

The Secretary
Strategic Housing Division
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

10/01/2022

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Director:
Harold Walsh

Company Reg. No:
486211

Re: Proposed Strategic Housing Development Application

The demolition of an existing warehouse / factory building and the construction of a residential development of 144 no. apartments with supporting tenant amenity facilities (gym and activity areas, lounges and meeting room), employment uses including 2 no. incubator units and a remote working space, building management facilities and all ancillary site development works. The proposed development includes 72 no. 1-bedroom apartment and 72 no. 2-bedroom apartments to be provided as follows: Building A (35 no. 1-bedroom & 24 no. 2-bedroom over 5-9 storeys), Building B (7 no. 1-bedroom & 10 no. 2-bedroom over 3-4-storeys), Building C (16 no. 1-bedroom, 19 no. 2-bedroom over 5-storeys), Building D (14 no. 1-bedroom & 19 no. 2-bedroom over 4-5-storeys). Vehicular access to the proposed development will be provided via an entrance from the existing estate road as accessed from Kennelsfort Road Upper. The proposal includes improvement works on the northern side of the junction at the estate road/Kennelsfort Road Upper, new pedestrian/cycle paths on the estate road to the south of the site, and provision of a controlled pedestrian crossing on Kennelsfort Road Upper to the west as part of enabling infrastructure. The proposed development provides for outdoor amenity areas, landscaping, external podium lift, under-podium and street car parking, bicycle parking, bin stores, ESB substation, public lighting, roof mounted solar panels and all ancillary site development works.

Dear Sir/ Madam

We act on behalf of AAI Palmerstown Limited who are submitting an application for the above strategic housing development at Units 64 & 65, Cherry Orchard Industrial Estate, Dublin 10.

The applicants acknowledge the Board's pre-application Consultation Opinion on planning reference ABP-310483-21 and now wish to submit an application for the proposed construction of the above mixed-use development of 144 no. residential units with supporting resident facilities, local employment uses and all ancillary site development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County 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.

A full and detailed response to the above referenced opinion of An Bord Pleanála in response to the pre-consultation application is outlined in the accompanying Planning Statement prepared by HW Planning. Additional supporting materials have also been provided in response to the opinion as outlined in the accompanying schedule of documents.



In accordance with the SHD legislation, 6 no. print and 3 no. digital copies of the application have been provided to South Dublin County Council as outlined in the enclosed cover letter.

A copy of the application has also been forwarded to The Department of Culture, Heritage and the Gaeltacht, Irish Water, Transport Infrastructure Ireland, National Transport Authority, and South Dublin Childcare Committee as the statutory consultees listed by An Bord Pleanála in their opinion and separate cover letters to this effect are also enclosed.

A website containing the plans and particulars associated with the application has been set up and can be viewed at the following URL: www.orchardgateshd.ie.

A full schedule of the plans and particulars that accompany this consultation request are enclosed with this cover letter.

A cheque for the appropriate fee of €19,679.76 is also enclosed.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Walsh', is written over a horizontal line.

Harry Walsh
HW Planning

SCHEDULE OF REPORTS AND DRAWINGS

Consultant	Document Title
HW Planning	Completed Application Form, including letters of consent
	Site Notice
	Press Notice
	Cover Letter (ABP)
	Cover Letter (South Dublin County Council)
	Cover Letters (Statutory Consultees)
	Planning Statement including Response to Board's Opinion
	Statement of Consistency
	EIAR Screening
	Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001 - 2021
	Statement of Rationale on Childcare Provision
	Statement on Material Contravention
	Part V Proposal
	Minutes of Section 247 meeting
Shipsey Barry Architects	Site Location Map

	Site Layout Plans
	Building Plans Elevations & Sections
	Part V Apartment Plan
	Architectural Design Statement which contains Site Statistics, Apartment /Areas Quality Assessment
	Tri-Party Alterations Report
	Waste Management Plan
Hayes Higgins Partnership	Civil Engineering Services Report (including Site Investigation Report)
	Plans, Sections and Technical details
	Outline Waste and Construction Management Plan
Michael Moran TPS	Traffic Impact Assessment including Statement of DMURS Compliance
DK Partnership	Daylight Reception Report
	Effects on Daylight Reception Report
	Sunlight Reception & Shadow Report
	Energy/Part L Compliance Statement
	Telecommunication Signal Interference Assessment
	External Public Lighting Analysis
	External Noise Impact Analysis
	Air Quality Impact Assessment



	Microclimate Impact Assessment
Dixon Brosnan Environmental Consultants	Report in Support of Appropriate Assessment Screening
	Ecological Impact Assessment Report
Rutgers Landscape Architecture	Landscape Design Strategy and Masterplan
	Landscape Details and Drawings
Macro Works	Townscape and Visual Impact Assessment
Digital Dimensions	Photomontages
Charles McCorkell Arboriculturists	Arboricultural Report
	Tree Surveys, Tree Removal & Tree Protection Plans