

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

BY EMAIL

08th July 2022

Dear Sir/Madam,

We write on behalf of Atlas GP 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 0.73 ha, at the junction of Carmanhall Road and Blackthorn Road, Sandyford, Dublin 18. The proposed development is for 334 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 Schedules which refelect final layouts as will be included in the planning application.

Proposal summary - overall

Site Area: 0.73 ha
Overall No. of residential units: 334
Overall No. of apartment units: 334
Overall No. of houses: None
GFA: 27,067 sqm

Breakdown overall total residential units

No. Type %

79 - studio 24%
175 - 1 bed 52%
80 - 2 bed 24%
334 100%

Proposed Part V

The applicant is proposing a mix similar to the overall mix.
34 units (Block F 6 units & Block G 28 units)

No. Type %

14 - studio 41%
17 - 1 bed 50%
3 - 2 bed 9%
34 - 100%

14 No. Studio

14 studio @ 40.5 sqm

17 No. One-bedroom apartments

4 No. 1 bedroom apartments @ 52.50 sqm

4 No. 1 bedroom apartments @ 54.20 sqm
4 No. 1 bedroom apartments @ 47.70 sqm
4 No. 1 bedroom apartments @ 49.50 sqm
1 No. 1 bedroom apartments @ 59.80 sqm

3 No. Two-bedroom apartments

3 No. 2 bedroom apartments @ 82.30 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.

David Kent

Managing Quantity Surveyor



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