

Irish Water  
Colvill House,  
94-96 Talbot Street,  
Dublin 1

9<sup>th</sup> June 2022

Dear Sir / Madam,

**RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT APPLICATION IN RELATION TO A PROPOSED MIXED-USE DEVELOPMENT AT BELGARD SQUARE EAST, BELGARD ROAD & BLESSINGTON ROAD, TALLAGHT, DUBLIN 24**

On behalf of the applicant, Ravensbrook Limited, please find enclosed a CD copy of an application for Strategic Housing Development for a mixed-use development comprising 310 no. Build to Rent units and retail and commercial use (c. 2,289 sqm) on a site of c. 1.26 hectares at Belgard Square East, Belgard Road and Blessington Road, Tallaght, Dublin 24.

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, a copy of the application has been provided for your information.

A dedicated project website has also been established on which the application details are uploaded, and this website can be viewed at: <https://thehavenshd.ie/>

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

The proposed development will consist of the demolition of existing boundary wall and construction of:

1. c. 2,289 sqm of retail/commercial floor space across 10 no. units including retail, restaurant/café and Class 2 financial/professional services and office use, and a crèche (257sqm) at ground and first floor levels;
2. 310 no. build to rent residential apartments including 99 no. one bedroom units, 203 no. 2 bedroom units and 8 no. three bedroom units within a part 6 to part 12 no. storey development across 3 blocks over partial basement;
3. c. 2,223 sqm of communal external amenity space provided in the form of a ground floor garden and external terraces at fifth, sixth, seventh and eighth floor levels; c.

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Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- 1,026 sqm of public open space provided in the form of a central courtyard with landscaped areas at site perimeters;
4. c. 1,785 sqm of resident support facilities and services and amenities provided at basement, ground and first floor levels;
  5. Vehicular access to the basement development from a new access point at Belgard Square East;
  6. A new tertiary route provided in the southern part of the site linking Belgard Square East and Belgard Road;
  7. Provision of 130 no. car parking spaces (including 8 no. club car spaces and 6 no. disabled access spaces) at basement level in addition to 5 no. set down spaces (4 no. serving creche) and 1 no. disabled access space at ground level, layby on Belgard Square East, 6 no. motorcycle spaces and a total of 763 no. bicycle parking spaces;
  8. Provision of 4 no. Ø0.3m microwave link dishes to be mounted on 2 no. steel support pole affixed to lift shaft overrun, all enclosed in radio friendly GRP shrouds, together with associated equipment at roof level at Block B;
  9. Provision of 3 no. ESB substations with switch rooms and plant rooms at basement level, hard and soft landscaped areas, bin and bicycle stores, public lighting, attenuation, green roof, plant at roof level, service connections and all ancillary site development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan and local area plan. 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.

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: <https://thehavenshd.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 or online at [www.pleanala.ie](http://www.pleanala.ie), 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 website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

If you have any queries please do not hesitate to contact us.

Yours faithfully,



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**John Spain Associates**

National Transport Authority,  
Dún Scéine,  
Harcourt Lane,  
Dublin 2, D02 WT20  
[info@nationaltransport.ie](mailto:info@nationaltransport.ie)

9<sup>th</sup> June 2022

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**John Spain Associates**

South Dublin County Council  
Childcare Committee  
C6 Clondalkin Civic Offices  
North Lock Road  
Clondalkin  
Dublin 22

9<sup>th</sup> June 2022

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