

Irish Water  
Colvill House  
24/26 Talbot Street  
Dublin 1  
D01 NP86

19 December 2018

**Development at former Dulex Factory Site,  
Davitt Road, Dublin 12**

Dear Sir/Madam,

On behalf of the applicant, Durkan (Davitt Road) Ltd, 63, York road, Dun Laoghaire please find enclosed a planning application for a Strategic Housing Development in respect of lands at former Dulex Factory Site, Davitt road, Dublin 12.

Pursuant to Article 28S(S)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information. An electronic copy of the application is also provided herewith.

The proposed development is described in the public notices as follows:

265 'Build-To-Rent' apartments in 4no. 3-7 storey blocks (c.24.545m in height). The development will include a retail/café unit, a resident's gym, 119 no. car parking spaces, internal semi-public paths, public and private open spaces and all communal facilities (including refuse and bike parking). The breakdown of units is as detailed below.

Block A – Comprises a total of 107 units as follows:

- a) 43 no. 1 bed apartments;
- b) 11 no. 2 bed 3-person apartments;
- c) 53 no. 2 bed 4-person apartments.

Block B – Comprises a total of 99 units as follows:

- a) 46 no. 1 bed apartments;
- b) 6 no. 2 bed 3-person apartments;
- c) 47 no. 2 bed 4-person apartments.

Block C – Comprises a total of 30 units as follows:

- a) 20 no. 1 bed apartments;
- b) 10 no. 2 bed 4-person apartments.

Block D – Comprises a total of 29 units as follows:

- a) 18 no. 1 bed apartments;
- b) 11 no. 2 bed 4-person apartments.

Each unit in Block A, B, C & D has associated private open space in the form of a ground floor terrace or a balcony, along with dedicated communal open space. Two large private courtyards of c.920sqm and of c.770sqm incorporating children play areas are also located between block A & C and blocks B & D for the benefit of all residents of the 4 blocks. A central public open space of c.1,516sqm and pedestrian link is also provided connecting Davitt Road and Galtymore Road.

Block B provides communal facilities and amenities for all residents comprising a reception, media centre, gymnasium, games room, business centre, shared party room, shared kitchen, and a retail/café unit. A communal lounge is proposed at fifth floor level of Block A with a balcony on the north, south and western elevation.

The development will have 1 no. vehicular access to basement level from Galtymore Road. Pedestrian access will be provided from both Galtymore Road and from Davitt Road. The associated site and infrastructural works include foul and surface water drainage, attenuation tanks, landscaping, boundary fences, ESB Substations and internal hard landscaping including footpaths.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at [www.davittroadshd.ie](http://www.davittroadshd.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 website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,



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