

Violet Express Limited

1st Floor Maple House, Lower Kilmacud Road, Stillorgan Co.Dublin,
A94E3F2. Tel - 01 278 5000

Senior Administrative Officer,
Planning Department,
County Hall,
Belgard Square North,
Tallaght,
Dublin,
D24 FKT9

2nd December 2025

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, Violet Express Limited, confirms its consent for the agent, Armstrong Fenton Associates Planning Consultants to submit the above noted planning application on its behalf.

Yours faithfully,



Patrick Kelly - Director

On behalf of Violet Express Limited.

Directors: Patrick Kelly & Neill Durkan
Company Registered Office: 1st Floor Maple House, Kilmacud Rd, Stillorgan, Co Dublin
Company Registration No: 718851