

Aidan O' Sullivan,
Commission for Railway Regulation,
Temple House,
Temple Rd,
Blackrock,
Co. Dublin

8th May, 2019

Dear Aidan,

RE: PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) AT LANDS KNOWN AS "RB CENTRAL" AT ROCKBROOK, CARMANHALL ROAD, SANDYFORD BUSINESS DISTRICT, SANDYFORD, DUBLIN 18.

(PRE- APPLICATION CONSULTATION REFERENCE: ABP-303357-19)

1.0 INTRODUCTION

On behalf of the applicant IRES Residential Properties LTD, Unit 4B Lazer Lane, Grand Canal Square, Dublin 2 please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 5th March, 2019.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

2.0 SUMMARY OF DEVELOPMENT

In summary, the development will consist of 2 no. residential blocks ranging in height from 5-14 storeys comprising a total of 428 no. apartments (including all balconies, terraces and roof gardens) arranged around two courtyards; communal and public open spaces including boulevards; 4 no. ground floor retail units; resident community uses and crèche with outdoor play area.

TOWN PLANNING CONSULTANTS



The development will also include revisions to the existing basement levels including car and bicycle parking provision with new vehicular access from Carmanhall Road; apartment storage areas; waste storage areas; ESB substations and switch room and plant/service areas.

The development will also include all piped infrastructure and ducting; green roofs; changes in level; internal roads and pathways; pedestrian access points; services provision; landscaping and boundary treatments and all associated site development and excavation works above and below ground.

3.0 SUBMISSION PROCEDURE

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.

Please note that 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, 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 Assessment Report has been prepared in respect of the proposed development.

A copy of the application may also be inspected online at the following website set up by the applicant: www.rbcentralplanning.ie

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully,

John Gannon
Director
Tom Phillips + Associates