



An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### Before you fill out this form

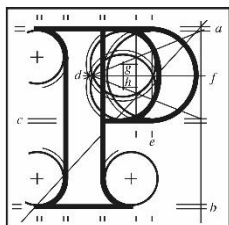
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	Greenleaf Homes Ltd.
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	Station House, Drumnavanagh, Cavan, Co. Cavan
Company Registration No:	573949

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

Name:	Brenda Butterly McGill Planning
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ X ] No: [ ] (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:	Carlus Buckley
Firm/Company:	Ferreira Architects

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>South Dublin County Council</b>
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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:	<b>Former Gallaher's cigarette factory site at the junction of Airton Road and Greenhills Road,</b>
Address Line 2:	<b>Tallaght,</b>
Address Line 3:	
Town/City:	<b>Dublin 24</b>
County:	
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>3390-03; 3390-08; 3390-02; 3390-07</b>
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:	<b>c.2.79 ha</b>
Site zoning in current Development Plan or Local Area Plan for the area:	<b><i>REGEN: To facilitate employment and/or residential-led generation</i></b>
Existing use(s) of the site and proposed use(s) of the site:	<b>Existing: Vacant Industrial/Manufacturing</b>

	<b>Proposed: Mixed use residential and ancillary commercial</b>
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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
			<b>X</b>

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

**Applicant has been authorised by the landowner to apply for planning permission on their behalf. Letter of consent included (See Appendix C below). The application also includes works to Airton Road and Greenhills Road and a letter of consent from SDCC is also included (See Appendix B below).**

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.

**Airton Road Properties Limited,  
89 Harcourt Street,  
Dublin 2**

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

Yes: [ **X** ] No: [ ]

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

**The landowner owns and controls the property to the immediate west/south-west of the site (shown in blue on the Site location map). This is currently leased by An Garda Siochana and also used as a car compound. The lands are zoned REGEN in the SDCC County Development Plan and are indicated for future redevelopment in the Draft Tallaght Town Centre Local Area Plan. A masterplan for the overall lands has been included with this application to illustrate how the overall lands can be developed in an integrative manner, whilst also demonstrating how the development of the current site itself can be carried out in the short term as a comprehensive, self-sufficient and attractive residential development that will not prejudice the future development of the remainder of the lands (once the current contractual lease comes to an end).**

## 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><b>Note:</b> 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
SD07A/0990	<p><b>(a) Demolition of 3 existing buildings consisting of a single storey factory/warehouse unit, a single storey office block with canteen and a two-storey office block; (b) construction of Block A consisting of three single storey retail warehouse units and an external garden centre - gross internal floor areas are as follows: Unit 1 - 3354sq.m., Unit 2 - 1543sq.m., Unit 3 - 1525sq.m. and garden centre - 952sq.m; (c) construction of Block consisting of two single storey car showrooms, security office and bin store: gross internal floor areas are as follows: Showroom 1 - 1316sq.m., showroom 2 - 934sq.m., security office - 26sq.m., bin store - 40sq.m; (d) construction of a separate ESB sub-station and switch room - 32sq.m; (e) construction of car parking providing 229 public parking spaces (including 11 disabled spaces); (f) construction of external car showroom display parking areas - 877sq.m; (g) the moving/de-canting of an existing vehicular entrance on Airton Road and the construction of an additional vehicular entrance on Greenhills Road; (h) the construction of 2 free-standing totem signs and associated building signage; (i) associated landscaping and low level stone wall to the boundaries fronting Airton Road and Greenhills Road.</b></p>	Grant 11.11.08

Is the site of the proposed development subject to a current appeal to An Bord Pleanála?	Yes: [ ] No: [ X ]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:	
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: [ ] No: [ X ]
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):	
Is the applicant aware of the site ever having been flooded?	Yes: [ ] No: [ X ]
If the answer is “Yes” above, please give details e.g. year, extent:	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ ] No: [ X ]
If the answer is “Yes” above, please give details:	

## 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.

**The development will consist of the following:**

- **Demolition of existing factory/warehouse buildings on site (total floor area c.10,076.8 sqm).**
- **Construction of 502 no. apartments (comprising 197 no. 1-bed; 257 no. 2-bed; and 48 no. 3-bed units) within 6 no. blocks ranging in height from 4 to 8 storeys. All residential units provided with associated private balconies/terraces to the north/south/east/west elevations.**
- **Provision of residential amenity facilities, 3 no. retail units, creche, and services/bin store areas (total non-residential floor area c.1,839 sq.m).**
- **A total of 202 no. car parking spaces (at basement and undercroft levels) and 584 no. bicycle parking spaces.**
- **Vehicular/pedestrian/cyclist accesses from Greenhills Road and Airton Road. Provision of road improvements and pedestrian crossings.**
- **All associated site development works, open spaces, landscaping, boundary treatments, plant areas, pv panels (at roof level), waste management areas, and services provision (including ESB substations).**

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:	<b>SHD1SPP015/19</b>
Meeting date(s):	<b>30/05/2019</b>
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	<b>ABP-305291-19</b>
Meeting date(s):	<b>07/10/2019</b>
<p><b>(C) Any Consultation with Prescribed Authorities or the Public:</b></p> <p>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:</p>	

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	<b>Irish Daily Star</b> <b>14/02/20</b>
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

If the answer to above is “Yes”, state date on which the site notice(s) was erected:	<b>14/02/20</b>
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ <b>X</b> ] No: [ ]
If the answer to above is “Yes”, is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [ <b>X</b> ] No: [ ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> Yes: [ <b>X</b> ] No: [ ] <b>See Appendix F below.</b>
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ ] No: [ <b>X</b> ] NA
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ ] No: [ <b>X</b> ]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [ ] No: [ ] <b>N/A</b>
(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: [ <b>X</b> ] No: [ ]
(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: [ <b>X</b> ] No: [ ] N/A: [ ]

<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p><b>Irish Water;</b>  <b>National Transport Authority;</b>  <b>Transport Infrastructure Ireland;</b>  <b>Irish Aviation Authority;</b>  <b>Department of Defence;</b>  <b>Inland Fisheries Ireland;</b>  <b>Coras Iompair Eireann</b></p>
<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:</p>	<p><b>18/02/20</b></p>
<p>(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?</p>	<p>Yes: [ ] No: [ <b>X</b> ]</p>
<p>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?</p>	<p>Yes: [ ] No: [ ]  <b>N/A</b></p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p><b>N/A</b></p>
<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:</p>	<p><b>N/A</b></p>

**12. Statements Enclosed with the Application Which:**

<p>(a) Set out how the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>See Statement of Consistency enclosed</b></p>
<p><b>Note:</b> 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><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>See Statement of Consistency enclosed</b></p>
<p><b>Note:</b> 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><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> 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 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><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ] <b>See Statement of Consistency enclosed</b></p>
<p><b>Note:</b> 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><b>Enclosed:</b>  Yes: [ <b>X</b> ] No: [   ]  N/A: [   ]</p> <p><b>See Response to ABP Opinion enclosed</b></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><b>Enclosed:</b>  Yes: [ <b>X</b> ] No: [   ]  N/A: [   ]</p> <p><b>See Response to ABP Opinion enclosed</b></p>

**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><b>Enclosed:</b>  Yes: [ <b>X</b> ] No: [   ]</p> <p><b>See Material Contravention Statement enclosed</b></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:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed		
2-bed		
3-bed		

4-bed		
4+ bed		
<b>Total</b>		

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	-	-
1-bed	<b>197</b>	<b>9,600</b>
2-bed	<b>257</b>	<b>20,532</b>
3-bed	<b>48</b>	<b>4,928</b>
4-bed	-	-
4+ bed	-	-
<b>Total</b>	<b>502</b>	<b>35,060</b>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

(b) State total number of residential units in proposed development:	<b>502</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>43,010 (including corridors, stairwells, etc.)</b>

**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:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
<b>Creche (44 Children)</b>	<b>329</b>
<b>Communal facilities</b>	<b>704 in total</b>
<b>Retail units (3 No.)</b>	<b>482 in total</b>
<b>Bin stores, Services</b>	<b>324 in total</b>
<b>Note:</b> 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 <sup>2</sup> :	<b>1,839</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>44,849</b>
(d) Express 15(b) as a percentage of 15(c):	<b>4.1%</b>

**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>X</b> <b>See Design Statement &amp; HQA prepared by Ferreira Architects</b>	
(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?	<b>X</b> <b>See drawings and Design Statement prepared by Ferreira Architects, Mitchell Associates &amp; BMCE</b>	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<b>X</b> <b>See drawings and masterplan prepared by Ferreira Architects &amp; Mitchell Associates</b>	
(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?	<b>X</b> <b>See phasing plan prepared by Ferreira Architects</b>	
(e) Does the proposed development include an activity requiring an integrated pollution control license or a waste licence?  If "Yes", enclose a brief explanation with this application.		<b>X</b>
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?	<b>X</b> <b>See statutory</b>	



If “Yes”, enclose a brief explanation with this application.	<b>notices and demolition plans</b>	
(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.		<b>X</b>
(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.		<b>X</b>
(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 development would affect the character of the structure.		<b>X</b>
(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?  If “Yes”, enclose a brief explanation with this application.		<b>X</b>
(k) Is the proposed development in a Strategic Development Zone?		<b>X</b>

If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.		
(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?  If "Yes", enclose details with this application.		<b>X</b>
(m) Do the Major Accident Regulations apply to the proposed development?		<b>X</b>
(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?  If "Yes", give details of the specified information accompanying this application.	<b>X</b>  <b>See List of Enclosures in Appendix A below.</b>	

**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 <sup>2</sup> :	<b>10,076.8</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>10,076.8</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>44,849</b>

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

(a) State existing use of land or structure:	<b>Vacant</b>
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(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	<b>Industrial/Manufacturing</b>
(c) State proposed use(s):	<b>Residential</b>
(d) State nature and extent of any such proposed use(s):	<b>502 apartments (with creche, retail, communal facilities, and ancillary works) within 6 no. blocks ranging in height from 4 to 8 storeys</b>
<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><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>(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—</p> <p>(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</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(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	<b>X</b>	
(iii) a layout plan showing the location of proposed Part V units in the development?	<b>X</b>	
(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.		

**20. Water Services:**

<b>(A) Proposed Source of Water Supply:</b>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input checked="" type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): <b>Please see BMCE drawings and reports</b></p>
<b>(B) Proposed Wastewater Management / Treatment:</b>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input checked="" type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p>

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:

**Please see enclosed Engineering drawings and reports prepared by BMCE**

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate: **Please see enclosed Engineering drawings and reports prepared by BMCE**

(a) Public Sewer/Drain:  [X]

Soakpit: [ ]

Watercourse: [ ]

Other (please specify): \_\_\_\_\_

**(D) Irish Water Requirements:**

Please submit the following information:

(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.

**Enclosed:**

Yes:  [X] 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:  [X] No: [ ]

**See Appendix D below**

(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:  [X] No: [ ]

**See Appendix E below**

<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p> <p><b>Please see enclosed Engineering reports prepared by BMCE</b></p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p> <p><b>Please see enclosed Engineering reports prepared by BMCE</b></p>

## 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><b>Enclosed:</b> Yes: [ X ] No: [ ]</p> <p><b>See report prepared by BMCE</b></p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [ ]</p> <p><b>See MMP prepared by BMCE</b></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><b>Enclosed:</b> Yes: [ X ] No: [ ]</p> <p><b>See Appendix 4 of MMP prepared by BMCE</b></p>

## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ X ] No: [ ]  <b>See Taken in charge drawing by Ferreira Architects</b>
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

**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> <p><b>See Appendix A below.</b></p>
--

**24. Application Fee:**

(a) State fee payable for application:	<b>€ 80,000 (Maximum Fee)</b>
(b) Set out basis for calculation of fee:	<p><b>HA1A: €130 *544 = €70,720</b></p> <p><b>HA1B: €7.20 * 2,062sq.m = €1454.4</b></p> <p><b>EIAR €10,000</b></p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [ ]</p>

**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](http://www.universaldesign.ie)

**The proposed development has been developed with due regard to the principles of universal design to allow accessibility for people of a range of ages and physical mobility. The scheme is easily negotiated internally on foot or by bicycle.**

**The public realm is designed to ensure accessibility on equal terms for people of a range of ages and physical mobility notwithstanding the sloping nature of the site.**

**The apartments are provided with lifts and all units will be fully accessible.**

**The layouts unit type while specific provide a range of occupancy type. The open plan arrangement also allows for greater flexibility for interior design. We note that the current proposed have been reviewed against the requirements of proposed/ upcoming changes to the building regulations.**

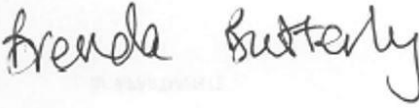
**Enclosed:**

Yes: [  ] No: [  ]



## 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)	 Brenda Butterly, McGill Planning Ltd.
Date:	18/02/2020

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Greenleaf Homes Ltd.
<b>Surname:</b>	
<b>Address Line 1:</b>	Station House, Drumnavanagh,
<b>Address Line 2:</b>	
<b>Address Line 3:</b>	
<b>Town / City:</b>	Cavan
<b>County:</b>	Co. Cavan
<b>Country:</b>	
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	m.elliott@greenleafgroup.ie
<b>Primary Telephone Number:</b>	+353 1 4100400
<b>Other / Mobile Number (if any):</b>	

### Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	Ray Fallon, Clodagh McEntee, Mark O'Brien, Dave Kelleher
<b>Company Registration Number (CRO):</b>	573949
<b>Contact Name:</b>	Mark Elliot
<b>Primary Telephone Number:</b>	+353 1 4100400
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	m.elliott@greenleafgroup.ie

### Person/Agent (if any) acting on behalf of the Applicant(s):

<b>First Name:</b>	Brenda
<b>Surname:</b>	Butterly
<b>Address Line 1:</b>	McGill Planning Ltd
<b>Address Line 2:</b>	45 Herbert lane
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	brenda@mcgplanning.ie
<b>Primary Telephone Number:</b>	+353 1 2846464
<b>Other / Mobile Number (if any):</b>	

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Carlus
<b>Surname:</b>	Buckley
<b>Address Line 1:</b>	Ferreira Architects Rosemount Hall,
<b>Address Line 2:</b>	Rosemount Estate,
<b>Address Line 3:</b>	Dundrum Road, Dundrum
<b>Town / City:</b>	Dublin 14
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	
<b>Primary Telephone Number:</b>	+ 353 1 2063523
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Mark Elliot
<b>Mobile Number:</b>	+353 1 4100400
<b>E-mail address:</b>	m.elliott@greenleafgroup.ie

## APPENDIX A – List of Enclosures

Please find below the list of enclosures that are being submitted as part of this application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

- Application Fee Cheque for €80,000.00
- Completed Planning Application Form including:
  - List of Enclosures (Appendix A of this form)
  - Letter of consent from South Dublin County Council (Appendix B of this form)
  - Letter of consent from Landowner (Appendix C of this form)
  - Irish Water Letter Dated 09/07/2019 Confirmation of Feasibility (Appendix D of this form)
  - Irish Water Letter Dated 12/02/2020 Statement of Design Acceptance (Appendix E of this form)
  - EIAR planning portal confirmation (Appendix F of this form)
- Digital copy of application, and EIAR on CD
- Digital copy of CAD file with ITM coordinates
- Statutory Notices
  - Copy of Newspaper notice dated 14/02/2020
  - Copy of Site notice erected on 14/02/2020
  - Copy of Newspaper notice version sent to papers
  - Copy of letter to An Bord Pleanála
  - Copy of letter to SDCC
  - Copy of letters to Prescribed bodies
- Part V details
- Following documents and drawings

### ***McGill Planning***

<b>Sl. No.</b>	<b>Title</b>	<b>Pages</b>	<b>Size</b>
1	Statement of Consistency	55	A4
2	Planning Report;	22	A4
3	Material Contravention Statement	12	A4
4	Statement of Response to ABP Opinion	14	A4
5	EIAR Volume 1: Main Statement	138	A3
6	EIAR Volume 2: Appendices	125	A3
7	EIAR Volume 3: Non Technical Summary		A4

## Ferreira Architects

- Following architects' drawings and documents

Documents
1904 - Housing Quality Assessment
ARCHITECTURAL DESIGN STATEMENT
MASTERPLAN DOCUMENT

Site Drawings			
<u>Site Drawings</u>			
1904-SITE-0500	Site Location Plan	1:1000	A1
1904-SITE-0501	Proposed Basement Level Site Plan	1:500	A1
1904-SITE-0502	Proposed Ground Level Site Plan	1:500	A1
1904-SITE-0503	Proposed First Floor Site Plan	1:500	A1
1904-SITE-0504	Proposed Roof Level Site Plan	1:500	A1
1904-SITE-0505	Demolition Site Plan	1:1000	A3
1904-SITE-0506	Proposed taking in charge Site Plan	1:1000	A3
1904-SITE-0507	Proposed Phasing Plan	1:1000	A3
1904-SITE-0510	Proposed Site Elevations	As indicated	A0
1904-SITE-0511	Proposed Site Sectional Elevations A-A & B-B	As indicated	A0
1904-SITE-0512	Proposed Site Sectional Elevations C-C & D-D	As indicated	A0
1904-SITE-0513	Proposed Site Sectional Elevations E-E & F-F	As indicated	A0
1904-SITE-0514	Proposed Context Site Section & Elevations	As indicated	A0
<u>GA Drawings</u>			
1904 - BLD_ABC - 0530	Proposed Ground Floor Plan Building A,B & C	As indicated	A1
1904 - BLD_ABC - 0531	Proposed First Floor Plan Building A,B & C	As indicated	A1
1904 - BLD_ABC - 0532	Proposed Second Floor Plan Building A,B & C	As indicated	A1
1904 - BLD_ABC - 0533	Proposed Third Floor Plan Building A,B & C	As indicated	A1
1904 - BLD_ABC - 0534	Proposed Fourth Floor Plan Building A,B & C	As indicated	A1
1904 - BLD_ABC - 0535	Proposed Fifth Floor Plan Building A,B & C	As indicated	A1
1904 - BLD_ABC - 0536	Proposed Sixth Floor Plan Building A,B & C	As indicated	A1
1904 - BLD_ABC - 0537	Proposed Seventh Floor Plan Building A,B & C	As indicated	A1
1904 - BLD_ABC - 0538	Proposed Roof Plan Building A,B & C	As indicated	A1
1904 - BLD_ABC - 0539	Proposed East & North Elevations Building A,B & C	As indicated	A1
1904 - BLD_ABC - 0540	Proposed South & West Elevations Building A,B & C	As indicated	A1
1904 - BLD_ABC - 0541	Proposed Cross Sections Building A,B & C - 1 of 3	As indicated	A1
1904 - BLD_ABC - 0542	Proposed Cross Sections Building A,B & C - 2 of 3	As indicated	A1
1904 - BLD_ABC - 0543	Proposed Cross Sections Building A,B & C - 3 of 3	As indicated	A1
1904 - BLD_D - 0550	Proposed Ground & First Floor Plans Building D	As indicated	A1
1904 - BLD_D - 0551	Proposed Second & Third Floor Plans Building D	As indicated	A1
1904 - BLD_D - 0552	Proposed Fourth & Fifth Floor Plans Building D	As indicated	A1
1904 - BLD_D - 0553	Proposed Sixth & Seventh Floor Plans Building D	As indicated	A1
1904 - BLD_D - 0554	Proposed Roof Plan Building D	As indicated	A1
1904 - BLD_D - 0555	Proposed Elevations Building D	As indicated	A1
1904 - BLD_D - 0556	Proposed Cross Sections Building D	As indicated	A1
1904 - BLD_E-F - 0560	Proposed Basement & Ground Floor Plans Building E-F	As indicated	A1
1904 - BLD_E-F - 0561	Proposed First & Second Floor Plans Building E-F	As indicated	A1
1904 - BLD_E-F - 0562	Proposed Third & Fourth Floor Plans Building E-F	As indicated	A1
1904 - BLD_E-F - 0563	Proposed Fifth & Sixth Floor Plans Building E-F	As indicated	A1
1904 - BLD_E-F - 0564	Proposed Roof Plan Building E-F	As indicated	A1
1904 - BLD_E-F - 0565	Proposed Elevations Building E-F	As indicated	A1
1904 - BLD_E-F - 0566	Proposed Cross Sections Building E-F	As indicated	A1

## 3D Design Bureau

- Photomontages and CGIs;

### **Geodata survey**

- Existing buildings and topography survey including

18611-100	Topographical Survey	A1	01	02	03	04
18611-101	Topographical Survey	A1	01	02	03	04
18611-102	Topographical Survey	A1	01	02	03	04
18611-103	Topographical Survey	A1	01	02	03	04
18611-104	Topographical Survey	A1	01	02	03	04
18611-105	Topographical Survey	A1	01	02	03	04
18611-200	Block 1 - Ground Floor Plan	A1	01	02	03	04
18611-201	Block 1 - First Floor Plan	A1	01	02	03	04
18611-202	Block 1 -Sections	A1	01	02	03	04
18611-300	Block 2 & 3 - Ground Floor Plan	A1	01	02	03	04
18611-301	Block 2 & 3 - Sections	A1	01	02	03	04

### **Mitchell + Associates**

- Following landscape drawings and documents

<b>Planning Document Schedule</b>					
Greenlead Homes Limited					Job I
Job Name: Former Gallaher Site, Airton Road, Tallaght, D24					Job I
Drawing Title	Dwg.No.	Scale	Size	Colour	Rev.
Landscape Masterplan	100	1:500	A1	Colour	.
Ground Floor Landscape Plan	101	1:500	A1	Colour	.
Podium Courtyard Landscape Plan	102	1:200	A1	Colour	.
Roof Garden Level 6 Landscape Detail Plan	103	1:200	A1	Colour	.
Landscape Detail Area Plan	104	1:200	A1	Colour	.
Boundary Details	105	1:25	A1	bw	.
Typical Planting Details	106	NTS	A1	bw	.
Landscape Design Report			A4	Colour	.

### **Tree Management Services**

- Following arborists drawings and documents

Report Title	Report Ref. No.	Drg. No.	Scale	Size
Arboricultural Tree Survey Report	19.05.CH.01			A4
Tree Survey drawing		19.05.14.01A	1:500	A1
Tree Protection Plan		27.01.15.01A	1:500	A1
Arboricultural Impact Assessment and Tree Root Protection Plan	19.08.CH.02			A4

### **Barrett Mahony Consulting Engineers**

- Following engineering drawings and documents

<b>PROJECT REPORTS REGISTER (QPF06.01)</b>		Day
<b>Sheet 1</b>		Month
		Year
Ref:	Title	Format
19.136 - OCDWMP	OUTLINE CONSTRUCTION & DEMOLITION WASTE MANAGEMENT PLAN	
19.136 - OCMP	OUTLINE CONSTRUCTION MANAGEMENT PLAN	
19.136 - IR	CIVIL ENGINEERING INFRASTRUCTURE REPORT	
19.136 - MMP	MOBILITY MANAGEMENT PLAN	
19.136 - TTA	TRAFFIC AND TRANSPORT ASSESSMENT	

<b>PROJECT DELIVERABLE REGISTER (QPF06.01)</b>	
<b>Sheet 1</b>	
Drg. Ref.	Drawing Title
ARD-BMD-00-XX-DR-C-1000	BURIED FOUL DRAINAGE LAYOUT - BASEMENT CAR PARK
ARD-BMD-00-XX-DR-C-1001	BURIED FOUL DRAINAGE LAYOUT - GROUND LEVEL
ARD-BMD-00-XX-DR-C-1002	BURIED FOUL DRAINAGE LAYOUT - GROUND LEVEL - NORTH
ARD-BMD-00-XX-DR-C-1003	BURIED FOUL DRAINAGE LAYOUT - GROUND LEVEL - SOUTH
ARD-BMD-00-XX-DR-C-1005	WATERMAIN LAYOUT - GROUND LEVEL
ARD-BMD-00-XX-DR-C-1006	WATERMAIN LAYOUT - GROUND LEVEL - NORTH
ARD-BMD-00-XX-DR-C-1007	BURIED WATERMAIN DRAINAGE LAYOUT - GROUND LEVEL - SOUTH
ARD-BMD-00-XX-DR-C-1009	COMBINED SURFACE WATER, FOUL DRAINAGE & WATERMAIN LAYOUT
ARD-BMD-00-XX-DR-C-1010	SURFACE WATER DRAINAGE LAYOUT
ARD-BMD-00-XX-DR-C-1015	SuDS STRATEGY
ARD-BMD-00-XX-DR-C-1020	ACCESS & ROADS LAYOUT
ARD-BMD-00-XX-DR-C-1025	ENTRANCE DETAILS
ARD-BMD-00-XX-DR-C-1030	SIGHT LINES
ARD-BMD-00-XX-DR-C-1040	AUTOTRACK - FIRE TENDER ACCESS
ARD-BMD-00-XX-DR-C-1041	AUTOTRACK - ESB & REFUSE COLLECTION
ARD-BMD-00-XX-DR-C-1050	BURIED FOUL DRAINAGE LAYOUT - LONGITUDINAL SECTIONS - SHT 1/2
ARD-BMD-00-XX-DR-C-1051	BURIED FOUL DRAINAGE LAYOUT - LONGITUDINAL SECTIONS - SHT 2/2
ARD-BMD-00-XX-DR-C-1052	SURFACE WATER DRAINAGE - LONGITUDINAL SECTIONS - SHT 1/2
ARD-BMD-00-XX-DR-C-1053	SURFACE WATER DRAINAGE - LONGITUDINAL SECTIONS - SHT 2/2
ARD-BMD-00-XX-DR-C-1200	STANDARD DRAINAGE DETAILS
ARD-BMD-00-XX-DR-C-1205	SuDS DETAILS
ARD-BMD-00-XX-DR-C-1210	STANDARD ROAD & HARDSTANDING DETAILS
ARD-BMD-00-XX-DR-C-1220	STANDARD WATERMAIN DETAILS

**Phoenix Environmental Safety Ltd**

- Asbestos Survey Report

**IGSL Ltd.**

- Airton Road Development Report (This is the Site Investigation Report)

### **Future Analytics Consulting**

- Development Composition Assessment

### **Wildlife Surveys**

- Bat Assessment

### **Traynor Consulting Engineers**

- Operational Waste & Recycling Management Plan

### **Whitehill Ecologists**

Sl. No.	Title	Pages	Size
1	Statement of Screening for Appropriate Assessment	35	A4
2	Ecological Impact Assessment	45	A4

### **IN2 Engineering Design Partnership**

Sl. No.	Title	Pages	Size
1	Daylight and Sunlight Analysis	20	A3
2	Microclimatic Wind Analysis and Pedestrian Comfort Report	13	A3

### **Renaissance Engineering**

- Following M&E drawings and documents

Drg. No.	Drawing Title	Size/ Scale
	M & E Incoming Utility Services	NTS
	Building-Lifecycle-Report	NTS
	Energy Statement	NTS
	Airton Road Residential Installation: Exterior Lighting	NTS
19-116-62-10	General Services Layout Roof Level Blocks A B & C	1:200
19-116-62-11	General Services Layout Roof Level Blocks D E & F	1:200
19-116-63-00	Site Lighting Services Layout	1:200

*While every effort has been made to ensure that the content of this planning application and EIAR documentation is error free and consistent there may be instances where typographical errors and/or minor inconsistencies do occur. These typographical errors and/or minor inconsistencies are unlikely to have any material impact on the overall findings and assessment contained in this planning application or EIAR*



## Appendix B – Letter of Consent from South Dublin County Council



19046

Land Use & Transportation

Ms. Brenda Butterly  
Planning Consultant  
McGill Planning Ltd.  
45 Herbert Lane  
Dublin 2

17<sup>th</sup> December 2019

Re: Former Gallagher site, Airton Road, Tallaght, Dublin 24

Dear Ms. Butterly

I confirm the consent of this Department to the inclusion of the route only as outlined on the map supplied by you, of lands under the control of SDCC (located adjacent the Former Gallagher site) under the public road / grass verge for the purpose of the application for planning permission and for no other purpose.

It is the responsibility of the applicant for planning permission to ensure that the drawing supplied correctly reflects the boundaries of the land stated to be in the ownership, charge or held under wayleave in favour of the Council.

If planning permission is granted, a Road Opening Licence must be applied for and granted before any works can commence.

Yours sincerely,

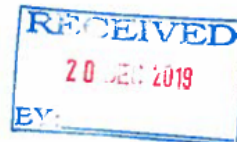
A handwritten signature in black ink that reads 'Mary Maguire'.

Mary Maguire  
Senior Executive Officer

Email: [marymaguire@sdblincoco.ie](mailto:marymaguire@sdblincoco.ie)

Tel: +353 1 414 9000  
SMS: 086 173 1707  
Email: [info@sdblincoco.ie](mailto:info@sdblincoco.ie)

Ceangail 24/7 Connect 24/7  
with Council information and  
services at [www.southdublin.ie](http://www.southdublin.ie)



## Appendix C – Letter of Consent from landowner

Senior Administrative Officer,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

22<sup>nd</sup> August 2019

**Re: Former Gallagher's Factory site, Airton Road, Tallaght, Dublin 24. The site is located at the junction of Airton Road and Greenhills Road, Tallaght. The development will consist of the demolition of the existing buildings and the erection of a mixed use development.**

To whom it may concern,

We, Airton Road Properties Ltd, as owners of the land indicated on the attached map by the red line, give our consent to Greenleaf Homes Limited to submit a planning application for the development of the site. We also consent to the submission of the masterplan layout scheme as shown in the adjoining blue line land which is also in our ownership.

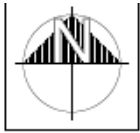
Kind Regards,

Eyal Bor

Director

Airton Road Properties Ltd

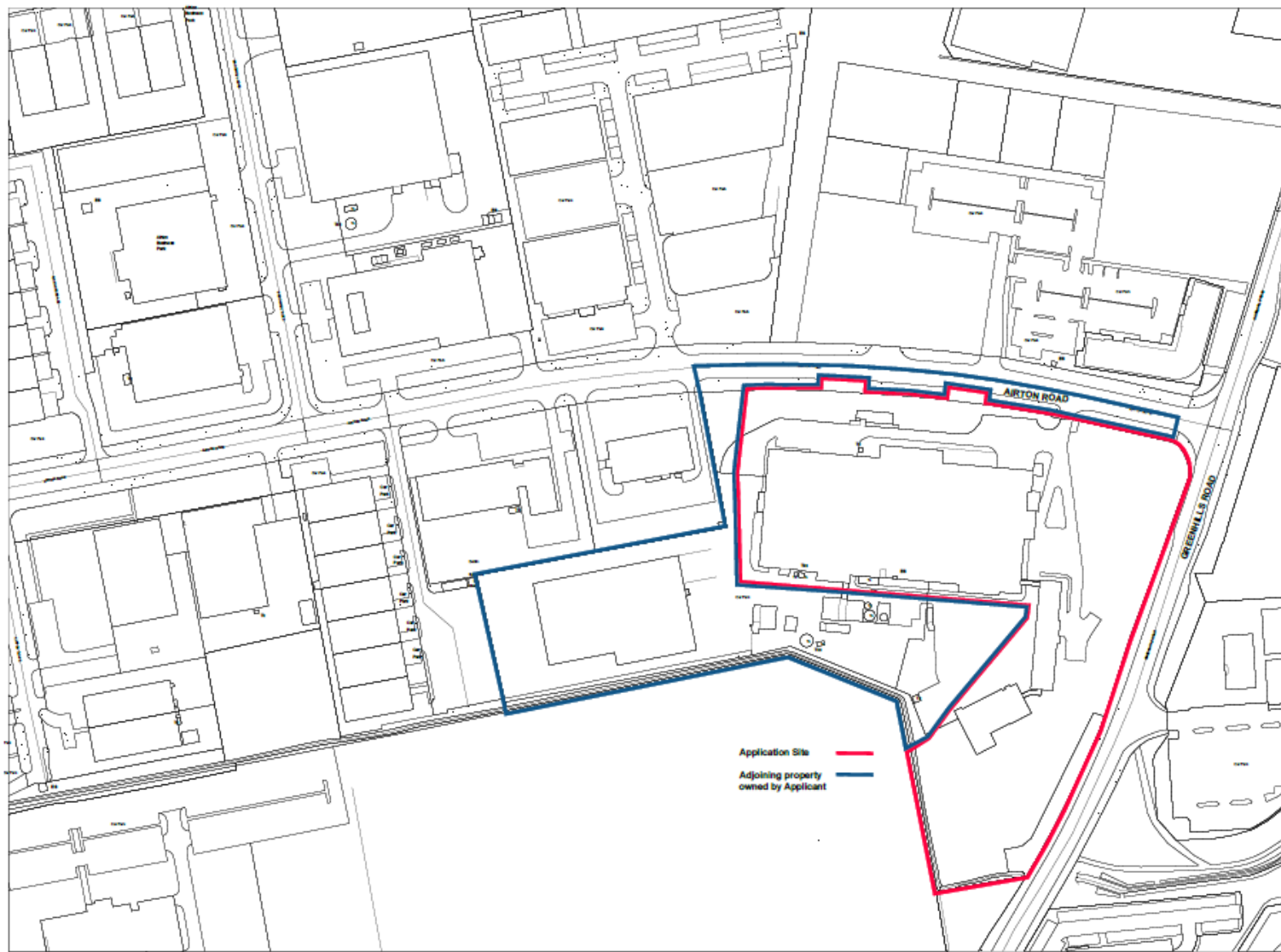
Address : 89 Harcourt St. Dublin 2



ALL DIMENSIONS ARE TO BE CONFIRMED ON SITE.  
 DIMENSIONS ARE NOT TO BE SCALE FROM THIS DRAWING.  
 THIS DRAWING IS TO BE USED IN CONNECTION WITH CONSULTANTS DRAWINGS.  
 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.

NO.	DATE	BY	REVISION
A	22.06.2019	MA	Initial Planning Issue
B	25.06.2019	EN	Final Planning Issue

OS Licence No. 601000018  
 © Ordnance Survey (Irish), 2019  
 Map Data © Mapbox  
 11.000 | 2000.00  
 11.000 | 2000.00  
 11.000 | 2000.00  
 11.000 | 2000.00  
 Date Published Date: 22 Jun 2019



Application Site ————  
 Adjoining property owned by Applicant ————

PLANNING			
PROJECT TITLE:	Residential Development at Airton Road Tallaght, Dublin 24 Greenleaf Homes		
DRAWING TITLE:	Site Location Plan		
PROJECT NO:	1004	DATE:	26/07/2019
SCALE:	1:1000 @ A1	DRAWN BY:	MA
PERMITS:	1004-PA-00-02-DMA-A-004_1-00000	CHECKED BY:	EN
APPROVAL NO:	1004-SITE-0600	REVISION:	B
<b>FERREIRA ARCHITECTS</b>		FERRERA ARCHITECTS 1004-SITE-0600 AIRTON ROAD, DUBLIN 24, D18 TEL: 01 454 4444 WWW.FERRERAARCHITECTS.COM	

## Appendix D – Feasibility letter from Irish Water



Ryan Mulvane  
Barrett Mahony Consulting Engineers,  
Sandwith House  
52-54 Lower Sandwith Street,  
Dublin  
D02WR26

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

9 July 2019

Dear Ryan Mulvane,

**Re: Connection Reference No CDS19003263 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Mixed Use Development of 603 units at Airton Road, Greenhills Road, Co. Dublin.**

Irish Water has reviewed your pre-connection enquiry in relation to a water connection at Airton Road, Greenhills Road, Co. 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 subject to following conditions:

### **Water:**

New connection to the existing network is feasible without upgrade.

### **Wastewater:**

There are network constrains downstream of the development.

Currently Drainage Area Plan (DAP) with hydraulic modelling for the Dodder Valley Catchment is in progress which will determine system deficiencies and outline needed upgrades in existing Irish Water infrastructure. The DAP hydraulic model for existing network and current load will be available in Q3 2021 (subject to change). The hydraulic model can then be updated with load from the proposed site and specific network upgrade to cater the load can be established.

Alternatively, a detailed study and investigations can be carried out separately from the DAP Project. Should you wish to have such studies and investigations progressed by Irish Water, you will be required to enter into Project Works Service Agreement.

## Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

- A. 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.
- B. 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 and appropriate connection fee paid at a later date.
- C. In advance of submitting this development to An Bord Pleanála for full assessment, the Developer is required to have entered into a Project Works Services Agreement to deliver studies and investigations to confirm the available capacity and to determine the full extent of any upgrades which may be required to be completed to Irish Water infrastructure.
- D. In advance of submitting this development to An Bord Pleanála for full assessment, the Developer is required to have entered into a Project Works Services Agreement to deliver infrastructure upgrades to facilitate the connection of the development to Irish Water infrastructure.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details..

A connection agreement can be applied for by completing the connection application form available at [www.water.ie/connections](http://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 Zivanovic Byrne from the design team on 01 89 25991 or email [mzbyrne@water.ie](mailto:mzbyrne@water.ie). For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,



**Maria O'Dwyer**

**Connections and Developer Services**

## Appendix E – Design Acceptance letter from Irish Water



Mark Elliott  
c/o Ryan Mulvaney  
Barrett Mahony Consulting Engineers,  
Sandwith House,  
52-54 LWR Sandwith St. D2  
D02 WR26

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

12 February 2020

Re: Design Submission for Airton Road, Greenhills Road, Co. Dublin  
(the “Development”) (the “Design Submission”) / Connection Reference No: CDS19003263

Dear Mark Elliott,

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 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](http://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/](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: (01) 8925991  
Email: [mzbyrne@water.ie](mailto:mzbyrne@water.ie)

Yours sincerely,

**Maria O’Dwyer**  
Connections and Developer Services

## Appendix A

### Document Title & Revision

- [ARD-BMD-00-XX-DR-C-1001 Rev. PL2 Foul Drainage Layout]
- [ARD-BMD-00-XX-DR-C-1005 Rev. PL2 Watermain Layout]
- [ARD-BMD-00-XX-DR-C-1009 Rev. PL2 Combined Surface Water, Foul Drainage & Watermain Layout]
  
- [ARD-BMD-00-XX-DR-C-1050 Rev. P1 Foul Drainage Longitudinal Sections]
- [ARD-BMD-00-XX-DR-C-1051 Rev. P1 Foul Drainage Longitudinal Sections]
- [ARD-BMD-00-XX-DR-C-1200 Rev. PL1 Standard Drainage Details]
- [ARD-BMD-00-XX-DR-C-1220 Rev. PL1 Standard Watermain Details]

### Standard Details/Code of Practice Exemption:

<N/A>

For further information, visit [www.water.ie/connections](http://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.*

## Appendix F – EIAR Portal Confirmation

**From:** EIAportal <EIAportal@housing.gov.ie>  
**Sent:** Thursday, February 13, 2020 12:16:01 PM  
**To:** Brenda Butterly <Brenda@mcgplanning.ie>  
**Subject:** EIA Portal Confirmation Notice Portal ID 2020028 Greenleaf Homes Limited

A Chara,

An EIA Portal notification was received on 12/02/2020 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 13/02/2020 under EIA Portal ID number **2020028** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2020028

**Competent Authority:** South Dublin County Council

**Applicant Name:** Greenleaf Homes Limited

**Location:** Former Gallaher's cigarette factory site, at the junction of Airton Road & Greenhills Road, Dublin 24

**Description:** The development will consist of a mixed-use scheme including demolition of existing factory/warehouse buildings on site, construction of 502 residential units, 3 retail units, a creche, communal facilities, pedestrian crossing points and associated works

**Linear Development:** no

**Date Uploaded to Portal:** 13/02/2020

**Morgan O Reilly**

*EIA Portal team*

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**An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil**  
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0  
Custom House, Custom House Quay, Dublin D01 W6X0

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T (+353) 1 8882710

[www.tithiocht.gov.ie](http://www.tithiocht.gov.ie) [www.housing.gov.ie](http://www.housing.gov.ie)