

Dublin City Council,
Planning & Property Development,
Civic Offices,
Wood Quay,
Dublin 8

8 October 2021

Re: Strategic Housing Development Application Made to An Bord Pleanála

Construction of a residential development comprising of 399 no. Build to Rent (BTR) apartments and associated ancillary residential uses including a retail unit at ground floor level, and ancillary and associated development and works at Heuston South Quarter, Kilmainham, Dublin 8

Dear Sir/Madam

Please be advised that HPREF HSQ Investments Ltd., intend to apply to An Bord Pleanála for a proposed residential development at Heuston South Quarter, Kilmainham, Dublin 8.

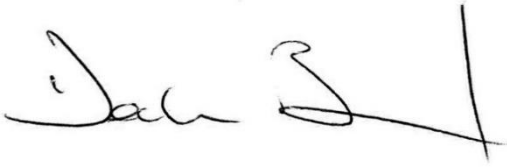
Pursuant to Article 297(6) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), 6 no. copies of the application, including the Environmental Impact Assessment Report and Natura Impact Assessment, is enclosed for your information. An electronic copy of the application is also provided herewith. The application may also be inspected online at the following website set up by the Applicant: www.heustonsouthquartershd.ie

The proposed development will consist of site clearance works and localised demolitions to remove part of the podium and Basement Level -1 reinforced concrete slabs at the interface of the proposed Blocks A and B, together with the incorporation of part of the existing double basement level structure extending to approximately 7,613 sq.m (excluding an area of 3,318 sq.m that will be backfilled at Basement Level -1) together with the construction of 5 new buildings over reconfigured existing double basement to provide 399 no. Build to Rent apartments, comprising 46 studios, 250 no. 1 bed apartments, and 103 no. 2 bed apartments. The apartments are arranged in 5 blocks (Blocks A to E) that vary in height from 3 storeys to 18 storeys over basement levels.

The application site extends to approximately 1.08 ha, resulting in a gross residential density of approximately 369 units per hectare. The proposed development also includes a retail unit of 120 sq m GFA at ground floor / podium level at the northern end of Block B.

We trust the enclosed is in order, if you have any queries please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Declan Brassil', with a long horizontal stroke extending to the right.

Declan Brassil
Declan Brassil & Co.