

**FW: Ravensrock Road SHD - Part V Validation - Planning Application Stage**

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**Sent:** 07 March 2022 15:39

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**Cc:** Tommy Tracey <[tommy.tracey@marlet.ie](mailto:tommy.tracey@marlet.ie)>

**Subject:** Ravensrock Road SHD - Part V Validation - Planning Application Stage

Part V Section,  
Housing Department,  
Dun Laoghaire Rathdown County Council,  
County Hall,  
Marine Road,  
Dun Laoghaire,  
Co. Dublin

BY EMAIL

07<sup>th</sup> March 2022

Dear Sir/Madam,

We write on behalf of Sandyford Environmental Ltd., who will shortly be submitting an application under the Planning and Development (Housing) and Residential Tenancies Act, 2016, as amended in relation to a proposed Strategic Housing Development (SHD) on a site c 0.57 ha, at the junction of Ravens Rock Road and Carmanhall Road, Sandyford, Dublin 18. The proposed development is for 207 Build to Rent apartments, creche, resident facilities and associated works.

The applicant would like to engage with the Part V section to seek agreement on the proposed principle of number of units and unit mix in line with the attached validation letter issued on 15<sup>th</sup> September 2020 and amended to reflect the final layouts as will be included in the planning application.

**Proposal summary - overall**

Site Area: 0.57 ha

Overall No. of residential units: 207

Overall No. of apartment units: 207

Overall No. of houses: None

GFA: 16,725 sqm

**Breakdown overall total residential units**

**No. Type %**

48 - studio 23%

103 - 1 bed 50%

55 - 2 bed 26.5%

1 - 3 bed 0.5%

207 100%

**Proposed Part V**

The applicant is proposing a mix similar to the overall mix.

20 units (Block A 20 units)

**No. Type %**

6 - studio 30%  
10 - 1 bed 50%  
4 - 2 bed 20%  
0 - 3 bed 0%  
20 - 100%

**6 No. Studio**

6 studio @ 40.5 sqm

**10 No. One-bedroom apartments**

1 No. 1 bedroom apartments @ 48.22 sqm  
4 No. 1 bedroom apartments @ 52.47 sqm  
4 No. 1 bedroom apartments @ 54.18 sqm  
1 No. 1 bedroom apartments @ 65.96 sqm

**4 No. Two-bedroom apartments**

2 No. 2 bedroom apartments @ 81.03 sqm  
1 No. 2 bedroom apartments @ 81.72 sqm  
1 No. 2 bedroom apartments @ 82.23 sqm

We attach outline costs which include indicative estimated rental amounts for each unit type along with the schedule of proposed units.

We would be obliged if, following review, you could issue your validation letter for inclusion in the planning application.

If you have any queries or require any further information please let me know.

Thanks in advance.

Best Regards