

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

18<sup>th</sup> November 2021

**RE: CASE REFERENCE ABP-310753-21**

**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 AS AMENDED BY ABP-309899-21)**

**APPLICANT – RANDELSWOOD HOLDINGS LTD.**

Dear Sir/Madam,

Downey Planning, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02RW64, on behalf of the applicant, Randelswood Holdings Ltd., 36 Mount Street Upper, Dublin 2, hereby wish to submit this response to An Bord Pleanála's correspondence dated 27<sup>th</sup> August 2021. This response relates to the planning application for proposed alterations to the approved Strategic Housing Development (permitted under Ref. ABP-307092-20, as amended by 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. The case reference for the current alteration request is An Bord Pleanála Reference Number ABP-310753-21.

The Board decided in accordance with section 146B(2) of the Act, that the proposed alterations would constitute a material alteration to the terms of the development. In this regard, please now find enclosed two hard copies and one electronic copy of the following:

- Downey Planning response document to An Bord Pleanála's correspondence which was dated 27<sup>th</sup> August 2021;
- Digital Dimensions documentation in response to the Board's correspondence, in particular items 1 and 3;
- Downey architectural drawings and documentation in response to the Board's correspondence, in particular items 2 and 5;
- Jane McCorkell Landscape Architects drawings and documentation in response to the Board's correspondence, in particular item 4;
- Copy of site notice (x 4) erected on site 18<sup>th</sup> November 2021;
- Locations of site notices confirmed on the enclosed site location map;

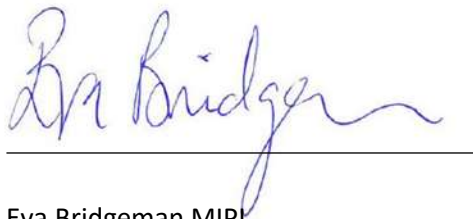
- Newspaper notice published in two newspapers i.e. The Irish Daily Mail and The Irish Daily Star, dated 18<sup>th</sup> November 2021
- Notice letter to South Dublin County Council
- Notice letters to prescribed bodies (x 7)

Downey Planning can confirm that both South Dublin County Council and the prescribed bodies have been notified and have received a full electronic copy of the original S.146B application documentation together with the additional documentation in response to An Bord Pleanála's correspondence dated 27<sup>th</sup> August 2021 as detailed above. A full set of drawings and documentation that clearly compare and contrast the proposed alterations with the development as permitted have been provided to South Dublin County Council (hard copy & electronic copy) and to prescribed bodies (electronic copy). South Dublin County Council have been requested that the information be made available for inspection or for purchase upon payment of a fee not exceeding the reasonable cost of making a copy.

We trust that the enclosed additional 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 MIPI  
Director

*For and on behalf of Downey Planning*