



The Secretary,
An Bord Pleanála,
No. 64 Marlborough Street,
Dublin 1

7th April 2022

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of proposed development at Site at the Former Royal Oak Public House, Finglas Road & Old Finglas Road, Glasnevin, Dublin 11

Dear Sir / Madam,

We have been instructed by our clients, Three Castle Investments Ltd., to submit the attached planning application to An Bord Pleanála regarding a Strategic Housing Development at Site at the former Royal Oak Public House, Finglas Road & Old Finglas Road, Glasnevin, Dublin 11.

This follows on from consultation with An Bord Pleanála under ABP Ref. 311744-21.

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

'(i) removal of existing carpark, associated areas of hard-standing surface and construction materials on site; (ii) construction of a Build-To-Rent residential development within a new part six, part seven, part eight, part nine storey over basement level plant room apartment building comprising 103 no. apartments (10 no. studio, 33 no. one-bedroom & 60 no. two-bedroom) all of which have direct access to private amenity space, in the form of a balcony or terrace, and shared access to 450.9sq.m of internal resident's amenities, 1,061sq.m of external communal amenity space (1st floor & 7th floor roof terraces) and 365sq.m of public open space (public terrace and landscaped area at ground level); (iii) provision of 48 no. vehicular parking spaces (including 3 no. mobility parking spaces and 5 no. electric charging spaces), 2 no. motorcycle parking spaces, 222 no. bicycle parking spaces, bin stores, switch room and ESB substation at ground floor/undercroft level; (iv) provision of 1 no. new vehicular entrance and 7 no. new pedestrian entrances to the development and associated public amenity areas from Old Finglas & Finglas Road, 3 no. pedestrian entrances will provide access to the provided public open space, 2 no. pedestrian entrances will provide direct access to 2 no. ground floor level apartments and 2 no. pedestrian entrances will provide direct access to the apartment building; and, (v) all ancillary works including landscaping, boundary treatments, provision of internal footpaths, provision of foul and surface water drainage, green roofs and all site services, site infrastructure and associated site development works necessary to facilitate the development. A Natura Impact Statement has been prepared in respect of the proposed development.'

Pursuant to Article 297(7) of the Planning and Development (Strategic Housing Development) Regulations 2017, 2 no. hard copies and 3 no. digital copies of the application are enclosed for your information. We refer An Bord Pleanála to the drawings, schedules and reports included with this application which contain the full detail of the proposal.

We would like to take this opportunity to thank An Bord Pleanála for receiving this application and its subsequent assessment.

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

Yours sincerely,



Kevin Hughes MIPI MRTPI
Director for HPDC Ltd.