

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

Olivia Morgan,  
Transport Infrastructure Ireland,  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8.

14<sup>th</sup> April 2022

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

Dear Ms. Morgan,

We wish to give notice to you of a proposed strategic housing development which was advertised as follows.

Sandyford Environmental Construction Limited, intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site of c 0.7 ha at junction of Ravens Rock Road / Carmanhall Road, Sandyford, Dublin 18.

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
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- All residential units provided with private balconies/terraces to the north/south/east and west elevations
  - Crèche 306.3 sqm
  - Residential amenity spaces 413.59 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 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.

The application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dún Laoghaire-Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: [www.tacksandyford.ie](http://www.tacksandyford.ie)

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and 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. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

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).

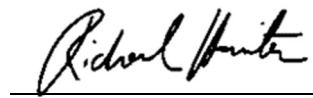
A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.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 have been advised by your office that you do not wish to receive a hard copy and we attach a digital copy. Please contact us should any issue arise.

Yours Faithfully,



**RICHARD HAMILTON**  
**MACCABE DURNEY BARNES**

Encl./