

ATLAS GP LIMITED

7th Floor, O'Connell Bridge House, 27/28 D'Olier Street, Dublin 2, D02 RR99

Strategic Housing Unit
An Bord Pleanála
64 Marlborough St.
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Dublin 1
D01 V902

16th May 2022

Observation on ABP ref. 313338: Junction of Ravens Rock Road and Carmanhall Road, Sandyford, Dublin 18. (www.tacksandyfordshd.ie)

A Chara,

Atlas GP Limited (of 7th Floor, O'Connell Bridge House, 27/28 D'Olier Street, Dublin 2, D02 RR99) are the owners of the property located on Blackthorn Road/Carmanhall Road (former Avid Technology International Site), Sandyford, which is currently the subject of an SHD Pre-Application Consultation with An Bord Pleanála under ABP ref. 312265. This site shares a common boundary with the former 'Tack' site bounded by Carmanhall Road and Ravens Rock Road (the subject site, ABP ref. 313338)

We can confirm that Atlas GP Ltd. and Sandyford Environmental Construction Ltd. have prepared a joint Masterplan for the two adjoining sites to facilitate future development, with a co-ordinated and complementary approach.

We hereby wish to state our support for the application by Sandyford Environmental Construction Ltd.

For clarity, we wish to highlight that the two sites are fully independent in terms of ownership and implementation and are the subject of two separate SHD planning applications. The applications are purposefully designed to be complementary under a common masterplan to address issues of common interest such as residential amenity, architectural design, urban form, and communal open space, whilst also capable of being delivered fully independently of each other.

In this context, we wish to highlight that the vehicular access via Ravens Rock Road and exit via Carmanhall Road, which is proposed in the current application, will be complemented by vehicular access arrangements for the adjoining Avid site, which enters from Carmanhall Road and exits to Blackthorn Road. This ensures that both perimeter blocks can be developed independently, yet when both are constructed are wholly complementary in terms of access arrangements and the formation of streets, which is sought by the Sandyford Framework Plan. This is the most efficient and effective arrangement for the two sites taken in conjunction, that can work in a complementary or independent manner between the two applications.

The two planning applications include a pedestrian bridge linking the communal open spaces of the two sites. This is an important element of the pedestrian strategy for sites and both landowners are committed to its delivery as part of the respective developments. It is

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submitted that this can be addressed by means of a condition related to the delivery of communal open space. This may include a wording such as:

“Prior to commencement of development the developer shall submit a phasing plan for the agreement of the planning authority, for the construction of the pedestrian bridge between the ‘Tack’ and ‘Avid’ sites. This plan shall have regard to the timing of commencement notices for the two sites and any agreement between the two parties for the delivery of this structure”.

We trust all is order and look forward to working with the planning authority to support the implementation of the sustainable planning and development of Sandyford.

Is mise, le meas,



Shaun Thorpe
Head of Planning
For and on behalf of
Atlas GP Ltd