

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

29th October 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, 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 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. This development is now under construction.

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

- *Proposed alterations to the previously permitted utilisation of the existing vehicular and pedestrian/cyclist access via Palmerstown Business Park (onto Old Lucan Road) to now limit this access to pedestrian/cyclist access only for Block E residents/visitors;*
- *Proposed alterations to the previously permitted site layout plan and landscaping proposals to accommodate the provision of a turning head; and,*
- *Proposed minor alterations to the configuration of the previously permitted access at Kennelsfort Road Lower*

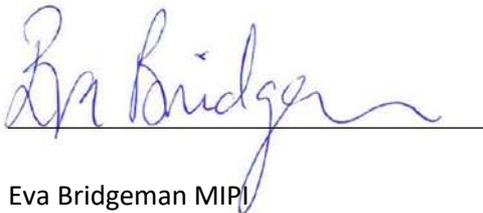
We enclose herewith the planning application fee of €30,000 and two hard copies and three digital copies of the following documentation in accordance with Section 146B of the Planning and Development Act, 2000 (as amended):

1. Strategic Infrastructure Development Planning Application Form;
2. Planning Application Fee (cheque enclosed);
3. Planning documentation prepared by Downey Planning;
4. Architectural drawings prepared by Downey Planning & Architecture; and,
5. Traffic and Transportation drawings and documentation prepared by AECOM Consulting Engineers.

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