



South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 23 December 2021

Re: Amendments to the previously permitted ABP-305857-21 to include an increase in unit numbers from 252 no. permitted residential units to 313 no. apartments and all associated site works.
St. Edmunds, St. Lomans Road, Palmerstown, Dublin 20.
(www.stedmundsphase3shd.ie)

Dear Sir / Madam,

An Bord Pleanála has received an application for Strategic Housing Development under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 in respect of the above mentioned proposed development. Six printed and one digital copy of the application should have been submitted to your authority by the applicant.

You are requested to make the application documentation available for public inspection/purchase at your offices in accordance with the terms of the public notice. The pre-application consultation documentation already sent to you can now also be made available to the public. It is An Bord Pleanála's intention that the application documentation will remain available for public inspection during the currency of the application.

In accordance with section 8(5)(a) of the 2016 Act, you are now required to prepare and submit to An Bord Pleanála a report of your Chief Executive, within 8 weeks of your receipt of a copy of the application.

The Chief Executive's report shall set out:

1. A summary of the points raised in the submissions or observations duly received by An Bord Pleanála in relation to the application. In this regard, An Bord Pleanála will send you copies of any submissions and observations received. The closing date for submissions is 5:30 p.m. on 1st February 2022.
2. The Chief Executive's views on the effects of the proposed development on the proper planning and sustainable development of the area of the authority and on the environment, having regard in particular to the matters specified in section 34(2) of the Planning and Development Act, 2000, as amended, and submissions and observations duly received by the Board in relation to the application.

Teil
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3. Where the meeting or meetings with elected members referred to in section 8(4)(c)(ii) of the 2016 Act has or have taken place, a summary of the views of the relevant elected members on that proposed development as expressed at such meeting or meetings.

4. The authority's opinion as to whether the proposed strategic housing development would be consistent with the relevant objectives of the development plan or local area plan, as the case may be, and include a statement as to whether the authority recommends to An Bord Pleanála that permission should be granted or refused, together with the reasons for its recommendation.

5. The report shall specify:

(i) where the authority recommends that permission be granted, the planning conditions (if any), and the reasons and grounds for them, that it would recommend in the event that An Bord Pleanála decides to grant permission, or

(ii) if appropriate in the circumstances, where the authority recommends that permission be refused, the planning conditions, and the reasons and grounds for them, that it would recommend in the event that An Bord Pleanála decides to grant permission.

Your Chief Executive's report must be received by An Bord Pleanála by 5.30 p.m. on 22nd February 2022. Please provide this office with one hard copy and one electronic copy of the report. A copy of the report should also be placed on the public file at the planning authority office.

If you have any queries in relation to the matter, please contact the undersigned. Our email address is strategichousing@pleanala.ie. Please mark in block capitals "STRATEGIC HOUSING UNIT" and quote the above mentioned reference number in any correspondence with An Bord Pleanála.

Yours faithfully,

Helen Keane
Executive Officer
Direct Line: 01-8737294

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