

Aderrig 4 Residential Limited

Fitzwilliam Court, Leeson Close, Dublin 2, D02 YW24, Ireland
Tel. No: + 353-1-5260352

Senior Administrative Officer,
Planning Department,
County Hall,
Belgard Square North,
Tallaght,
Dublin,
Ireland
Eircode: **D24 FKT9**

Date: 01 December 2025 | 5:14:32 PM GMT

RE: THE PROPOSED DEVELOPMENT CONSISTS OF 611 NO. DWELLINGS, COMPRISED OF 306 NO. 2, 3, 4 & 4-5 BED, 2 & 3 STOREY, DETACHED, SEMI-DETACHED & TERRACED HOUSES, 133 NO. 1, 2 & 3 BED DUPLEX UNITS IN 12 NO. 2-3 STOREY BLOCKS, AND 172 NO. 1, 2 & 3 BED APARTMENTS IN 5 NO. BUILDINGS RANGING IN HEIGHT FROM 4-5 & 5 STOREYS. THE PROPOSED DEVELOPMENT ALSO INCLUDES A 2-STOREY CRÈCHE (C.630M²). THE PROPOSED DEVELOPMENT PROVIDES FOR (I) ALL ASSOCIATED SITE DEVELOPMENT WORKS ABOVE AND BELOW GROUND, INCLUDING SURFACE WATER ATTENUATION & AN UNDERGROUND FOUL SEWERAGE PUMPING STATION AT THE NORTHERN END OF THE SITE, (II) PUBLIC OPEN SPACES (C. 2.3HA), (III) COMMUNAL OPEN SPACES (C. 4,750SQ.M), (IV) HARD & SOFT LANDSCAPING AND BOUNDARY TREATMENTS, (V) SURFACE CAR PARKING (978 NO. CAR PARKING SPACES), (VI) BICYCLE PARKING (711 NO. BICYCLE PARKING SPACES), (VII) BIN & BICYCLE STORAGE, (VIII) DIVERSION OF ALL EXISTING OVERHEAD ESB LINES UNDERGROUND, (IX) PUBLIC LIGHTING, AND (X), PLANT / PV PANELS (M&E), UTILITY SERVICES & 8 NO. ESB SUB-STATIONS, ALL ON AN OVERALL APPLICATION SITE AREA OF C.18.7HHA. IN ACCORDANCE WITH THE SOUTH DUBLIN COUNTY DEVELOPMENT PLAN (2022-2028), AN AREA OF C.1.03HA WITHIN THE SITE IS RESERVED AS A FUTURE SCHOOL SITE.

To whom it may concern,

In reference to the above, Aderrig 4 Residential Limited, confirms its consent to Evara Developments Limited lodging a planning application in respect of the site known as Boherboy, Co. Dublin and to engage with South Dublin County Council on matters relating to the Site to include lodging further planning permission applications and any associated pre-planning meetings.

Yours faithfully,

Michael Hynes

Director
On behalf of Aderrig 4 Residential Limited.