

An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

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Please specify the statutory provision under which your application is being made:	Section 146B of the Planning and Development Act, 2000 (as amended)
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2. **Applicant:**

Name of Applicant:	Randelswood Holdings Ltd.
Address:	36 Mount Street Upper Dublin 2
Telephone No:	01 6293366
Email Address (if any):	N/A

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Mary McGrath; PJ McGrath; Thomas McGrath
Registered Address (of company)	36 Mount Street Upper, Dublin 2
Company Registration No.	588275
Telephone No.	01 6293366
Email Address (if any)	N/A

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Eva Bridgeman (Agent, for and on behalf of Downey Planning)
Address:	Downey Planning 1 Westland Square, Pearse Street, Dublin 2
Telephone No.	01 2530220
Mobile No. (if any)	087 7946616
Email address (if any)	eva.bridgeman@downeyplanning.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [X] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Joey Walsh (Randelswood Holdings Ltd.); 086 0252232

5. Person responsible for preparation of Drawings and Plans:

Name:	Zubi Efobi
Firm / Company:	Downey Planning & Architecture
Address:	1 Westland Square Pearse Street Dublin 2
Telephone No:	01 2530220
Mobile No:	086 1750772
Email Address (if any):	zubi.efobi@downeyplanning.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	
Please refer to enclosed drawing issue sheets for further details	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Lands at Palmerstown Retail Park Kennelsfort Road Lower Palmerstown Dublin 20 D20AE04	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	3196-21	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	1.2708	ha
Site zoning in current Development Plan for the area:	Objective VC – To protect, improve and provide for the future development of Village Centres	
Existing use of the site & proposed use of the site:	Existing: Retail Park/Warehouse, Car Sales Proposed: Proposed Alterations to permitted BTR Residential and Café scheme (permitted under planning reference ABP-307092-20 & ABP-309899-21)	
Name of the Planning Authority(s) in whose functional area the site is situated:	South Dublin County Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner X	Occupier
	Other	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Note – this application refers solely to amending the terms of the SHD permission granted on the site (ABP-307092-20 and ABP-309899-21)		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Yes, please refer to the enclosed Site Location Map. Owner of existing retail/commercial unit.		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded? Yes: [] No: [X] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes: [] No: [X] If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [X] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
ABP-307092-20	Residential development of 250 no. 'Build to Rent' apartments in 5 no. apartment blocks (ranging from 3-8 storeys over basement in height), with a café and ancillary residential amenity facilities, and all associated engineering and site works.	GRANT from An Bord Pleanála
ABP-309899-21	Alterations to external and internal Blocks A and B, landscaping proposals and basement plan, all previously permitted under ABP-307092-20 and associated site works.	Alter Decision - Not a Material Alteration – An Bord Pleanála

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes: [] No:[X]

If yes please specify

An Bord Pleanála Reference No.: _____

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>We, Randelswood Holdings Ltd., seek permission from An Bord Pleanála for proposed alterations to the approved Strategic Housing Development (permitted under Ref. ABP-307092-20 and ABP-309899-21) on lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20. The proposed alterations will consist of:</p> <ul style="list-style-type: none">• Proposed external and internal alterations to previously permitted Blocks C, D & E only including elevational changes; reduction in site levels; increase in height to accommodate construction method requirements including lift shaft overrun, AOV and parapet; minor increase in footprint/floor plans of Blocks C, D & E to accommodate construction method requirements and revised apartment mix/layouts;• Proposed alterations to previously permitted apartment layouts and communal spaces within Block C, a proposed additional setback floor (i.e. proposed 7 storey building) comprising 7 no. additional units (6 no. 1 beds and 1 no. 2 bed), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of 8 no. units in total i.e. from 30 no. 1 beds and 17 no. 2 beds (47 no. units) to now provide 37 no. 1 beds and 18 no. 2 beds (55 no. units);• Proposed alterations to previously permitted apartment layouts and communal spaces within Block D, a proposed additional setback floor (i.e. proposed 8 storey building) comprising 5 no. additional units (2 no. 1 beds and 3 no. 2 beds), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of 8 no. units in total i.e. from 33 no. 1 beds and 34 no. 2 beds (67 no. units) to now provide 38 no. 1 beds and 37 no. 2 beds (75 no. units);• Proposed alterations to previously permitted apartment layouts and communal spaces within Block E, a proposed additional setback floor (i.e. proposed 9 storey building) comprising 7 no. additional units (6 no. 1 beds and 1 no. 2 bed), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of 8 no. units in total i.e. from 40 no. 1 beds and 23 no. 2 beds (63 no. units) to now provide 47 no. 1 beds and 24 no. 2 beds (71 no. units). This results in an overall total increase of 24 no. units from the previously permitted 250 no. units (134 no. 1 beds and 116 no. 2 beds) to now provide 274 no. units (147 no. 1 beds and 127 no. 2 beds);• Proposed alterations to previously permitted ESB sub-station;• Proposed alterations to previously permitted landscaping proposals to accommodate minor increase in footprint of Blocks C, D & E;• Proposed alterations to previously permitted basement plan layout and configuration including minor increase in size and provision of an additional 24 bicycle parking spaces and 26 car parking spaces
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
Residential (subject to proposed alterations)	14671sq.m. (subject to proposed alterations i.e. Blocks C, D & E only)
Café	133sq.m. (no change from permitted; does not form part of this S.146B application)
Ancillary residential amenity spaces	622sq.m. (no change from permitted; does not form part of this S.146B application)

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	3629sq.m. (demolition of same already permitted)
Gross floor space of proposed works in m ²	14671sq.m. (subject to proposed alterations i.e. Blocks C, D & E only)
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	3629sq.m. (already permitted)

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							0
Apartments		13	11				24 (proposed additional units subject to this application)
Number of car-parking spaces to be provided		Existing: 125 (already permitted)		Proposed: 26 (to provide for 24 proposed additional units subject to this application)		Total: 151 (125 of which are already permitted)	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>	X Part V Validation Letter from SDCC enclosed, together with indicative costings and a site layout plan indicating the proposed Part V units (i.e. 2 Part V units for the proposed additional 24 units subject to this alterations application)	

If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.

If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

N/A

Existing use (or previous use where retention permission is sought)
Proposed use (or use it is proposed to retain)
Nature and extent of any such proposed use (or use it is proposed to retain).

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			X
Does the development require the preparation of a Natura Impact Statement?			X
Does the proposed development require the preparation of an Environmental Impact Assessment Report?			X
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			X
Do the Major Accident Regulations apply to the proposed development?			X
Does the application relate to a development in a Strategic Development Zone?			X
Does the proposed development involve the demolition of any habitable house?			X

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/> Other (please specify): Please refer to the previously permitted SHD ABP-307092-20 for details _____ Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input type="checkbox"/> Please Specify: _____ Please refer to the previously permitted SHD ABP-307092-20 for details
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input type="checkbox"/> Please specify: Please refer to the previously permitted SHD ABP-307092-20 for details

17. Notices:

N/A – application relates solely to proposed alterations (under Section 146(B)) to previous permission of SHD ABP-307092-20 & also ABP-309899-21

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [] No:[]
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [] No:[]
Details of other forms of public notification, if appropriate e.g. website

18. Pre-application Consultation:

N/A – application relates solely to proposed alterations (under Section 146(B)) to previous permission of SHD ABP-307092-20 & also ABP-309899-21

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.
Enclosed: Yes: [] No:[]
Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.
Enclosed: Yes: [] No:[]


19. Confirmation Notice:

Copy of Confirmation Notice	
N/A	
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.	

20. Application Fee:

Fee Payable	€30,000 Statutory fee required under Section 146B of the Planning and Development Act, 2000 (as amended)
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	 Eva Bridgeman (Agent, for and on behalf of Downey Planning)
Date:	30.06.2021

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018