

Aderrig 4 Residential Limited

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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 for the agent, Armstrong Fenton Associates Planning Consultants to submit the above noted planning application on its behalf.

Yours faithfully,



Director
On behalf of Aderrig 4 Residential Limited.