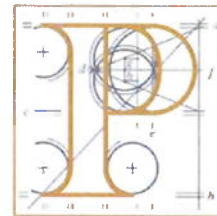


Our Case Number: ABP-309026-20



**An
Bord
Pleanála**

Dun Laoghaire Rathdown County Council
County Hall
Marine Road
Dun Laoghaire
Co. Dublin

Date: 19 FEB 2025

Re: 481 no. apartments, creche and associated site works.
Golf Lane, Carrickmines, Dublin 18. (www.golfflaneshd2020.ie)

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above-mentioned proposed development which was determined by the Board by Order dated 20th April, 2021.

It has been brought to the attention of the Board that an error occurred in the description of the Proposed Development section of the Board's Order in that it is stated "482 number residential units (all apartments), instead of "481 residential units (all apartments) and 183 number 1 bed units instead of 182 number 1 bed units". The error was replicated in page 2 of the Board Order under bullet point 2 whereby it referred to 76 number apartments instead of 75 number apartments.

The proposed development should now read as follows:

"481 number residential units (all apartments), along with ancillary residential amenities, and provision of a childcare facility, gym, and local shop. The proposed residential units comprise 31 number studio units, 182 number one-bedroom units, 229 number two-bedroom units, and 39 number three-bedroom units (including two number duplex type units). The proposed development is set out in seven number blocks which comprise the following:

- Block A1 comprises 62 number apartments within a part four, part six storey building, including 10 number studio units, seven number one-bedroom units, 41 number two-bedroom units, and four number three-bedroom units. An Electricity Supply Board substation is provided at ground floor level.
- Block A2 comprises 85 number apartments within a part four, part eight storey building, including 25 number one-bedroom units, 45 number two-bedroom units, and 15 number three-bedroom units.

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- Block A3 comprises 79 number apartments within a part four, part twelve storey building, including 21 number studio units, 19 number one-bedroom units, 28 number two-bedroom units, and 11 number three-bedroom units.
- Block B0 comprises 149 number apartments and resident's amenities within a part four, part eighteen, part twenty-one and part twenty-two storey building. The apartments include 75 number one-bedroom units, 68 number two-bedroom units, and six number three-bedroom units (including two number duplex type units). An Electricity Supply Board substation, resident's concierge area and amenity space (171 square metres) are provided at ground floor level. A further resident's amenity or event space is provided at the twentieth and twenty-first floor levels (83 square metres).
- Block B1 comprises eight number apartments and is four storeys in height, directly abutting Block B0. The apartments include four number one-bedroom units, and four number two-bedroom units.
- Block C comprises 42 number apartments and a local shop within a part five, part seven storey building. The apartments include 30 number one-bedroom units, nine number two-bedroom units, and three number three-bedroom units. A local shop (154 square metres) and an Electricity Supply Board substation are provided at ground floor level.
- Block D comprises 56 number apartments, a commercial gym, resident's concierge area, resident's lounge, and a childcare facility in a part four, part seven storey building. The apartments include 22 number one-bedroom units, and 34 number two-bedroom units. The resident's concierge area (99 square metres), commercial gym (340 square metres), and childcare facility (300 square metres) units are located at ground floor level. The resident's lounge (292 square metres) is located at first floor level.

Henceforth, the Board's Order should be read in conjunction with this letter.

The inconvenience caused is regretted.

Yours faithfully,


 Ellen Morrin
 Senior Administrative Officer
 Direct Line: 01-8737273
 ADHOC

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