

Planning Department,
Dublin City Council,
Civic Offices,
Wood Quay,
Dublin 8

24th September 2024

RE: EW Property Ltd intend to apply for Permission for a Large-Scale Residential Development (LRD) at a site at “Hartfield Place”, Swords Road, Whitehall, Dublin 9. The site is bounded to the west by Swords Road (N1), to the south by Highfield Healthcare facility, to the north by vacant land and Whitehall GAA grounds and to the east by Beechlawn House Nursing Home and grounds.

The development will amend permitted Strategic Housing Development (SHD) Reg. Ref. ABP-313289-22 and will consist of alterations to 5 no. (Blocks A - E) of the 7 no. permitted apartment blocks. The amendments will increase the total number of residential units by 29, resulting in an overall total of 334 units in Blocks A - E. The revised residential mix in Blocks A - E will comprise 150 no. 1-beds, 153 no. 2-beds and 31 no. 3-bed apartments. Alterations will include the following:

- Block A will provide 57 no. apartments (+6 over permitted) and will range in height from 5-8 storeys (as permitted) and will be c.0.52m lower overall. Block A will include a revised creche (c.406.7 sq.m), café (c.105 sq.m), and communal amenity space (c.357 sq.m).
- Block B will provide 76 no. apartments (+10 over permitted) and will range in height from 5-6 storeys (as permitted) and will be c.0.17m higher.
- Block C will provide 53 no. apartments (-1 below permitted) and will range in height from 4-6 storeys (as permitted) and will be c.0.4m lower.
- Block D will provide 79 no. apartments (+3 over permitted) and will range in height from 7-8 storeys (as permitted) and will be c.1.81m higher.
- Block E will provide 69 no. apartments (+11 over permitted) and will range in height from 4-8 storeys (as permitted) and will be c.1.81m higher.
- The removal of the permitted basement car park and its replacement with a semi basement under Blocks D, E and a portion of the communal open space. Associated redesign and allocation of car, cycle and motorcycle parking spaces at semi-basement and surface level.
- All associated works to accommodate the proposed changes, including alterations to permitted open space, bin stores, ESB Substation locations and associated ancillary works.

The remainder of the permitted development, including permitted Blocks F and G, the permitted public open space, permitted vehicular and pedestrian/cyclist accesses, site services and all other works will remain as permitted under Reg Ref 313289-22. The proposed amendments will result in a revised total of 472 no. units (comprising 0 no. Studios, 230 no. 1-beds, 211 2-beds, and 31 no. 3-beds) along with a revised total of 217 no car spaces, 829 no. cycle spaces and 8 no. motorbike spaces at semi-basement and surface level.

To whom it may concern,

I, Fergus Lynch of EW Property Limited, Station Mews, Lindsay Grove, Glasnevin, Co. Dublin
authorise the agent of McGill Planning Limited, Iconic Offices Number 9, 9 Pembroke Street Upper,
Dublin 2, D02 KR83 to submit and sign the planning application on my behalf.

I trust this letter provided is satisfactory. Should you require anything further information, please do
not hesitate to contact me at the address provided.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'F Lynch', with a stylized, cursive script.

Fergus Lynch
EW Property Limited