

Irish Water
Planning Department
Connections and Developer Services
Colvill House
24-26 Talbot Street
Dublin 1

04 March 2022

Re: Strategic Housing Development Application Made to An Bord Pleanála
Construction of a residential development comprising of 111 no. apartments and telecommunications infrastructure, and ancillary and associated development and works at Sommerville House, Dundrum Road, Dublin 14

Dear Sir/Madam

Please be advised that Eircom Ltd (trading as 'eir'), intend to apply to An Bord Pleanála for a proposed residential development at Sommerville House, Dundrum Road, Dublin 14.

Pursuant to Article 285(5)(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 (as amended), a copy of the application, is enclosed for your information. As agreed previously with your office on another project, only an electronic copy of the application is required / provided herewith¹.

The application may also be inspected online at the following website set up by the Applicant: www.sommervilleshd.ie

The proposed development will consist of site clearance and demolition works and the construction of 2 new apartment blocks to provide 111 no. apartments, comprising 3 no. studios, 51 no. one bedroom units, 46 no. 2 bedroom / 4 person units and 11 no. 2 bedroom / 3 person apartments. The apartments are arranged in 2 blocks (Blocks A and E) that vary in height from 2 storeys to 5 storeys over semi-basement level.

The application site extends to approximately 0.79 ha, resulting in a gross residential density of approximately 141 units per hectare. The proposed development also includes telecommunications infrastructure within and on top of Block A.

A submission or observation can be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application, relating to:

¹ A hard copy can be provided upon request and receipt of this letter.

- (I) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and
- (II) 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.

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).

Yours faithfully,



Declan Brassil

Declan Brassil & Co.