

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

20th December 2021

Dear Sir / Madam,

RE: Planning application for a strategic housing development at this site at St. Edmunds, St. Lomans Road, Palmerstown, Dublin 20.

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:

We, Moykerr Limited, intend to apply to An Bord Pleanála for permission for a Strategic Housing Development (SHD) at this site at 'St Edmunds', St Loman's Road, Palmerstown, Dublin 20. The application site is bounded to the south by St. Loman's Road (L1042); to the west by a previous phase of St. Edmund's residential development; to the north by Ballydowd Special Care Unit; and to the east by the Fonthill Road (R113).

The proposed development comprises modifications to the previously permitted Strategic Housing Development granted on the subject site (Reg. Ref. ABP-305857-19), which is currently under construction.

The proposed development will provide for amendments to the permitted development as follows:

- **Permitted Block 1 increased in height by 1 storey and will now comprise 235 no. apartments in total (an increase of 21 no. from the permitted 214 no.)**
- **Permitted Block 2 layout will be reconfigured, and increased in height by 1 storey, and will now comprise 34 no. apartments (an increase of 1 no. from the permitted 33 no.)**
- **Replacement of permitted Block 3 (a terrace of 5 no. 2 storey, 3-bed houses) with a new 4-5 storey apartment block comprising 28 no. apartments (an increase of 23 no. from the permitted 5 no.)**
- **Replacement of permitted Block 4 (a 3 storey commercial block comprising creche, gym, retail unit, community room and concierge) with a 2-5 storey block comprising 16 no. apartments, creche and residential amenity space (providing a gym, co-working space, a multi-use room, kitchenette and reception).**

The overall development, as modified, will increase from 252 no. permitted residential units (comprising 247 no. apartments/duplexes and 5 no. houses) to 313 no. apartments in four blocks (an increase of 61 no. units) and including 137 no. 1-beds, 171 no. 2-beds and 5 no. 3-beds. The building height will now range up to 9 storeys (previously up to 8 storeys). All apartments will have associated private balconies/terraces to the north/south/east/west elevations. Permitted parking

will be revised to now provide 214 no. car parking spaces (a decrease of 11 no. spaces) and 378 no. bicycle parking spaces (an increase of 70 no. spaces). All associated site services and works to enable the development including bin stores, ESB substations, associated roadworks and services connections, public and communal open spaces, vehicular access, pedestrian/cyclist connections, boundary treatment works and landscaping.

The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Council Development Plan 2016 – 2022.

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 South Dublin County Council. The application may also be inspected online at the following website set up by the applicant: www.stedmundsphase3shd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended.

Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

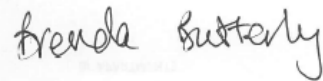
In line with this Act we have submitted 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to South Dublin County Council as the local Planning Authority for this area. In addition to this, and as requested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

- Department of Culture, Heritage, and the Gaeltacht
- Irish Water
- Transport Infrastructure Ireland
- National Transport Authority
- South Dublin Childcare Committee

These prescribed bodies 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,



Brenda Butterly (Agent)

McGill Planning
22 Wicklow Street
Dublin 2

Digital Copy Requests

Department of Culture, Heritage and the Gaeltacht

Email from the Department of Culture, Heritage and the Gaeltacht noting that planning issues have been transferred to the Department of Housing, Local Government and Heritage:

From: Manager DAU <Manager.DAU@chg.gov.ie>
Sent: Wednesday 19 August 2020 09:20
To: Saoirse Kavanagh
Subject: RE: SHD Planning Applications

Hi Saoirse,

Please send a soft copy with a cover letter to the address below.

Mise le meas,

Connor Rooney
Executive Officer

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An Roinn Cultúir, Oidhreacht agus Gaeltachta
Department of Culture, Heritage and the Gaeltacht

Aonad na nIarratas ar Fhorbairt
Development Applications Unit

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

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T +353 (0)53 911 7464
manager.dau@chg.gov.ie
www.chg.gov.ie

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Irish Water

Email from Irish Water's CDS Developer Liaison Team requesting a USB copy of SHD applications:

From: CDStraining <CDStraining@water.ie>
Sent: Tuesday 29 September 2020 10:00
To: CDStraining <CDStraining@water.ie>
Subject: SHD Planning documentation.

Hello

Due to the ongoing Covid-19 pandemic, Irish Water is seeking the assistance of the development community to help minimise our requirement to attend the office. In this regard, it is preferable for Irish Water to receive the SHD Planning Documentation in USB format rather than paper format with a cover letter. The USB should be sent to the same address as the paper format: CDS Planning, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 2

We also urge the development community to continue to submit their designs to CDSdesignqa@water.ie ahead of any full SHD application to An Bord Pleanála for assessment. Upon review of an acceptable design Irish Water will provide the developer with a Statement of Design Acceptance.

Many thanks

CDS Developer Liaison Team

Transport Infrastructure Ireland

Email from Olivia Morgan in Transport Infrastructure Ireland requesting an electronic copy:

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: Wednesday 24 June 2020 11:30
To: Nicky Casey
Subject: RE: Statutory Consultee for SHD

Hi Nicky

Thank you for your email regarding the above.

The TII offices are still closed and we would be most obliged if the application could be submitted electronically to landuseplanning@tii.ie , along with notification of the application website.

Thank you for your co-operation in this matter.

Kind regards
Olivia Morgan
Land Use Planning

National Transport Authority

Email from David Clements in the National Transport Authority requesting a CD copy of SHD applications.

From: David Clements <David.Clements@nationaltransport.ie>
Sent: Tuesday 6 August 2019 16:06
To: info <Info@mcgplanning.ie>
Subject: NTA Referrals

Dear Sir / Madam,

In relation to any referrals that are made to the NTA, in particular those pertaining to Strategic Housing Developments, can you please inform the relevant staff members that we only require a CD and cover letter, rather than a hard copy of the application.

Thanks,

David Clements
Land Use & Transport Planner
Transport Planning and Capital Investment



Dún Scéine
Iveagh Court
Harcourt Lane
Dublin 2

Tel: + 353 (0)1 879 8305
Email: david.clements@nationaltransport.ie
Web: www.nationaltransport.ie

South Dublin Childcare Committee

Email from Marie Dowdall of the South Dublin Childcare Committee requesting a CD copy of SHD applications.

From: Marie Dowdall <marie@southdublinchildcare.ie>
Sent: Tuesday 22 October 2019 08:37
To: Nicky Casey
Subject: RE: SHD Planning Applications to An Bord Pleanála

Hi Nicky

I can confirm that we would prefer to receive the documentation via soft copy

Kind Regards

Marie Dowdall