

Transport Infrastructure Ireland  
Parkgate Business Centre  
Parkgate Street  
Dublin 8  
D08 Dk10

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 285(5)(a) 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, a copy of the application as submitted to An Bord Pleanála, including the Environmental Impact Assessment Report and Natura Impact Statement, is enclosed for your information.

As agreed, via email correspondence dated 12 November 2021, only an electronic copy of the application is required / provided herewith<sup>1</sup>. The application may also be inspected online at the following website set up by the Applicant: [www.cornelscourtplanning2.ie](http://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.

A submission or observation can be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application, relating to:

- (I) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and

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<sup>1</sup> A hard copy can be provided upon request and receipt of this letter.

- (II) the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Yours faithfully,



Declan Brassil

**Declan Brassil & Company**

Inland Fisheries Ireland  
3044 Lake Drive  
Citywest Business Campus  
Dublin 24  
D24 Y265

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National Transport Authority  
Dun Sceine  
Iveagh Court  
Harcourt Lane  
Dublin 2

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Declan Brassil

**Declan Brassil & Company**

Dún Laoghaire Rathdown County Childcare Committee  
Unit 16 Deansgrange Business Park  
Blackrock  
Co. Dublin  
A94 HH31

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Irish Water  
Planning Department  
Connections and Developer Services  
Colvill House  
24-26 Talbot Street  
Dublin 1

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