

Cora Cunningham
Executive Officer,
Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

11th August 2021

Dear Sir / Madam,

RE: Planning application for proposed Build to Rent, Strategic Housing Development on a site at the Former Mall Shopping Centre at Quay Street & High Street, Balbriggan, Co. Dublin.

Please find enclosed an Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

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

Rhonellen Developments Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development at this site comprising the former Mall Shopping Centre site, Quay Street & High Street, Balbriggan, Co. Dublin.

The development will consist of the following:

- ***Demolition of existing buildings (including former supermarket building, car park, substation, and outbuildings (partially in retail use)).***
- ***Construction of a Build to Rent (BTR) development comprising 3 no. apartment blocks (Blocks A - C) ranging in height from 3 to 6 storeys (with Block B over 3 no. lower courtyard floors) providing a total of 101 units (19 no. studios, 41 no. 1-beds, 41 no. 2-beds).***
- ***Provision of Resident Support Facilities/Resident Services and Amenities (c.217.03 sq.m)***
- ***Provision of 2 no. retail units (c.110.15 sq.m)***
- ***Provision of 25 no. car parking spaces (at ground floor and accessed from Quay Street), 182 no. cycle parking spaces.***
- ***Provision of ESB substation/switch room, plant areas, bin stores, telecoms areas.***
- ***Provision of open spaces, landscaping, boundary treatments, all associated site works and services provision.***

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan, 2017-2023.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.templarplaceshd.ie.

In line with this Act we have included 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to Fingal County Council as the local Planning Authority for this area. In addition to this, and as requested in the Pre-application Opinion, a copy of the application has also been sent to each of the following prescribed bodies:

1. Irish Water
2. Transport Infrastructure Ireland
3. National Transport Authority
4. Minister for Housing, Local Government and Heritage
5. Heritage Council
6. An Taisce
7. Fingal Childcare Committee

All of the prescribed bodies listed above have requested a digital copy of the application and no hard copy be sent to them as set out in the attached letters.

If you have any enquiries, please don't hesitate to contact this office.

Yours Faithfully,



Trevor Sadler (Agent)

McGill Planning
45 Herbert Lane
Dublin 2