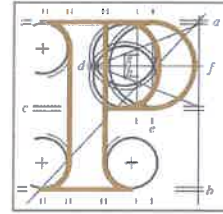


Our Case Number: ABP-310753-21

Your Reference: Randelswood Holdings Limited



**An
Bord
Pleanála**

Downey Planning
1 Westland Square,
Pearse Street,
Dublin 2

Date: 27 August 2021

Re: Amendments to previously permitted development ABP-307092-20 as amended by ABP-309899-21 to include elevational changes, apartment layouts, communal spaces, landscaping, basement plan layout and ESB substation.

Lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20.

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to your request in accordance with the provisions of section 146B of the Planning and Development Act 2000, as amended to alter the terms of the previously approved development (case reference numbers ABP-307092-20 as amended by ABP-309899-21).

Please be advised that in accordance with section 146B(2)(a) of the Act, the Board has decided that the proposed alteration would constitute a material alteration to the terms of the development.

Section 146B of the Act, as amended by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018, provides that if the Board decides that the making of the proposed alteration would constitute the making of a material alteration, it shall, by notice in writing served on the requester, require the requester to submit to the Board the information specified in Schedule 7A of the Planning and Development Regulations 2001, as amended.

1. Having regard to the provisions of section 146B(3)(b)(i) of the Planning and Development Act 2000, as amended, the requester is required to submit to the Board the information specified in Schedule 7A to the Planning and Development Regulations 2001, as amended, in respect of the proposed alterations and a planning report which sets out any changes to the daylight and sunlight on the existing residential properties between the permitted scheme and the proposed alterations.
2. A report that sets out how the amended development would comply with the various requirements of the 2018 Guidelines on Design Standards for New Apartments, including its specific planning policy requirements and the quantum of residential amenity space for the entire scheme.
3. Additional Computer-Generated Images (CGIs) illustrating the proposed development and the full context of the rear of the properties along Old Lucan Road and Rose View, above eye level.

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Glaio Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

4. Full specification of type and location of all planting proposed.
5. Details of all changes to bicycle parking.

The information which is made available should also include a set of drawings that clearly compares and contrasts the proposed alterations with the development as permitted.

The Board would request that you furnish the said information as well as any further relevant information on the characteristics of the alteration under consideration and its likely significant effects on the environment. The information may be accompanied by a description of the features, if any, of the right alteration under consideration and the measures, if any, envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment of the alteration.

For ease of reference, the information to be provided under Schedule 7A is as follows:

1. A description of the proposed development, including in particular –
 - (a) A description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and
 - (b) A description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.
2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from –
 - (a) The expected residues and emissions and the production waste, where relevant, and
 - (b) The use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

Prior to making a determination under section 146B(3)(b) or section 146B(4) of the Act, and in accordance with the provisions of section 146B(8) of the Act, you are required to carry out the following:

- (i) Deposit a copy of the information (including plans and particulars) relating to the request with the planning authority requesting that it be made available for inspection or for purchase upon payment of a fee not exceeding the reasonable cost of making a copy (the request will also be available for inspection and purchase at the offices of An Bord Pleanála);
- (ii) Send notice of the request, and a copy of the request (including plans and particulars), to the prescribed bodies stating that submissions or observations may be made in writing to the Board before a specified date (being the same date referred to in the public notices for the making of submissions/observations); and

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- (iii) Publish in two newspapers circulating in the area in which the development is located a notice stating that a request to alter the terms of the development has been made to An Bord Pleanála under section 146B of the Act, that the request will be available for inspection or for purchase upon payment of a fee not exceeding the reasonable cost of making a copy at a specified place and at specified times during a specified period, and that submissions or observations in relation to the request may be made in writing to the Board before a specified date.

With regards to requirements, (i), (ii) and (iii) above, the Board would ask that you ensure the Schedule 7A information be furnished to the Board and to the relevant planning authority in a timely manner so that they make be made available for public inspection for the duration of the relevant time period.

In respect of (iii) above, the notices should be published in two newspapers, one of which should be a national paper. If possible, these should be the same newspapers used in respect of the original planning application. In respect of the time limits for the making of submissions/observations in relation to the request to the Board, the specified time period shall be not less than 4 weeks. Please see draft public notices attached which should be followed in this regard.

You are also required to erect site notices at the same locations where the site notices for the planning application were erected, and at appropriate locations to reflect the proposed alteration. The date of the erection of the site notices is to be inserted; otherwise, it should contain the same information as the draft public notices included herein.

You should submit the relevant newspaper notices, the site notice, confirmation of where the site notices have been erected, and a copy of the notices issued under (ii) above to the Board as soon as same are available. In this regard, you are requested to submit two hard copies and one electronic copy of the documentation. Your response to this letter should be received by the Board as soon as practicable.

If you have any queries in relation to the above, please do not hesitate to contact the undersigned.

Yours faithfully,


Helen Keane
Executive Officer
Direct Line: 01-8737294

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Planning and Development Act 2000 to 2020

Application to An Bord Pleanála Reference Number ABP-310753-21

In accordance with section 146B of the Planning and Development Act 2000, as amended, An Bord Pleanála has received a request from Randelswood Holdings Limited to alter the terms of the grant of planning permission for a Strategic Housing Development at lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20 (An Bord Pleanála application Reference Number ABP-307092-20 as amended by ABP-309899-21).

The request relates to the demolition of existing structures, construction of 250 no. Build to Rent apartments and associated site works.

The proposed alterations relate to the following:

- Amendments to previously permitted development ABP-307092-20 as amended by ABP-309899-21 to include elevational changes, apartment layouts, communal spaces, landscaping, basement plan layout and ESB substation.

The case reference for the current alteration is An Bord Pleanála Reference Number ABP-310753-21

The Board decided in accordance with section 146B(2) of the Act, that the proposed development would constitute a material alteration to the terms of the development.

Under section 146B(8), submissions or observations in relation to the request may be made to An Bord Pleanála, during a period of 5 weeks relating to

- (a) Whether such an alteration should be likely to have significant effects on the environment,
- (b) Whether the Board should make the alteration to the terms of the development concerned being an alteration other than that to which the request relates or refuse to make the alteration.

The Board shall have regard to the submissions or observations made on foot of this invitation.

The information relating to the proposed alteration (including the details of the request) may be inspected free of charge or purchased on payment of a specified fee at the offices of South Dublin County Council and the offices of An Bord Pleanála during office opening hours for a period of 5 weeks commencing on _____.

An submission or observation in relation to the request to alter the terms of the development may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1. Any submissions must be accompanied by a fee of €20, except for certain prescribed bodies. There is no fee required to make a submission or observation by those parties or individuals who have already made a valid submission or observation to the Board in relation to the original application An Bord Pleanála Reference Number ABP-307092-20.

Submissions of observations must be received by the Board not later **than 5.30pm** on _____.

Such submissions or observations must include the following information:

1. The name of the person making the submission or observation, the name of the person, if any, acting on behalf of that person, and the address to which any correspondence relating to the application should be sent,
2. The subject matter of the submission or observation, and
3. The reasons, considerations and arguments on which the submission or observation is or are based.

Any submission or observation which does not comply with the above requirements cannot be considered by the Board.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8737100).

Signed: _____

Date of erection of site notice: _____