

The Secretary
An Bord Pleanála,
64 Marlborough Street,
Dublin 1



30th June 2021

RE: PLANNING APPLICATION UNDER SECTION 146B OF THE PLANNING AND DEVELOPMENT ACTS TO AMEND AN APPROVED STRATEGIC HOUSING DEVELOPMENT ON LANDS AT PALMERSTOWN RETAIL PARK, KENNELSFORT ROAD LOWER, PALMERSTOWN, DUBLIN 20 (PERMITTED UNDER REF. ABP-307092-20 AND ABP-309899-21)

APPLICANT – RANDELSWOOD HOLDINGS LTD.

Dear Sir/Madam,

Downey Planning, Chartered Town Planners, 1 Westland Square, Pearse Street, Dublin 2, on behalf of the applicant, Randelswood Holdings Ltd., 36 Mount Street Upper, Dublin 2, hereby wish to submit this planning application for proposed alterations to the approved Strategic Housing Development (permitted under Ref. ABP-307092-20 and ABP-309899-21) in accordance with Section 146B of the Planning and Development Act, 2000 (as amended), in respect of lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20.

This application to amend an existing SHD planning permission falls under Section 146B of the Planning and Development Act, 2000 (as amended). It relates to a Strategic Housing Development under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, which is a development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses as set out in the Act.

The permitted development, which is subject to this proposed alterations application, can be briefly described as a 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.

The proposed alterations, which are subject to this current Section 146B application, can be described as follows:

- *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*

We enclose herewith the planning application fee of €30,000 and two hard copies and three digital copies of the following documentation in accordance with Section 146B of the Planning and Development Act, 2000 (as amended):

1. Strategic Infrastructure Development Planning Application Form;
2. Planning Application Fee (cheque enclosed);
3. South Dublin County Council Part V Validation Letter and associated Part V indicative costings;
4. Planning documentation prepared by Downey Planning;
5. Architectural drawings and documentation prepared by Downey Planning & Architecture including Architectural-Urban Design Statement and Housing Quality Assessment Schedule;
6. Landscape Architectural drawings and documentation prepared by Jane McCorkell Landscape Architects;
7. Engineering drawings and documentation prepared by Lohan & Donnelly Consulting Engineers;
8. Traffic and Transportation documentation prepared by AECOM Consulting Engineers;
9. Sunlight Daylight Shadow Analysis Report prepared by Digital Dimensions;

10. Verified Photomontages report prepared by Digital Dimensions; and,
11. Screening Report for Appropriate Assessment prepared by Faith Wilson Ecological Consultant.

We trust that the enclosed plans and particulars pertaining to this planning application for proposed alterations to the approved Strategic Housing Development are in order and look forward to hearing from An Bord Pleanála in relation to this application in due course.

Should any clarification be required, please do not hesitate to contact the undersigned.

Yours sincerely,



Eva Bridgeman MIP

Director

For and on behalf of Downey Planning