

National Transport Authority
Dún Scéine
Iveagh Court
Harcourt Lane
Dublin 2,

8th April 2022
JSA REF: 20055/RK

Dear Sir / Madam,

RE: STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION IN RESPECT OF A BUILD-TO-RENT RESIDENTIAL DEVELOPMENT OF 377 NO. UNITS AT THE FORMER BLAKES AND ESMONDE MOTORS SITE, STILLORGAN, CO. DUBLIN.

On behalf of the applicant, Cairn Homes Properties Ltd., please find enclosed a Strategic Housing Development planning application comprising the construction of a mixed-use scheme of "Built to Rent" BTR apartments, laid out in 6 no. blocks ranging in height from 3-9 storeys comprising 377 no. apartment units. The development also includes c. 841 sq.m. restaurant / café floorspace (in 5 no. units at ground floor & lower ground floor), a Community Sports Hall (c. 933 sq. m), office space c. 195 sq. m, Residential amenity floorspace (c. 1,016 sq. m) and a creche of c. 215 sq. m

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), a copy of the application is enclosed for your information. In accordance with previous correspondence, an electronic copy only is provided.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at www.blakesshd.com

If you have any queries please do not hesitate to contact us.

Yours faithfully,



John Spain Associates

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI

Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

Department of Tourism, Culture, Arts, Gaeltacht, Sport & Media,
23 Kildare Street, Dublin 2
manager.DAU@chg.gov.ie
helen.francis@tcagsm.ie

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Irish Water,
C/O Niko Taktikos,
Development Management Planning,
Connections and Developer Services,
Colvill House,
24-26 Talbot Street,
Dublin 1.

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Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

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