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# MACCABE DURNEY BARNES

PLANNING | ENVIRONMENT | ECONOMICS

Our Ref: 2131b – Carmanhall Road, Sandyford SHD  
ABP Ref: ABP-312265-21  
PA Reg. Ref: PAC/SHD/276/21

Director of Planning,  
Planning Department  
Dún Laoghaire-Rathdown County Council,  
2 Marine Road,  
Dún Laoghaire,  
Dublin.

2<sup>nd</sup> September 2022

**Re:** Strategic Housing Development Application at the former 'Avid Technology site', at the Junction of Carmanhall Road and Blackthorn Road, Sandyford Industrial Estate, Sandyford, Dublin 18

Dear Ms. Henchy,

We, **MacCabe Durney Barnes Ltd**, have been instructed by Atlas GP Limited to submit this planning application for a Strategic Housing Development at the former 'Avid Technology site', at the Junction of Carmanhall Road and Blackthorn Road, Sandyford Industrial Estate, 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 334 Build to Rent residential apartment units within 4 no. apartment blocks and as follows:

- 79 No. Studio
  - 175 No. 1 bed
  - 80 No. 2 bed
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- All residential units provided with private balconies/terraces to the north/south/east and west elevations
  - Crèche 272 sq.m.
  - Residential amenity spaces 893 sq.m.(including resident's gym, business centre, multipurpose room, staff facilities, multimedia/cinema room, shared working space, concierge and games room)
  - Height ranging from 5 to 16 storeys (over basement)
  - 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
- 125 No. Car Parking, 6 No. Motorcycle Parking and 447 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.

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.carmanhallRoadSHD2022.ie](http://www.carmanhallRoadSHD2022.ie)

We also refer to ABP Ref. 313338-22 in respect of a Proposed Development of 207 no. Build to Rent Apartments and associated site works at the former Tack Packaging Site at junction of Ravens Rock Road and Carmanhall Road, Sandyford, Dublin 18. The Tack site shares a common masterplan with this SHD application. This application was lodged on 14<sup>th</sup> April 2022.

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

Yours Faithfully



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

Encl./