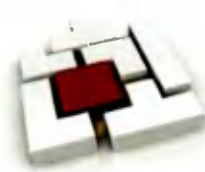


Planning Department
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24



downey
PLANNING

1 Westland Square, Pearse Street, D2
telephone : +353(0) 1 253 02 20
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www.downeyplanning.ie

21st September 2021

RE: PLANNING APPLICATION ON LANDS AT THE SILVER GRANITE PUB, KENNELSFORT ROAD UPPER AND WHEATFIELD ROAD, PALMERSTOWN, DUBLIN 20

APPLICANT – HOLLYVILLE INVESTMENTS LTD.

Dear Sir/Madam,

Downey Planning, Chartered Town Planners, 1 Westland Square, Pearse Street, Dublin 2, on behalf of our client, Hollyville Investments Ltd., hereby wish to apply for planning permission for development on lands at The Silver Granite pub, junction of Kennelsfort Road Upper and Wheatfield Road, and at The Silver Granite car park adjoining Palmerstown Shopping Centre car park (accessed from Kennelsfort Road Upper via Palmerstown Park), Palmerstown, Dublin 20. The proposed development, as per the description contained within the statutory planning notice, provides for:

"Planning permission is sought by Hollyville Investments Ltd. for development on lands at The Silver Granite pub, junction of Kennelsfort Road Upper and Wheatfield Road, and at The Silver Granite car park adjoining Palmerstown Shopping Centre car park (accessed from Kennelsfort Road Upper via Palmerstown Park), Palmerstown, Dublin 20. The development will consist of the demolition of the existing building on site and the construction of a 5-storey over partial basement, mixed-use development comprising a gastro pub/restaurant with off-licence, 2 no. retail units, associated bin stores, bike stores, 1 no. ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 50 no. apartments (25 no. 1 beds and 25 no. 2 beds) on the upper floors, all provided with private balconies/terraces; communal roof gardens; car parking; motorcycle parking; bicycle parking; landscaping and upgrades to public realm including upgrades to existing pedestrian crossing on Kennelsfort Road Upper; and all associated engineering and site works necessary to facilitate the development."

To support this application, please find enclosed the following:

- 1 no. completed application form;
- 1 no. cheque for the appropriate fee;
- 1 no. copy of the site notice;
- 1 no. copy of letters of consent;

ECTP-CEU

European Council of Spatial Planners
Conseil européen des urbanistes



RTPI

mediation of space - making of place



Downey Bros International Ltd t/a Downey Planning

Directors J Downey, E Downey

Registered Offices 1 Westland Square Pearse St Dublin 2, Ireland

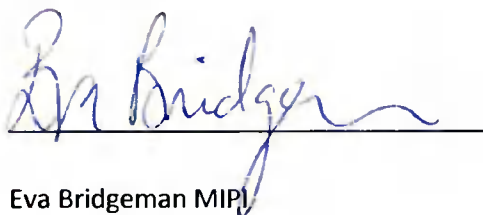
Company Registration No 474793 Vat No 97183/0P



- 1 no. copy of the original newspaper notice;
- 6 no. copies of the site location map;
- 6 no. copies of the site layout plan;
- 6 no. copies of the relevant plans, drawings and documentation prepared by Downey Architecture;
- 6 no. copies of the landscape drawings prepared by Downey Landscape Architecture;
- 6 no. copies of the relevant plans, drawings and documentation prepared by GDCL Consulting Engineers;
- 6 no. copies of documentation prepared by NRB Consulting Engineers;
- 6 no. copies of documentation prepared by Digital Dimensions;
- 6 no. copies of Appropriate Assessment Screening Report prepared by OPENFIELD Ecological Services; and,
- 6 no. copies of Planning Statement prepared by Downey Planning.

We trust that the enclosed plans and particulars pertaining to this application are in order and look forward to a favourable decision from South Dublin County Council in due course.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Eva Bridgeman', is written over a horizontal line.

Eva Bridgeman MIP

Director

For and on behalf of Downey Planning

