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27-Jul-2010

Des Harrold
Sandymount Avenue Residents Association
C/O 9, Sandymount Avenue
Ballsbridge
Dublin 4

Application Number: 3788/09
Location: 1.5 ha site located at Junction of, Merrion Road, & Serpentine Avenue, (in front of AIB Bankcentre) Ballsbridge, Dublin 4
Applicant: Mountbrook Merrion Road Development Ltd
Description: Permission for development of a mixed use development at a site of approximately 1.5 ha at the junction of Merrion Road and Serpentine Avenue, Ballsbridge, Dublin 4. The development will consist of: demolition of all buildings on the site (15,700sqm approximately) and the provision of six buildings (Buildings 1 to 6) ranging in height from seven to nine storeys over basement and lower ground floor levels. The development will consist of approximately 52,015sqm of gross floor area of accommodation, inclusive of commercial development at lower ground floor level (exclusive of basement level parking and plant).
Building 1 will consist of a total of seven storeys over basement and lower ground floor levels, comprising approximately 12,650sqm of gross floor area of office accommodation inclusive of a glazed pedestrian link bridge to Building 2 at first to fifth floor levels.
Building 2 will consist of a total of eight storeys over basement and lower ground floor levels, comprising approximately 6,910sqm of gross floor area of office accommodation.
Building 3 will consist of a total of seven storeys over basement and lower ground floor levels comprising a total of approximately 9,155sqm of total gross floor area, inclusive of an internal mezzanine between ground and first floor levels, and a glazed pedestrian link bridge to Building 2 at first to sixth floor levels. Building 3 will consist of a crèche of approximately 145sqm gross floor

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area located at ground floor level and approximately 9,010sqm of gross floor area of office accommodation located at ground to seventh storey levels.

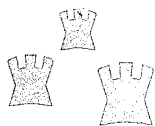
Building 4 will consist of a total of eight storeys over basement and lower ground floor levels comprising approximately 9,075sqm of gross floor area of office accommodation inclusive of a glazed pedestrian link to Building 5 at ground to seventh floor levels.

Building 5 will consist of a total of nine storeys over basement and lower ground floor levels comprising approximately 9,460sqm of gross floor area.

Building 6 will consist of a total of eight storeys over basement and lower ground floor levels comprising a total of approximately 4,765sqm of gross floor area. Building 6 will consist of approximately 3,790sqm of gross floor area of residential accommodation comprising 12no. apartments located in the first to seventh floors consisting of 3no. 2 bedroom apartments, 7no. 3 bedroom apartments and 2no. 4 bedroom units (including the provision of 17no. winter gardens and 11no. balconies). Building 6 will also consist of approximately 755sqm of gross floor area of retail accommodation (including back of house retail storage areas) located at ground floor and lower ground floor levels; and approximately 220sqm of gross floor area of cafe-restaurant accommodation located at ground floor and lower ground floor levels.

The development will also consist of a basement parking/plant level of approximately 11,230sqm with a vehicular access beneath Building 4 in the north western section of the site, providing 160no. car parking spaces; 535no. cycle parking spaces; associated changing and shower facilities; ancillary plant; storage; and waste management areas. An additional 30no. visitor cycle parking spaces are provided at surface level.

The development will consist of one vehicular access point to the site at the existing vehicular access off Merrion Road; pedestrian access points to the site off Merrion Road and Serpentine Avenue; internal roads, pedestrian routes; the provision of 2no. ESB substations and 6no. associated switchrooms; the provision of rooftop plant; changes in level: Basement Biomass District Heating plant and water attenuation plant; boundary treatments (including the removal of existing boundary railings and walls onto public roads); all hard and soft landscaping, including the provision of site excavation and site development works above and below ground.



Dear Sir / Madam,

I hereby notify you, under Article 35(1)(b) of the Planning & Development Regulations 2001 that –

- significant further information / revised drawings was furnished to Dublin City Council in respect of the above planning application on **26-Jul-2010**, ,
- this further information etc. is available for inspection or purchase at our public counter during the hours 9.00 to 16.30, Monday to Friday, and,
- you are entitled to submit a written submission or observation **in respect of this further information only**, to the Executive Manager, Planning Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8 by 4.30 p.m. on **16-Aug-2010**.

Please note that no further fee will be payable on condition that any submission or observation referred to above is accompanied by a copy of the acknowledgement by Dublin City Council to your previous submission.

Yours sincerely,

A. Devlin

for Executive Manager