

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development**  
**Application to An Bord Pleanála**

Atlas GP Ltd. intend to apply to An Bord Pleanála (the Board) for permission (10 years) for a strategic housing development at this combined site of c.7.2 ha site known as Belgard House, Belgard Square and the former Uniphar factory, located at the junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24.

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).

The proposed development will include the demolition of all existing buildings, on the overall c.7.2 ha. site, ranging from one to three storeys in height and the removal of hardstanding throughout. The proposed buildings for demolition include the 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 also include provision of site boundary protection where required to facilitate the phasing of the development.

The proposed development will include the provision of a new north – south street bisecting the site (to later connect to the planned Airtown 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 South Dublin County Council if required). Works to public roads to include replacement of roundabout at intersection of Belgard Square North and Belgard Square East, with a signalised junction and provision of cycle lanes on Belgard Square North and provision of a pedestrian crossing at Belgard Road.

The 438 no. apartments (158 no. 1 bed, 230 no. 2 bed and 50 no. 3 bed) will comprise 4 no. blocks (A1, A2, A3, B1) ranging from 4 - 10 storeys in height. Block A1 will be 4 – 7 storeys in height comprising 34 no. 1 bed units, 41 no. 2 bed units and 13 no. 3 bed units with residents' amenities (c.298 sqm) on the ground floor. Block A2 will be 4 – 7 storeys in height comprising 27 no. 1 bed units, 77 no. 2 bed units and 15 no. 3 bed units with residents' amenities (c.307 sqm) on the ground floor. Block A3 will be 4 – 10 storeys in height comprising 51 no. 1 bed units, 58 no. 2 bed units and 7 no. 3 bed units with residents' amenities (c.127 sqm) on the ground floor. Block B1 will be 4 – 8 storeys in height comprising 39 no. 1 bed units, 53 no. 2 bed units and 15 no. 3 bed units with 1 no. 2 bed live / work unit and 7 no. 1 bed live / work units.

Balconies / winter gardens / terraces to be provided on all elevations at all levels for each block.

The development will also consist of a 403 no. bedspace purpose built student accommodation scheme (Block B2) of 6 – 9 storeys in height, to be used for student accommodation or accommodation related to a Higher Education Institute only during the academic year, and student accommodation or accommodation related to a Higher Education Institute or tourist/visitor accommodation during academic holiday periods. Bedspaces are accommodated within 10 no. studio clusters, 10 no. 4 bed clusters, 1 no. 6 bed cluster, 15 no. 7 bed clusters and 29 no. 8 bed clusters. The proposed development also provides for ancillary facilities (c. 815 sqm) including a common room, gym, study room, laundry room and reception / parcel station; and staff facilities to include offices, kitchen and shower facilities, all at ground floor level.

Commercial units to be accommodated within the ground floor of Block B1 will provide 6 no. retail / commercial units (c.632 sqm) in total. Block B1 will also accommodate the ground floor 'work' element of the proposed 8 no. live / work units (c.509 sqm) and a security room (c.52 sqm).

A childcare facility (c.380 sqm) will be provided within the ground floor of Block A2 and ancillary outdoor play area (c.242 sqm).

The proposed development will also provide 107 no. car parking spaces (including 3 no. car club spaces) to be provided at grade (c.3,180 sqm) under podium within Blocks B1 and B2 and a total of 22 no. on street parking spaces. A total of 1,227 no. cycle spaces will be provided within single storey secure shelters and ground floor storage rooms throughout the scheme and 20 no. on street bike club stands will also be provided south of Block B2.

Two semi-private courtyards (located at grade) of c.1,410 sqm and c.1,361 sqm incorporating children's play spaces are proposed for the use of Blocks A1, A2 and A3. A semi-private courtyard of c.1,495 sqm, incorporating a children's play space, is proposed for the use of Block B1 and an amenity courtyard of c.1,250 sqm for the use of students is proposed for Block B2 (both at first floor podium level). A temporary car park at grade (108 no. spaces) is also proposed for the use of residents of Block A1, A2 and A3 and will be removed on completion of Blocks B1 and B2.

A public plaza of c.2,366 sqm is proposed to the north of Block B1 to provide for multifunction outdoor uses and an amphitheatre / attenuation feature (with below ground attenuation tank) with Multi Use Games Area.

A combined heat and power plant (c. 225sqm) will be located at ground floor within Block A3 and will facilitate connection to the proposed HeatNet system.

The development will also include for waste storage areas (residential and commercial), plant rooms, green roofs, solar panels and ESB substations within Blocks A2, A3, B1 and B2.

The proposal includes all other landscaping, new public realm (c.7,442 sqm), boundary treatment, public lighting, servicing, excavation and associated site development works above and below ground including piped site wide services.

The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Council Development Plan 2016-2022.

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.

The application, together with the Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. The application may also be inspected online at the following website set up by the applicant: <http://belgardgardens1shd.ie>

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

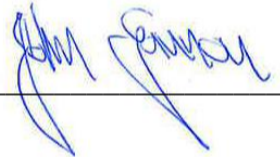
- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission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

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

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

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

Signed: \_\_\_\_\_



(Agent: John Gannon, Tom Phillips + Associates, No. 80 Harcourt Street, Dublin 2, D02 F449)

Date of Erection of Site Notice: 19<sup>th</sup> December 2018