722-OMP-S1-ZZ-DR-A-XX-20000	Sector 1 – Contextual Elevations AA + BB	1:200	A1
1722-OMP-S1-ZZ-DR-A-XX-20001	Sector 1 - Contextual Elevations CC + DD	1:200	A1
1722-OMP-S1-ZZ-DR-A-XX-20002	Sector 1 - Contextual Elevations EE + FF	1:200	A1
1722-OMP-S1-ZZ-DR-A-XX-20003	Sector 1 - Contextual Elevations GG + HH	1:200	A1
1722-OMP-S1-ZZ-DR-A-XX-20004	Sector 1 - Contextual Elevations KK + JJ	1:200	A1



1722-OMP-S1-ZZ-DR-A-XX-20005	Sector 1 - Contextual Elevations – North and South	1:500	A1
1722-OMP-S1-ZZ-DR-A-XX-20006	Sector 1 -South Elevation	1:500	A1
1722-OMP-S1-ZZ-DR-A-XX-20007	Sector 1 - Contextual Elevation LL	1:200	A1
1722-OMP-S2-GF-DR-A-XX-11000	Sector 2 & 3 - Block B1 & Student Accommodation - Plan Level 00	1:200	A1
1722-OMP-S2-01-DR-A-XX-11001	Sector 2 & 3 - Block B1 & Student Accommodation - Plan Level 01	1:200	A1
1722-OMP-S2-02-DR-A-XX-11002	Sector 2 & 3 - Block B1 & Student Accommodation - Plan Level 02	1:200	A1
1722-OMP-S2-03-DR-A-XX-11003	Sector 2 & 3 - Block B1 & Student Accommodation - Plan Level 03	1:200	A1
1722-OMP-S2-04-DR-A-XX-11004	Sector 2 & 3 - Block B1 & Student Accommodation - Plan Level 04	1:200	A1
1722-OMP-S2-05-DR-A-XX-11005	Sector 2 & 3 - Block B1 & Student Accommodation - Plan Level 05	1:200	A1
1722-OMP-S2-06-DR-A-XX-11006	Sector 2 & 3 - Block B1 & Student Accommodation - Plan Level 06	1:200	A1
1722-OMP-S2-07-DR-A-XX-11007	Sector 2 & 3 - Block B1 & Student Accommodation - Plan Level 07	1:200	A1
1722-OMP-S2-08-DR-A-XX-11008	Sector 2 & 3 - Block B1 & Student Accommodation - Plan Level 08	1:200	A1
1722-OMP-S2-09-DR-A-XX-11009	Sector 2 & 3 - Block B1 & Student Accommodation - Plan Level 09	1:200	A1
1722-OMP-S2-09-RP-A-XX-11010	Sector 2 & 3 - Block B1 & Student Accommodation - Plan Level 10 (Roof Plan)	1:200	A1
1722-OMP-S2-ZZ-DR-A-XX-20000	Sector 2 & 3 - Elevations AA + BB	1:200	A1
1722-OMP-S2-ZZ-DR-A-XX-20001	Sector 2 & 3 - Elevations CC + DD	1:200	A1
1722-OMP-S2-ZZ-DR-A-XX-20002	Sector 2 - Elevation EE	1:200	A1
1722-OMP-S2-ZZ-DR-A-XX-20003	Sector 3 – Elevations FF & GG	1:200	A1
1722-OMP-S2-ZZ-DR-A-XX-20004	Sector 3 – Elevations HH	1:200	A1
1722-OMP-S2-ZZ-DR-A-XX-20005	Sector 2 & 3 - Elevations JJ + KK	1:200	A1
1722-OMP-S2-ZZ-DR-A-XX-21000	Sector 2 & 3 - Contextual Sectional Elevations LL + MM	1:200	A1
1722-OMP-S1-ZZ-DR-A-XX-51000	Sector 1 – Bin Store Details	1:100	A1
OCSC CONSULTING ENGINEERS			
A557 - OCSC - XX - XX - DR - C - 0100	Site Location	1:1000	A1
A557 - OCSC - XX - XX - DR - C - 0110	Proposed Road Layout - Sheet 1 of 2	1:500	A1
A557 - OCSC - XX - XX - DR - C - 0111	Proposed Road Layout - Sheet 2 of 2	1:500	A1
A557 - OCSC - XX - XX - DR - C - 0112	Road Long Sections - BL01, BL02 & BL03	As Shown	A1
A557 - OCSC - XX - XX - DR - C - 0113	Road Long Sect. - Belgard Sq. N., BL05, BL06 & BL07	As Shown	A1
A557 - OCSC - XX - XX - DR - C - 0117	Swept Path Analysis - Fire Tender Phase 1	1:500	A1
A557 - OCSC - XX - XX - DR - C - 0118	Swept Path Analysis - Refuse Vehicle Phase 1	1:500	A1



A557 - OCSC - XX - XX - DR - C - 0119	Taking In Charge Area	1:1000	A1
A557 - OCSC - XX - XX - DR - C - 0120	Application Phasing Phase 1	1:1000	A1
A557 - OCSC - XX - XX - DR - C - 0122	Construction Phasing Phase 1	1:1000	A1
A557 - OCSC - XX - XX - DR - C - 0500	Proposed Drainage Layout Sheet 1 of 2	1:500	A1
A557 - OCSC - XX - XX - DR - C - 0501	Proposed Drainage Layout Sheet 2 of 2	1:500	A1
A557 - OCSC - XX - XX - DR - C - 0502	Proposed Carpark Drainage Layout	1:250	A1
A557 - OCSC - XX - XX - DR - C - 0505	Existing Site Layout	1:1000	A1
A557 - OCSC - XX - XX - DR - C - 0506	Drainage Catchment & Roof Areas	NTS	A1
A557 - OCSC - XX - XX - DR - C - 0510	Prop. Surface Water Drainage Longitudinal Sections	1:500	A1
A557 - OCSC - XX - XX - DR - C - 0511	Prop. Wastewater Drainage Longitudinal Sections	1:500	A2
A557 - OCSC - XX - XX - DR - C - 0515	Prop. Atten. Tank & General Arrangement & Section Details	1:50	A1
A557 - OCSC - XX - XX - DR - C - 0520	Proposed Drainage Typical Details	NTS	A1
A557 - OCSC - XX - XX - DR - C - 0550	Proposed Watermain Phase 1 Layout	1:500	A2
A557 - OCSC - XX - XX - DR - C - 0701	Cross Sections A-A & B-B	1:25	A1
A557 - OCSC - XX - XX - DR - C - 0702	Cross Sections C-C & D-D	1:25	A1
A557 - OCSC - XX - XX - DR - C - 0703	Cross Sections E-E & F-F	1:25	A1
A557 - OCSC - XX - XX - DR - C - 0704	Cross Sections G-G & H-H	1:25	A1
A557 - OCSC - XX - XX - DR - C - 1200	Proposed Road Markings & Signs. Sheet 1 of 2	1:500	A1
A557 - OCSC - XX - XX - DR - C - 1201	Proposed Road Markings & Signs. Sheet 2 of 2	1:500	A1
A557 - OCSC - XX - XX - DR - C - 1202	Proposed Traffic Signal Layout	1:500	A1
BRADY SHIPMAN MARTIN			
Landscape Masterplan (Ground Floor Residential / First Floor Podium)	301	1:500	A1
Detailed Landscape Plan Sector One	302	1:250	A1
Detailed Landscape Plan Sector Two	303	1:250	A1
Proposed Plaza Layout	304	As Shown	A1
Roof Plan Sheet 1	305	As Shown	A2
Roof Plan Sheet 2	306	As Shown	A2
Proposed Play Areas (Ground Floor Residential / First Floor Podium)	307	As Shown	A1
Proposed Tree Planting Plan	308	1:500	A1
Proposed Phasing Boundaries Plan	309	As Shown	A1
The Tree File Ltd			
D1-Belgard Gardens-TCP-11-18	Tree Constraints Plan	1:750	A1