

Cora Cunningham
Executive Officer,
Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

11th October 2019

Dear Sir / Madam,

RE: Planning application for proposed residential development in respect of a site at Parkside 4, Parkside, Dublin 13 (the former Balgriffin Park lands, Clongriffin, Dublin 13)-ABP-304387-19

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

The proposed development will comprise a residential scheme of 282 residential units in 4 apartment blocks ranging in height from 3 to 7 storeys. The development will include 94 no. 1-bed apartments, 8 no. 2-bed (3 person) apartments, 167 no. 2-bed (4 person) apartments and 13 no. 3-bed apartments. Apartments will have north/south/east/west facing balconies/terraces. The proposed development also includes residential amenity facilities (530 sq.m) incorporating concierge, media centre, and gymnasium. 277 no. car parking and 289 no. cycle parking spaces will be provided in the basement along with basement stores, plant, waste management areas, motor bike spaces and EV charging points. There will be an additional 134 no. surface cycle parking spaces for visitors along with 9 no. surface car parking spaces.

The proposed development provides for the continuation and completion of the Mayne River Linear Park as well as public open space and communal open spaces between the buildings.

Vehicular access is from Parkside Boulevard. Pedestrian and cycle access are from Mayne River Linear Park, Balgriffin Road and Parkside Boulevard.

All associated site development works (including site re-profiling), landscaping, boundary treatments and services provision including ESB substations.

Dear Sir/Madam,

Please find enclosed an Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

In line with this Act we have submitted 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to Dublin City Council as the local Planning Authority for this area. In addition to this, and as requested in the Pre-application Opinion one hard copy and one digital copy has also been sent to each of the following prescribed bodies

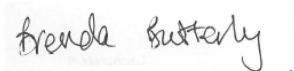
- Fingal County Council,
- Irish Water,

- Inland Fisheries,
- Transport Infrastructure Ireland,
- National Transport Authority,
- Irish Aviation Authority
- Dublin Airport Authority

Also please note that a website, www.parksideblvdshdplanning.com has been created. This application is accompanied with an Environmental Impact Assessment Report and a Natura Impact Statement.

If you have any enquiries please don't hesitate to contact this office.

Yours sincerely,



Brenda Butterly

Planning Consultant, McGill Planning Ltd.