

Irish Water,
Blackwater House,
Mallow Business Park,
Mallow, Co. Cork

18th February 2020

Dear Sir / Madam,

RE: Planning application for proposed Strategic Housing Development at former Gallaheer's Site, Airton road– ABP-305291-19.

On behalf of the applicant, Greenleaf homes Ltd, please find enclosed planning application for a Strategic Housing Development on a site at former Gallaheer's Site, Airton road, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

An electronic copy of the application is enclosed, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please note, in line with your email confirmation dated 02/07/2019, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: www.gallahersiteshd.ie

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).

The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Council Development Plan 2016-22, Tallaght Town Centre Local Area Plan 2006-16, and the Draft Tallaght Town Centre Local Area Plan 2020-26.

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, as amended, 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 statement has been prepared in respect of the proposed development.

The application 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: www.gallahersiteshd.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.

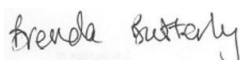
An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to 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 or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any enquiries, please don't hesitate to contact this office.

Yours sincerely,



Brenda Butterly (Agent),
McGill Planning Ltd.,
45 Herbert Lane, D2
Ph 01 284 6464

Saoirse Kavanagh

From: Kieran O'Regan <koregan@water.ie>
Sent: Tuesday 2 July 2019 09:37
To: Saoirse Kavanagh
Cc: Spatial Planning; Brenda Butterly
Subject: RE: SHD Applications to An Bord Pleanála

Morning Saoirse,

Hope all is well,

We accept any format for applications but preference would be to receive these in CD format with a cover letter if email is not possible.

Kind regards,

Kieran

Kieran O'Regan
Asset Management

Uisce Éireann

Teach na hAbhann Móire, Páirc Ghnó Mhala, Mala, Contae Chorcaí, Éire
Irish Water
Blackwater House, Mallow Business Park, Mallow, County Cork, Ireland

P: +353 22 52285
E: koregan@water.ie
www.water.ie

From: Saoirse Kavanagh [mailto:Saoirse@mcgplanning.ie]
Sent: 01 July 2019 13:15
To: Spatial Planning
Cc: Brenda Butterly
Subject: SHD Applications to An Bord Pleanála

Dear Sir/Madam,

I am writing to you with regard to SHD planning applications. For many of our sites we are requested by An Bord Pleanála to consult your department. Historically we have submitted these in hardcopy to you, however, some other consultees have indicated that they would prefer to have the documents in soft copy on a CD with a hardcopy cover letter.

I noticed on your website that you accept copies of the planning applications via email. As the applications are too large to email, would you prefer us to submit out applications in soft copy on a CD with a hard copy cover letter? Or are you satisfied with the hardcopies?

Kind regards,
Saoirse

Saoirse Kavanagh
Planner
McGill Planning Ltd.
45 Herbert Lane,

Dublin 2

Email: saoirse@mcgplanning.ie

Tel: (01) 2846464

Website: www.mcgplanning.ie

Twitter: @McGillPlanning

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Thank you for your attention.

Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimiscthe agus féadfar é a bheith neamhdhleathach. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Uisce Éireann le haon dliteanas faoi ghnímh nó faoi iarmhairtí bunaithe ar úsáid thoirmiscthe na faisnéise seo. Níl Uisce Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scríos an t-ábhar ó gach aon ríomhaire. Féadfar ríomhphost a bheith soghabhálach i leith truaillithe, idircheaptha agus i leith leasaithe neamhúdairithe. Ní ghlacann Uisce Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtairreachtaí chuig nó ó Uisce Éireann chun comhlíonadh le polasaithe agus le caighdeáin Uisce Éireann a chinntiú agus chun ár ngnó a chosaint. Fochuideachta gníomhaíochta de chuid Ervia is ea Uisce Éireann atá faoi theorainn scaireanna, de bhun fhorálacha an tAcht um Sheirbhísí Uisce 2013, a bhfuil a bpríomh ionad gnó ag 24-26 Teach Colvill, Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

National Transport Authority,
Dún Scéine,
Iveagh Court,
Harcourt Lane,
Dublin 2

18th February 2020

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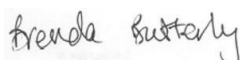
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Yours sincerely,



Brenda Butterly (Agent),
McGill Planning Ltd.,
45 Herbert Lane, D2
Ph 01 284 6464

Saoirse Kavanagh

From: Brenda Butterly
Sent: Monday 23 September 2019 16:24
To: Saoirse Kavanagh
Subject: FW: NTA Referrals

From: David Clements <David.Clements@nationaltransport.ie>
Sent: Tuesday 6 August 2019 16:06
To: info <Info@mcgplanning.ie>
Subject: NTA Referrals

Dear Sir / Madam,

In relation to any referrals that are made to the NTA, in particular those pertaining to Strategic Housing Developments, can you please inform the relevant staff members that we only require a CD and cover letter, rather than a hard copy of the application.

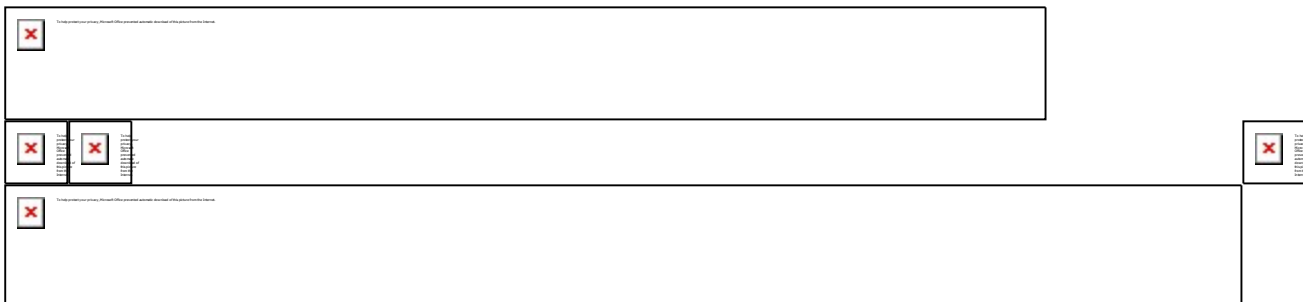
Thanks,

David Clements
Land Use & Transport Planner
Transport Planning and Capital Investment



Dún Scéine
Iveagh Court
Harcourt Lane
Dublin 2

Tel: + 353 (0)1 879 8305
Email: david.clements@nationaltransport.ie
Web: www.nationaltransport.ie



Tá eolas sa teachtaireacht leictreonach seo a d'fhéadfadh bheith príobháideach nó faoi rún agus b'fhéidir go mbeadh ábhar rúnda nó pribhléideach ann. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Tá cosc ar rochtain don teachtaireacht leictreonach seo do aon duine eile. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo agus b'fhéidir d'fhéadfadh bheith mídhleathach.

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<https://www.nationaltransport.ie/privacy-statement/>

Inland Fisheries Department,
3044 Lake Drive,
Citywest Business Campus,
Dublin 24, D24Y265

18th February 2020

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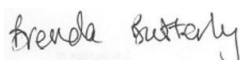
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If you have any enquiries, please don't hesitate to contact this office.

Yours sincerely,



Brenda Butterly (Agent),
McGill Planning Ltd.,
45 Herbert Lane, D2
Ph 01 284 6464

Saoirse Kavanagh

From: Yvonne Quirke <Yvonne.Quirke@fisheriesireland.ie>
Sent: Tuesday 24 September 2019 09:04
To: Saoirse Kavanagh
Subject: SHD Planning Applications

Good Morning Saoirse
The CD and cover letter are perfect for IFI – ERBD
Kind regards
Yvonne

Yvonne Quirke
Inland Fisheries Ireland - Dublin

Iascach Intíre Éireann
Inland Fisheries Ireland

Tel +353 (1) 8842695
Email yvonne.quirke@fisheriesireland.ie
Web www.fisheriesireland.ie

3044 Lake Drive, Citywest Business Campus, Dublin 24, D24Y265, Ireland.

Help Protect Ireland's Inland Fisheries

Call 1890 34 74 24 to report illegal fishing, water pollution or invasive species.

From: info
Sent: 23 September 2019 16:39
To: Yvonne Quirke
Subject: FW: SHD Planning Applications

Hi Yvonne,

Please see below.

Kind regards

Janice

From: Saoirse Kavanagh [mailto:Saoirse@mcgplanning.ie]
Sent: 23 September 2019 16:34
To: info
Cc: Brenda Butterly
Subject: SHD Planning Applications

Dear Sir/Madam,

I am writing to you with regard to Strategic Housing Development (SHD) planning applications. For many of our sites we are requested by An Bord Pleanála to consult your department by sending a copy of the planning application to

you. Historically we have submitted these in hardcopy to you. However, some other consultees have indicated that they would prefer to have the documents in soft copy on a CD with a hardcopy cover letter.

Would you also prefer us to submit our applications to you in this format? Or are you satisfied with the hardcopies?

Kind regards,
Saoirse

Saoirse Kavanagh
Planner
McGill Planning Ltd.
45 Herbert Lane,
Dublin 2
Email: saoirse@mcgplanning.ie
Tel: (01) 2846464
Website: www.mcgplanning.ie
Twitter: @McGillPlanning

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D'fhéadfaí go bhfuil an ríomhphost seo agus ceangaltáin ar bith atá in éineacht leis faoi rún agus iad beartaithe d'úsáid an duine a bhfuil a s(h)eoladh air amháin. Dearcthaí nó tuairimí ar bith atá curtha in iúl ann, baineann siad leis an údar amháin, agus ní chaithfidh go n-aontaíonn lascaigh Intíre Éireann leo. Mura tusa faighteoir beartaithe an ríomhphoist seo, ná déan rud ar bith mar gheall ar an méid atá ann, ná é a chóipeáil ná é a thaispeáint do dhuine ar bith eile. Déan teagmháil leis an seoltóir, le do thoil, má chreideann tú go bhfuair tú an ríomhphost seo trí earráid.

Department of Defence,
Station Road,
Newbridge,
Co.Kildare, W12 AD93

18th February 2020

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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, as amended, 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 statement has been prepared in respect of the proposed development.

The application 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: www.gallahersiteshd.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:

- (j) 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,
- (k) the subject matter of the submission or observations, and
- (l) the reasons, considerations and arguments on which the submission or observations is or are based.

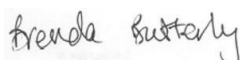
An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to 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 or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any enquiries, please don't hesitate to contact this office.

Yours sincerely,



Brenda Butterly (Agent),
McGill Planning Ltd.,
45 Herbert Lane, D2
Ph 01 284 6464

Sandra Rebecca Eapen

From: PropertyManagementPlanning <PropertyManagementPlanning@defence.ie>
Sent: Wednesday 8 January 2020 17:03
To: Sandra Rebecca Eapen
Cc: Raymond Myles
Subject: FW: Department of Defence consultation on SHD Planning Applications to An Bord Pleanála

Dear Sandra Rebecca,

First of all, apologies for the delay with reply.

A CD and cover letter would be sufficient for us, and also the web address for the SHD.

*Kind Regards,
Geraldine*

Geraldine Cunningham

Property Management Branch

—

An Roinn Cosanta

Department of Defence

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

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

—

T +353 (0)45 492036

geraldine.cunningham@defence.ie

—

From: Sandra Rebecca Eapen <sandrarebecca@mcgplanning.ie>
Sent: 16 December 2019 11:04
To: Info <info@defence.ie>
Subject: Department of Defence consultation on SHD Planning Applications to An Bord Pleanála

Dear Sir/ Madam;

I am writing to you with regard to Strategic Housing Development planning applications. For many of our application sites we are requested by An Bord Pleanála to consult individual departments. Historically we have submitted these in hardcopy to you, however, some other consultees have indicated that they would prefer to have the documents in soft copy on a CD with a hardcopy cover letter.

Would you also prefer us to submit our applications to you in this format? Or are you satisfied with the hardcopies?

Kind Regards,

Sandra Rebecca
Planner



**45 Herbert Lane,
Dublin 2**

Email: sandrarebecca@mcgplanning.ie

Tel: (01) 2846464

Website: www.mcgplanning.ie

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Fógra faoi Rúndacht: Tá an ríomhphost seo agus aon iatán a ghabhann leis rúnda. Is leis an duine / nó daoine sin amháin a bhfuil siad seolta chucu a bhaineann siad agus ní ceart iad a léamh ná a scaoileadh chuig aon tríú páirtí gan cead roimh ré ón Roinn Cosanta. Chun amharc ar an Chairt do Chustaiméirí, cliceáil ar www.defence.ie/system/files/media/file-uploads/2018-06/customer-charter-2017-irish.pdf

Notice re Confidentiality: This e-mail and any attachment transmitted with it are confidential. They are intended solely for the use of the intended recipient and should not be read or released to any third party without the prior consent of the Department of Defence. To view our Customer Charter, please click on www.defence.ie/system/files/media/file-uploads/2018-06/customer-charter-2017.pdf

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

18th February 2020

Dear Sir / Madam,

RE: Planning application for proposed Strategic Housing Development at former Gallaheer's Site, Airton road– ABP-305291-19.

On behalf of the applicant, Greenleaf homes Ltd, please find enclosed planning application for a Strategic Housing Development on a site at former Gallaheer's Site, Airton road, in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

An electronic copy of the application is enclosed, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please note, in line with your email confirmation dated 18/02/2020, a hard copy is not enclosed. The application documents can also be viewed at and downloaded from the following website: www.gallahersiteshd.ie

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).

The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Council Development Plan 2016-22, Tallaght Town Centre Local Area Plan 2006-16, and the Draft Tallaght Town Centre Local Area Plan 2020-26.

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, as amended, 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 statement has been prepared in respect of the proposed development.

The application 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: www.gallahersiteshd.ie

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- (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.

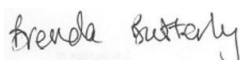
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If you have any enquiries, please don't hesitate to contact this office.

Yours sincerely,



Brenda Butterly (Agent),
McGill Planning Ltd.,
45 Herbert Lane, D2
Ph 01 284 6464

Sandra Rebecca Eapen

From: RAFFERTY Audrey <audrey.rafferty@iaa.ie>
Sent: Tuesday 18 February 2020 12:38
To: Sandra Rebecca Eapen
Subject: RE: SHD Applications to An Bord Pleanála

Hi Sandra

A CD with a cover letter would be fine.

Thanks you

Kind Regards

Audrey

From: Sandra Rebecca Eapen <sandrarebecca@mcgplanning.ie>
Sent: Tuesday 18 February 2020 12:24
To: RAFFERTY Audrey <audrey.rafferty@iaa.ie>
Subject: SHD Applications to An Bord Pleanála

Dear Ms Rafferty,

On previous Strategic Housing Development Applications you have requested for soft copy. Would you be able to confirm that this is the preference for IAA.

We can submit the soft copy of the application on a CD with a hard copy cover letter.

Kind Regards,

Sandra Rebecca
Planner



**45 Herbert Lane,
Dublin 2**
Email: sandrarebecca@mcgplanning.ie
Tel: (01) 2846464
Website: www.mcgplanning.ie

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