

KPMG Future Analytics
1 Stokes Place
St. Stephens Green
Dublin 2

Date: 03-Jan-2023

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SD22A/0342

Development: Construction of a four-storey apartment block (4224 sq.m) consisting of 58 age friendly residential units comprising 20 one bedroom units and 38 two bedroom units with associated private balconies, associated lift and stair cores, entrance lobby, and circulation space; Provision of a community facility (99.3 sq.m) and ancillary accommodation including refuse store (26.9 sq.m), cycle store (36 sq.m), plant room (46.2 sq.m), sub-station (14 sq.m), switch room (16 sq.m), landscaped public open space (907.4 sq.m) and communal open space (1225.6 sq.m), and 30 car parking spaces and 80no. cycle parking spaces to serve the development; Vehicular access to the development will be provided via an upgraded entrance from Tay Lane with a minor pedestrian access provided from Eaton Drive to facilitate direct linkages to the town centre; Planning permission is also sought for all ancillary site and development works above and below ground to facilitate the development including the provision of internal access roads and pedestrian / cycle pathways and linkages, boundary treatment, public lighting, hard and soft landscaping, services, rooftop PV panels and associated signage.

Location: Lands located to the east of Tay Lane, Newcastle Road, Rathcoole, Dublin 24

Applicant: Riverside Projects Limited

Submission Type: Significant Additional Information

Dear Sir/Madam,

Dear Sir/ Madam,

With reference to the above, I acknowledge receipt of Significant Additional Information received on 20-December-2022.

Yours faithfully,

M. Crowley
for Senior Planner