

Senior Administrative Officer,  
Planning Department,  
South Dublin County Council,  
County Hall Tallaght,  
Dublin 24,  
D24 YNN5

18<sup>th</sup> February 2020

Dear Sir / Madam,

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

Please find enclosed an Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

**The proposed development is described in the public notices as follows:**

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

In line with this Act we have submitted 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to South Dublin County Council as the local Planning Authority for this area. In addition to this, and as requested in the Pre-application Opinion, one hard copy and one digital copy has also been sent to each of the following prescribed bodies:

- Córas Iompair Éireann (CIE),

- Transport Infrastructure Ireland.

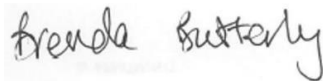
The following prescribed bodies have requested a digital copy of the application and no hard copy will be sent to them as set out in the attached letters. The following prescribed bodies have received a digital copy:

- Irish Water,
- National Transport Authority,
- Department of Defence,
- Inland Fisheries Department,
- Irish Aviation Authority.

Also please note that a website, [www.gallahersiteshd.ie](http://www.gallahersiteshd.ie) has been created.

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

Yours sincerely,



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