

Dun Laoghaire Rathdown County Council
Planning Department
2 Marine Rd,
Dun Laoghaire,
Dublin,
A96 K6C9

3 December 2021

**Re: Strategic Housing Development Application to An Bord Pleanála
Site at Cornelscourt Village, Old Bray Road, Cornelscourt, Dublin 18**

Dear Sir/Madam

Please be advised that Cornel Living Limited., intend to apply to An Bord Pleanála for a proposed residential development at Old Bray Road, Cornelscourt, Dublin 18.

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, as submitted to An Bord Pleanála 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.cornelscourtplanning2.ie

In summary, the proposed residential development comprises 412 no. apartment units (consisting 294 no. one-bed apartments, 111 no. two-bed apartments, and 7 no. three-bed apartment units) and 7 no. three bed house units. The proposed development also provides a childcare facility (approximately 258 sqm) and a café/retail unit (total 264 sqm GFA) together with all enabling and site development works, landscaping, boundary treatments, lighting, services and connections, waste management, ESB substation, and all other ancillary works above and below ground on a site of approximately 2.15ha.

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

Yours faithfully,



Declan Brassil
Declan Brassil & Co.