

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

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 and Carmanhall Road, Sandyford, Dublin 18.

The development will consist 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 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 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 contains a statement setting out how the proposal will be consistent with the objectives of the relevant Development Plan.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.

The application, together with an Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during the public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.tacksandyfordshd.ie.

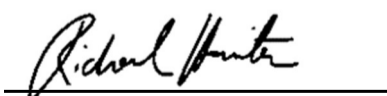
Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating 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).

Signed



Richard Hamilton, MacCabe Durney Barnes (Agent for the Applicant), 20 Fitzwilliam Place, Dublin 2, D02YV58

Date of erection of site notice: 13th April 2022