



85 Merrion Square, Dublin 2, D02 FX60

T +353 (0)1 539 0710

E info@hpd.c.ie

www.hpd.c.ie

Planning Department,  
South Dublin County Council,  
County Hall,  
Belgard Square North,  
Tallaght,  
Dublin 24.

25<sup>th</sup> March 2022

**Re: Strategic Housing Development Application made to An Bord Pleanála in respect of the former Chadwick's Builders Merchant development, South of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate, Greenhills Industrial Estate, Walkinstown, Dublin 12 (Eircode's D12 HD51, D12 N523, D12 C602).**

Dear Sir / Madam,

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have been instructed by our clients Steeplefield Limited., to submit a planning application to An Bord Pleanála for a Strategic Housing Development at the former Chadwick's Builders Merchant development, South of Greenhills Road, North of the existing access road serving Greenhills Industrial Estate, Greenhills Industrial Estate, Walkinstown, Dublin 12 (Eircode's D12 HD51, D12 N523, D12 C602).

The proposed development is described in the public notice as follows:

*(i) The demolition of the former Chadwick's Builders Merchant development comprising 1 no. two storey office building and 9 no. storage/warehouse buildings ranging in height from 3 m – 9.9 m as follows: Building A (8,764 sq.m.), Building B (1,293 sq.m.), Building C (two-storey office building) (527 sq.m.), Building D (47 sq.m.), Building E (29 sq.m.), Building F (207 sq.m.), Building G (101 sq.m.), Building H (80 sq.m.), Building I (28 sq.m.), and Building J (44 sq.m.), in total comprising 11,120 sq.m.; (ii) the construction of a mixed-use Build-to-Rent residential and commercial development comprising 633 no. build-to-rent apartment units (292 no. one-beds, 280 no. two-beds and 61 no. three-beds), 1 no. childcare facility and 10 no. commercial units in 4 no. blocks (A-D) ranging in height from 5 to 12 storeys as follows: (a) Block A comprises 209 no. apartments (102 no. 1 bed-units, 106 no. 2 bed-units and 1 no. 3-bed units) measuring 5 - 10 storeys in height. (b) Block B comprises 121 no. apartments (53 no. 1 bed-units, 45 no. 2 bed-units and 23 no. 3 bed-units) measuring 8 - 10 storeys in height. (c) Block C comprises 130 no. apartments (38 no. 1-bed units, 71 no. 2-bed units and 21 no. 3-bed units) measuring 8 - 12 storeys in height. (d) Block D comprises 173 no. apartments (99 no. 1 bed-units, 58 no. 2 bed-units and 16 no. 3 bed-units) measuring 6 - 10 storeys in height. All apartments will be provided with private balconies/terraces; (iii) provision of indoor communal residential amenity/management facilities including a co-working space, communal meeting room/ work space, foyer, toilets at ground floor of Block A; gym, changing rooms, toilets, resident's lounge, studio, laundry room, communal meeting room/ work space, multi-function space with kitchen at ground floor of Block B; games room with kitchenette, media room, co-working space, resident's lounge, communal meeting room/ work space, reception area, management office with ancillary staff room and toilets, toilets, parcel room at ground floor of Block C; (iv) the construction of 1 no. childcare facility with dedicated outdoor play area located at ground floor of Block A; (v) the construction of 8 no. commercial units at ground floor level of Blocks A, B and D, and 2 no. commercial units at second floor level (fronting Greenhills Road) of Block C as follows: Block A has 3 no. units at ground floor comprising 79.46 sq.m., 90.23*

sq.m., and 121.39 sq.m., Block B has 1 no. unit at ground floor comprising 127.03 sq.m., Block C has two units at second floor comprising 120.85 sq.m. and 125.45 sq.m., and Block D has 4 no. units at ground floor comprising 84.45 sq.m., 149.77 sq.m., 155.48 sq.m. and 275.59 sq.m.; (vi) the construction of 3 no. vehicular entrances; a primary entrance via vehicular ramp from the north (access from Greenhills Road) and 2 no. secondary entrances from the south for emergency access and services (access from existing road to the south of the site) with additional pedestrian accesses proposed along Greenhills Road;(vii) provision of 424 no. car parking spaces comprising 398 no. standard spaces, 21 no. mobility spaces and 5 no. car club spaces located at ground floor level car park located within Block A and accessed via the proposed entrance at Greenhills Road, a two-storey car park located within Blocks C and D also accessed from the proposed entrance at Greenhills Road and on-street parking at ground floor level adjacent to Blocks A and C. Provision of an additional 15 no. commercial/ unloading/ drop-off on-street parking spaces at ground floor level (providing for an overall total of 439 car parking spaces). Provision of 4 no. dedicated motorcycle spaces at ground floor level parking area within Blocks C and D;(viii) provision of 1363 no. bicycle parking spaces comprising 1035 no. residents' bicycle spaces, 5 no. accessible bicycle spaces and 7 no. cargo bicycle spaces in 9 no. bicycle storerooms in ground and first floor parking areas within Blocks A, C and D, and 316 no. visitors' bicycle spaces located externally at ground floor level throughout the development;(ix) provision of outdoor communal amenity space (5,020 sq.m.) comprising landscaped courtyards that include play areas, seating areas, grass areas, planting, and scented gardens located on podiums at first and second floor levels; provision of a communal amenity roof garden in Block C with seating area and planting (176 sq.m.); and inclusion of centrally located public open space (3,380 sq.m.) adjacent to Blocks B and C comprising grassed areas, planting, seating areas, play areas, water feature, flexible use space; and incidental open space/public realm; (x) development also includes landscaping and infrastructural works, foul and surface water drainage, bin storage, ESB substations, plant rooms, boundary treatments, internal roads, cycle paths and footpaths and all associated site works to facilitate the development. This application is accompanied by an Environmental Impact Assessment Report (EIAR).

Pursuant to the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017 and the Planning and Development (Housing) and Residential Tenancies Act 2016, 6 no. hard copies and 1 no. digital copy of the planning application are enclosed for your information. The application may also be inspected online at the following website set up by the applicant: [www.greenvaleshd.com](http://www.greenvaleshd.com).

Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,



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Kevin Hughes  
Director  
For and on behalf of HPDC Ltd.