



The Secretary,
An Bord Pleanála,
No. 64 Marlborough Street,
Dublin 1

30th April 2021

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of proposed development at the Former Avid Technology International Site, Carmanhall Road, Sandyford Industrial Estate, Dublin 18.

Dear Sir / Madam,

We have been instructed by our clients, Atlas GP Ltd., to submit the attached planning application to An Bord Pleanála regarding a Strategic Housing Development at the Former Avid Technology International Site, Carmanhall Road, Sandyford Industrial Estate, Dublin 18. This follows on from consultation with An Bord Pleanála under ABP Ref. 307978-20.

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

'(i) construction of a Build-To-Rent residential development within a new part six, part eight, part nine, part eleven storey rising to a landmark seventeen storey over basement level apartment building (40,814sq.m) comprising 428 no. apartments (41 no. studio, 285 no. one-bedroom, 94 no. two-bedroom & 8 no. three-bedroom units) of which 413 no. apartments have access to private amenity space, in the form of a balcony or lawn/terrace, and 15 no. apartments have access to a shared private roof terrace (142sq.m) at ninth floor level;

(ii) all apartments have access to 2,600sq.m of communal amenity space, spread over a courtyard at first floor level and roof terraces at sixth, eighth and ninth floor levels, a 142sq.m resident's childcare facility at ground floor level, 392sq.m of resident's amenities, including concierge/meeting rooms, office/co-working space at ground floor level and a meeting/games room at first floor level, and 696sq.m of resident's amenities/community infrastructure inclusive of cinema, gym, yoga studio, laundry and café/lounge at ground floor level. The café/lounge will primarily serve the residents of the development and will be open for community use on a weekly/sessional basis;

(iii) provision of 145 no. vehicular parking spaces (including 8 no. mobility parking spaces, 2 no. club-car spaces and 44 no. electric charging spaces), 5 no. motorcycle parking spaces, bin stores, plant rooms, switch room and 2 no. ESB sub-stations all at ground floor level; provision of bicycle parking (752 no. spaces), plant and storage at basement level; permission is also sought for the removal of the existing vehicular entrance and construction of a replacement vehicular entrance in the north-western corner of the site off Carmanhall Road;

(iv) provision of improvements to street frontages to adjoining public realm of Carmanhall Road & Blackthorn Road comprising an upgraded pedestrian footpath, new cycling infrastructure, an increased quantum of landscaping and street-planting, new street furniture inclusive of bins, benches and cycle parking facilities and the upgrading of the existing Carmanhall Road & Blackthorn Road junction through provision of a new uncontrolled pedestrian crossing; and,

(v) All ancillary works including provision of play equipment, boundary treatments, drainage works - including SuDS drainage, landscaping, lighting, rooftop telecommunications structure and all other associated site services, site infrastructure and site development works. The former Avid Technology International buildings were demolished on foot of Reg. Ref. D16A/0158 which also permitted a part-five rising to eight storey apartment building. The development approved under Reg. Ref. D16A/0158, and a subsequent part-seven rising to nine storey student accommodation development permitted under Reg. Ref. PL06D.303467, will be superseded by the proposed development.'

Pursuant to Article 297(7) of the Planning and Development (Strategic Housing Development) Regulations 2017, 2 no. hard copies and 3 no. digital copy of the application are enclosed for your information. We refer An Bord Pleanála to the drawings, schedules and reports included with this application which contain the full detail of the proposal.

We would like to take this opportunity to thank An Bord Pleanála for receiving this application and its subsequent assessment.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,



Kevin Hughes MIPI MRTPI
Director for HPDC Ltd.