

20 Fitzwilliam Place t: + 353 1 6762594
Dublin 2 f: + 353 1 6762310
D02 YV58 e: planning@mdb.ie
w: www.mdb.ie

Our Ref: 2131a – Tack Sandyford SHD
ABP Ref: ABP-308186-20
PA Reg. Ref: PAC/SHD/474/18

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

14th April 2022

**Re: Strategic Housing Development Application at the Tack Site, Ravens Rock Road/
Carmanhall Road, Sandyford, Dublin 18.**

Dear Secretary,

We, **MacCabe Durney Barnes Ltd**, have been instructed by Sandyford Environmental Construction Limited to submit this planning application for a Strategic Housing Development at the Tack Site, Ravens Rock Road/ Carmanhall Road, Sandyford, Dublin 18, pursuant to the Planning and Development (Housing) and Residential Tenancies Act, 2016, as amended, to An Bord Pleanála.

The proposed development consists of 207 Build to Rent residential apartment units within 3 no. apartment blocks and as follows:

- 48 No. Studio
 - 103 No. 1 bed
 - 55 No. 2 bed
 - 1 No. 3 bed
-
- All residential units provided with private balconies/terraces to the north/south/east and west elevations
 - Crèche 306 sqm
 - Residential amenity spaces 415 sqm
 - Height ranging from 6 to 10 storeys (over basement)
 - A public pocket park on the corner of Carmanhall Road and Ravens Rock Road and landscaped communal space in the central courtyard
 - Provision of a new vehicular entrance from Ravens Rock Road and egress to Carmanhall Road
 - Provision of pedestrian and cycle connections
 - Demolition of two light industry/office structures (total 1,613.49 sqm)

- 79 parking spaces and 288 cycle spaces at ground floor/undercroft and basement car park levels
- Plant and telecoms mitigation structures infrastructure at roof level

The development also includes 2 no. ESB substations, lighting, plant, storage, site drainage works and all ancillary site development works above and below ground.

An Environmental Impact Assessment Report has been prepared and accompanies this application.

The application may also be inspected online at the following website set up by the applicant: www.tacksandyfordshd.ie.

We also refer to ABP Ref. 312265-21-21: Pre-Application Consultation in respect of a Proposed Development of 336 no. Build to Rent Apartments and associated site works at the former Avid Technology Site, Carmanhall Road, Sandyford Industrial Estate, Dublin 18. The Avid site shares a common masterplan with this SHD application. An Bord Pleanála issued a Notice to convene a Pre-Application Consultation meeting on 27th April 2022. Atlas GP Limited, has formally notified the Board of their intention to proceed and lodge an SHD application for the development within the period of 16 weeks beginning on the date on which a notice under section 6(7)(b) of the Act of 2016 is issued in relation to the proposed strategic housing development.

We enclose a schedule of the submitted documentation. Three digital copies and two hard copies accompany this application. Please note that the cad boundary file is on the digital copy but not on the website.

Yours Faithfully,



RICHARD HAMILTON
MACCABE DURNEY BARNES

Encl./