

October 2021

Planning Report



Proposed Alterations to
Approved Strategic Housing Development
(Permitted under Ref. ABP-307092-20 and as
amended by ABP-309899-21)
Lands at Palmerstown Retail Park,
Kennelsfort Road Lower, Palmerstown, Dublin 20

Randelswood Holdings Ltd.

DOWNEY

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1.0 Introduction

Downey Planning, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02RW64, have prepared this planning report, on behalf of the applicant, Randelswood Holdings Ltd. This report accompanies a planning application to An Bord Pleanála for proposed alterations to the approved Strategic Housing Development (permitted under Ref. ABP-307092-20 & ABP-309899-21) in respect of lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20. This application to amend the terms of a Strategic Housing Development planning permission falls under Section 146B of the Planning and Development Act, 2000 (as amended).

The permitted SHD scheme 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. At this juncture, it is important to note that this permitted SHD scheme is now under construction, with demolition and excavation works well underway on site.

This permitted development is now subject to this proposed alterations application. The proposed alterations to the approved scheme include 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 within the site and proposed minor alterations to the configuration of the permitted access at Kennelsfort Road Lower, which has been the subject of pre-planning consultation with South Dublin County Council prior to lodgement of this S.146B application.

This planning report sets out the planning rationale and justification for the proposed alterations to the approved SHD scheme and demonstrates how it accords with the proper planning and sustainable development of the area. This report should be read in conjunction with the plans, drawings and documentation submitted as part of the overall planning pack. The following consultants have assessed the proposed alterations in the context of the approved SHD scheme (ABP-307092-20 and as amended by ABP-309899-21):

- Downey Planning & Architecture – Project Architects
- AECOM Consulting Engineers – Traffic & Transportation Engineers
- Downey Planning – Planning Consultants

2.0 Site Location and Description

The application site, which extends to approximately 1.2708 hectares, is located in Palmerstown which is within the functional area of South Dublin County Council. The subject lands are located at the junction of Kennelsfort Road Lower and the Chapelizod Bypass (N4), with extensive frontage onto this road. The lands are accessed via an existing vehicular entrance from Kennelsfort Road Lower. Part of the site is known locally as the former Vincent Byrne site and is referenced as such within the South Dublin County Council Development Plan 2016-2022.

The subject site enjoys excellent connectivity given its proximity to the adjoining Chapelizod Bypass, which provides access directly to the M50 and M4 motorways as well as to Dublin City Centre. The

Chapelizod Bypass also comprises a Quality Bus Corridor (QBC) which ensures that the lands are easily accessible by public transport. The subject site is less than 100m from this QBC bus stop, i.e. Stop No. 2241 on R148 (old N4) Chapelizod Bypass. This QBC also forms part of a proposed BusConnects route which will reduce travel times to the city centre and other destinations.

Planning permission was granted on this site for a Strategic Housing Development, under Ref. ABP-307092-20 & ABP-309899-21, for demolition works and the construction of 250 no. apartments, with a café and ancillary residential communal facilities, in 5 no. blocks ranging from 3 to 8 storeys in height, over basement car park.



Fig. 1 – Site Context Map

Palmerstown is a large, western suburb of Dublin City located within the M50 ring, with vast areas of traditional housing. However, the immediate built environment surrounding the application site is characterised by a variety of land uses noting the site's location within Palmerstown village; such uses include commercial, retail including a large supermarket (Aldi), industrial, medical, ecclesiastical, educational, leisure, etc. Liffey Valley Shopping Centre and The Retail Park Liffey Valley are located a short distance from the site and are recognised as one of the leading shopping destinations within Dublin. The surrounding area is also rich with high-quality amenity spaces including the expansive Waterstown Park and Liffey Valley.

Palmerstown village will benefit from the injection of population from the approved Strategic Housing development, now subject to proposed alterations, whilst the future residents, will also benefit from

the café and the range of amenities proposed including the gym, games room, meeting rooms, resident lounges, roof garden, etc.

In light of the above, it is evident that the subject site is well served by a wide range of existing social and community facilities and is well located in terms of proximity to large retail centres and existing high-quality public transport. The injection of population as a result of the approved development will help sustain the long-term viability of this social infrastructure. The development of this underutilised, brownfield site represents an important opportunity to deliver much needed housing in South Dublin County and to meet the ever-increasing demand for housing in the Greater Dublin Area.



Fig. 2 – Site Location Map (approximate boundaries of application site outlined in red)

3.0 Description of Previously Permitted Development

By Order dated 1st September 2020, An Bord Pleanála granted planning permission for a Strategic Housing Development on the subject site in Palmerstown, subject to 23 no. conditions. This planning permission was granted under Ref. **ABP-307092-20**. A copy of this planning permission is contained within Appendix A of this report for ease of reference.

This approved Strategic Housing Development provides for the following:

Demolition of all existing structures on site and the construction of a residential development of 250 no. 'build to rent' apartments (134 no. 1 beds, 116 no. 2 beds) in 5 no. blocks; with a café and ancillary residential amenity facilities, to be provided as follows:

- *Block A containing a total of 27 no. apartments comprising of 13 no. 1 beds and 14 no. 2 beds, in a building ranging from 3-6 storeys over basement in height, with 1 no. communal roof garden (at third floor level), and most apartments provided with private balconies/terraces.*

Block A also provides a café, a reception/concierge with manager's office and bookable space at ground floor level; meeting rooms and workspace/lounge at first floor level; a gym at second floor level; and a cinema and a games room at basement level;

- *Block B containing a total of 46 no. apartments comprising of 18 no. 1 beds and 28 no. 2 beds, in a building 6 storeys over basement in height, and all apartments provided with private balconies/terraces;*
- *Block C containing a total of 47 no. apartments comprising of 30 no. 1 beds and 17 no. 2 beds, in a building 6 storeys over basement in height, and all apartments provided with private balconies/terraces;*
- *Block D containing a total of 67 no. apartments comprising of 33 no. 1 beds and 34 no. 2 beds, in a building 7 storeys over basement in height, and most apartments provided with private balconies/terraces;*
- *Block E containing a total of 63 no. apartments comprising of 40 no. 1 beds and 23 no. 2 beds, in a building 8 storeys over basement in height, and all apartments provided with private balconies/terraces.*

The development also includes the construction of a basement providing 120 no. car parking spaces, 10 no. motorcycle spaces, 250 no. bicycle spaces, and a plant room and bin stores. The proposal also incorporates 5 no. car parking spaces and 26 no. bicycle spaces at surface level; upgrades and modifications to vehicular and pedestrian/cyclist access on Kennelsfort Road Lower; utilisation of existing vehicular and pedestrian/cyclist access via Palmerstown Business Park (onto Old Lucan Road); 1 no. ESB sub-station; landscaping including play equipment and upgrades to public realm; public lighting; boundary treatments; and all associated engineering and site works necessary to facilitate the development.

In recent months, proposed alterations to this approved scheme were submitted under Ref. **ABP-309899-21**, which the Board deemed would not be material and therefore made the said alterations to the permitted development on 20th May 2021. The alterations made to the permitted development on 20th May 2021 under Ref. ABP-309899-21 were as follows:

- *Proposed external and internal alterations to previously permitted Blocks A & B only including elevational changes; increase in height to accommodate construction method requirements including lift shaft overrun, AOV and parapet; minor increase in footprint of Blocks A & B to accommodate construction method requirements; alterations to and increase of residential amenity spaces within Block A and at basement level including removal of basement plant room; alterations to previously permitted apartment layouts and communal spaces within Block A; alterations to previously permitted apartment layouts and communal spaces within Block B and alterations to the previously permitted apartment unit mix within this block only from 18 no. 1 beds and 28 no. 2 beds (46 units) to now provide 12 no. 1 beds and 34 no. 2 beds (46 units)*
- *Proposed alterations to previously permitted landscaping proposals including relocation of vents and of 1 no. bike shelter; and,*
- *Proposed alterations to previously permitted basement plan.*

A further proposed alterations application to this approved scheme was submitted under Ref. ABP-310753-21 on 2nd July 2021. On 27th August 2021, the Board deemed the proposed alterations to be

material and requiring advertisement with additional information also sought. The applicant will be submitting the relevant paperwork on this matter in due course. The proposed alterations lodged are 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*

4.0 Description & Rationale for Proposed Alterations

Randelswood Holdings Ltd. are now applying to An Bord Pleanála for proposed alterations to the approved Strategic Housing Development (permitted under Ref. ABP-307092-20 and as amended by ABP-309899-21). This permitted SHD scheme is now under construction, with demolition and excavation works well underway on site.

The proposed alterations pertain 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 within the site and proposed minor alterations to the configuration of the permitted access at Kennelsfort Road Lower, which has been the subject of pre-planning consultation with South Dublin County Council prior to lodgement of this S.146B application. No other alterations are proposed to the previously permitted development.

The proposed alterations which are now subject to this current Section 146B application can be briefly 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*

For further information, please refer to the enclosed plans and particulars accompanying this section 146B application.

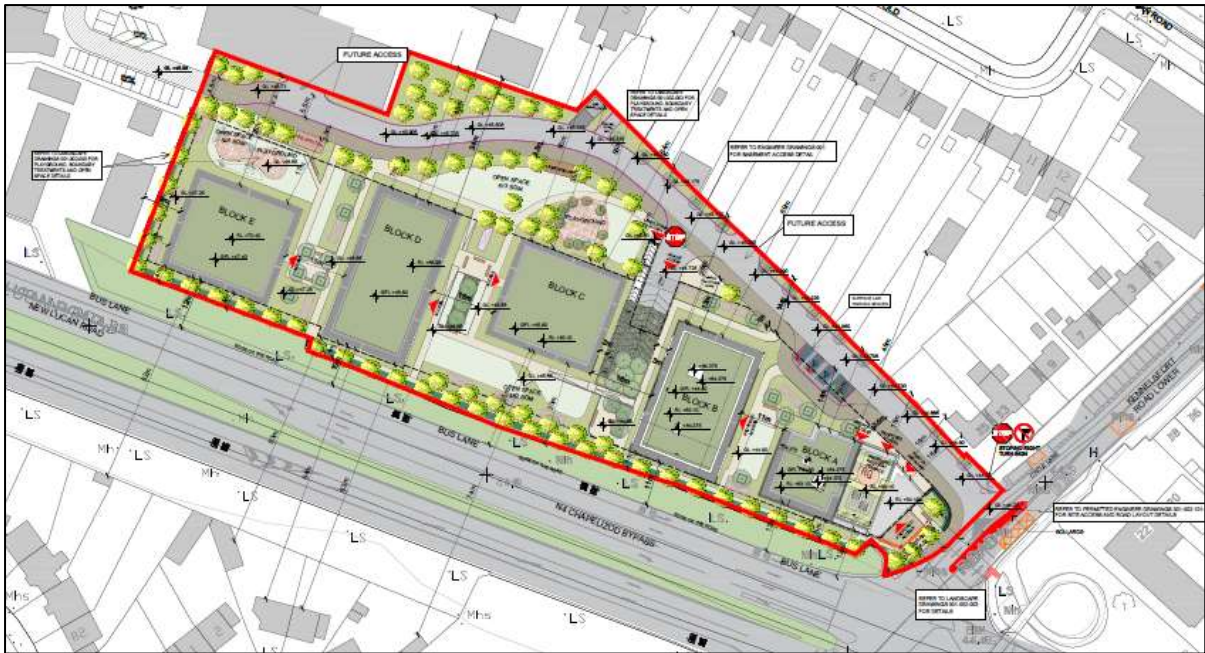


Fig. 3 – Permitted Site Layout Plan (ABP-309899-21)



Fig. 4 – Proposed Site Layout Plan

Proposed Alterations to previously permitted utilisation of existing vehicular and pedestrian/cyclist access via Palmerstown Business Park (onto Old Lucan Road) and Proposed Minor Alterations to the configuration of the previously permitted access at Kennelsfort Road Lower

This application proposes alterations to the previously permitted utilisation of the existing vehicular and pedestrian/cyclist access via Palmerstown Business Park (onto Old Lucan Road), as permitted under Ref. ABP-307092-20 and as amended by Ref. ABP-309899-21).

The proposed alterations are the result of consultation between the applicant and their legal advisors following legal complaints made by the management company of the adjoining business park. It has since transpired that the established right of way via the business park could potentially be restricted

to use only by occupants of Block E, and this is now subject of a legal case with the adjoining landowners. In light of this to ensure the completion of the development, whilst taking account of the management company concerns, it is now proposed to limit this access to pedestrian/cyclist access only for Block E residents/visitors. This alteration therefore proposes that all vehicular movements, including refuse vehicles, will now be solely accommodated via the vehicular priority junction access off the Kennelsfort Road Lower which is the main access to/from the site and to be taken in charge. It is proposed to provide a turning head within the site such that refuse vehicles and other such vehicles can also then utilise the main access to/from the site on Kennelsfort Road Lower. Minor alterations to the configuration of the previously permitted access at Kennelsfort Road Lower are also proposed for refuse vehicles and other such vehicles. This has been the subject of pre-planning consultation with South Dublin County Council prior to lodgement of this S.146B application. For further information in this regard, please refer to the enclosed traffic documentation prepared by AECOM Consulting Engineers.

AECOM Consulting Engineers have carried out an Auto-Track analysis at the site access junction and the internal junctions within the site including the proposed turning head, to demonstrate their capability to cater for a 10.2m long refuse vehicle. The results of the analysis show that the site access junction can accommodate servicing vehicles accessing, exiting, and travelling through the site. This is illustrated in AECOM drawing no. PAM-ACM-XX-00-DR-CE-01-0002.

In addition, an updated Traffic Transport Assessment (TTA) has been prepared by AECOM Consulting Engineers which states that the trip generation assessment completed as part of the parent application (250 no. units) has been adopted for this amendment application. Given the alteration to the subject site, the traffic arriving to and departing from the development is to be all from the Kennelsfort Road Lower site access with the wider trip distribution onto the network being cognisant of current and future traffic patterns. A percentage impact assessment has been completed in line with TII guidance. This has established that the following percentage impacts are anticipated at local junctions:

- Junction 1 – Kennelsfort Road Lower / R148 / Site Access (0.5% increase in the morning and 1.5% increase in the evening);
- Junction 2 – Kennelsfort Road Lower / Lucan Road (9.7% in the morning and 5.4% In the evening);
- Junction 3 – Lucan Road / R148 (1.3% in the morning and 0.9% in the evening); and
- Junction 4 – M50 / R148 (0.27% in the morning and 0.52% in the evening)

The removal of the secondary access onto the Lucan Road results in a relatively minor increase over the permitted and in accordance with TII Guidelines, the amended application does not meet the threshold requirements for traffic modelling analysis. It is AECOM's considered opinion that there is no traffic or transportation reason why this development should not proceed. For further information in this regard, please refer to the enclosed traffic drawings and documentation prepared by AECOM Consulting Engineers.

At this juncture, it is important to stress that the applicant is committed to delivering this high-quality residential scheme, with site demolition and excavation works currently underway on site. Such alterations are now essential for the successful operation of this strategic housing development.

Proposed Alterations to Previously Permitted Site Layout Plan & Landscaping Proposals

This application also proposes alterations to the previously permitted site layout plan and landscaping proposals. These alterations are required to accommodate the provision of a turning head within the site. The alterations can be considered minor in nature and on foot of the potentially restricted right of way via the business park, the proposed turning head on site is now essential for the successful operation of this development.

This alteration has a very minor impact on the previously permitted landscaping proposals as this small pocket of open space is located north of the main internal road at a removed location from the primary areas of open space. It is still intended that this zone will provide for woodland style planting and act as a green boundary fringe to the north of the site albeit slightly less now than that previously permitted.

The design and layout of the permitted development, now subject to these proposed alterations, is such that it provides a high-quality living environment for residents and indeed for visitors to the scheme. The landscaping has been designed to ensure high-quality active and passive recreational amenity spaces for the enjoyment of all residents including southerly facing public open space, play equipment for children and a high-quality designed roof terrace/garden, all of which contribute to the overall visual character, identity and amenity of the area. The amenity spaces benefit from passive surveillance from the residential units. The boundary treatments for the scheme also provide a sense of security and privacy whilst also providing visual interest and distinction between spaces. Furthermore, the public realm enhancements, as previously permitted, will improve the sense of place at Kennelsfort Road Lower. The development also provides additional complementary recreational land-uses such as a gym, community rooms, and residents' amenity areas to ensure that high-quality facilities are provided on-site for this new residential community. It is therefore submitted that the alterations can be considered minor in nature and on foot of the potentially restricted right of way via the business park, the proposed turning head on site is now essential for the successful operation of this development.

5.0 Appropriate Assessment Screening

A Screening for Appropriate Assessment was carried out by Faith Wilson Ecological Consultant under both Ref. ABP-307092-20 and Ref. ABP-309899-21. These screening reports noted that given the nature of the project and implementation of best practice construction measures particularly in relation to protection of water quality, it is concluded that there will be no negative impacts on the qualifying interests or species of any Natura 2000 site within a 15km radius of the proposed development at Palmerstown. It is submitted that no new considerations arise as part of this minor alterations application in relation to impacts on SACs and SPAs / Natura 2000 sites which were not considered in the assessment of the approved SHD scheme ABP-307092-20 & ABP-309899-21. The proposed alterations to the permitted development at Palmerstown, either individually or cumulatively in combination with the other identified plans and projects, will not adversely affect the integrity of any Natura 2000 site. Thus, there will be no impact on SACs and SPAs / Natura 2000 sites.

6.0 EIA Screening

An EIA Screening Report was prepared under both Ref. ABP-307092-20 and Ref. ABP-309899-21 which assessed the potential impact of the previously permitted development on the environment. The project does not meet the thresholds for which the preparation of an Environmental Impact Assessment Report (EIAR) is a mandatory requirement. The project is sub-threshold for a mandatory EIA, but has been fully screened for potential significant effects on the environment in accordance with EIA Directives. It is considered that the proposed alterations are minor in nature and would not result in any significant changes to environmental impacts from those permitted under ABP-307092-20 & ABP-309899-21. The Board completed an environmental impact assessment screening of that original permitted development (ABP-307092-20) which is now under construction and considered that *'the Environmental Impact Assessment Screening Report submitted by the applicant, identifies and describes adequately the direct, indirect, secondary, and cumulative effects of the proposed development on the environment. Having regard to: (a) the nature and scale of the proposed development on an urban site served by public infrastructure, (b) the absence of any significant environmental sensitivities in the area, (c) the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended), the Board concluded that, by reason of the nature, scale and location of the subject site, the proposed development would not be likely to have significant effects on the environment. The Board decided, therefore, that an environmental impact assessment report for the proposed development was not necessary in this case.'*

In addition, the Board in their assessment of the proposed alterations made to this permitted development on 20th May 2021 under Ref. ABP-309899-21 stated:

'Having regard to: (i) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-307092-20 for this site, (ii) the screening for appropriate assessment and environmental impact assessment carried out in the course of that application, (iii) the limited nature and scale of the alterations, and (iv) the absence of any significant new or additional environmental effects (including those in relation to Natura 2000 sites) arising as a result of the proposed alterations, and (v) the absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alterations, (vi) the report of the Planning Inspector it is considered that the proposed alterations would not be material. In accordance with section 146B(3)(a) of the Planning & Development Act, as amended, the Board hereby makes the said alterations.'

It is therefore submitted that no new considerations arise in relation to impacts on the environment which were not considered in the assessment of impacts for the approved SHD scheme ABP-307092-20 & ABP-309899-21. Thus, having regard to the above, and in particular to the nature, scale and location of the proposed alterations to this project, by itself and in combination with other plans and projects, the proposed development is not likely to have significant effects on the environment and it is considered that an Environmental Impact Assessment is not required for this project. For further information in this regard, please refer to the enclosed EIA Screening Report prepared by Downey Planning.

7.0 Conclusion

This Planning Report has been prepared to accompany a planning application to An Bord Pleanála for proposed alterations to the approved Strategic Housing Development (permitted under Ref. ABP-307092-20 & ABP-309899-21) in respect of lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20. This application seeks to amend the terms of a Strategic Housing Development planning permission which falls under Section 146B of the Planning and Development Act, 2000 (as amended).

The proposed alterations to the approved scheme include 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 previously permitted site layout plan and landscaping proposals to accommodate the provision of a turning head within the site, and proposed minor alterations to the configuration of the permitted access at Kennelsfort Road Lower, which has been the subject of pre-planning consultation with South Dublin County Council prior to lodgement of this S.146B application. No other alterations are proposed to the previously permitted development (as permitted under Ref. ABP-307092-20 and as amended by Ref. ABP-309899-21).

AECOM Consulting Engineers have carried out an Auto-Track analysis at the site access junction and the internal junctions within the site including the proposed turning head, to demonstrate their capability to cater for a 10.2m long refuse vehicle. The results of the analysis show that the site access junction can accommodate servicing vehicles accessing, exiting, and travelling through the site. This is illustrated in AECOM drawing no. PAM-ACM-XX-00-DR-CE-01-0002.

In addition, an updated Traffic Transport Assessment (TTA) has been prepared by AECOM Consulting Engineers which states that the trip generation assessment completed as part of the parent application (250 no. units) has been adopted for this amendment application. Given the alteration to the subject site, the traffic arriving to and departing from the development is to be all from the Kennelsfort Road Lower site access with the wider trip distribution onto the network being cognisant of current and future traffic patterns. A percentage impact assessment has been completed in line with TII guidance. This has established that the following percentage impacts are anticipated at local junctions:

- Junction 1 – Kennelsfort Road Lower / R148 / Site Access (0.5% increase in the morning and 1.5% increase in the evening);
- Junction 2 – Kennelsfort Road Lower / Lucan Road (9.7% in the morning and 5.4% In the evening);
- Junction 3 – Lucan Road / R148 (1.3% in the morning and 0.9% in the evening); and
- Junction 4 – M50 / R148 (0.27% in the morning and 0.52% in the evening)

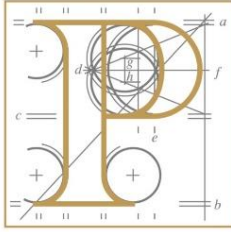
The removal of the secondary access onto the Lucan Road results in a relatively minor increase over the permitted and in accordance with TII Guidelines, the amended application does not meet the threshold requirements for traffic modelling analysis. It is AECOM's considered opinion that there is no traffic or transportation reason why this development should not proceed. For further information in this regard, please refer to the enclosed traffic drawings and documentation prepared by AECOM Consulting Engineers.

This planning report sets out the planning rationale and justification for the proposed alterations to the approved SHD scheme and demonstrates how it accords with the proper planning and sustainable development of the area. It is important to stress that the applicant is committed to delivering this high-quality residential scheme, with site demolition and excavation works currently underway on site. Such alterations are now essential for the successful operation of this strategic housing development.

The permitted development, now under construction, will provide for an effective, efficient, sustainable use of what is a brownfield site in a highly accessible location which is well served by public transport (QBC). Palmerstown village will benefit from the injection of population from this development as it will provide much needed additional homes and will help sustain the long-term viability of the existing community and social infrastructure offering.

It is submitted that the proposed alterations to the approved Palmerstown SHD scheme which are now essential for the successful operation of this strategic housing development are in accordance with the proper planning and sustainable development of the area in which it is located as expressed in national, regional and local planning policy and Guidelines issued under Section 28 of the Planning and Development, 2000 (as amended).

Appendix A– Board Orders ABP-307092-20 & ABP-309899-21



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 21st day of April 2020 by Randelswood Holdings Limited care of Downey Planning, 1 Westland Square, Pearse street, Dublin 2.

Proposed Development:

A planning permission for a strategic housing development at lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20.

The proposed development will consist of the demolition of all existing structures on site and the construction of a residential development of 250 number 'build to rent' apartments (134 number one-bed, 116 number two-beds) in five number blocks with a café and ancillary residential amenity facilities, to be provided as follows:

- Block A containing a total of 27 number apartments comprising of 13 number one-bed and 14 number two-beds, in a building ranging from three to six storeys over basement in height, with one number communal roof garden (at third floor level), and most apartments provided with private balconies/terraces. Block A also provides a café, a reception/concierge with manager's office and bookable space at ground floor level; meeting rooms and workspace/lounge at first floor

level, a gym at second floor level; and a cinema and a games room at basement level

- Block B containing a total of 46 number apartments comprising of 18 number one-bed and 28 number two-beds, in a building six storeys over basement in height, and all apartments provided with private balconies/terraces
- Block C containing a total of 47 number apartments comprising of 30 number one-bed and 17 number two-beds, in a building six storeys over basement in height, and all apartments provided with private balconies/terraces
- Block D containing a total of 67 number apartments comprising of 33 number one-bed and 34 number two-beds, in a building seven storeys over basement in height, and most apartments provided with private balconies/terraces
- Block E containing a total of 63 number apartments comprising of 40 number one-bed and 23 number two-beds, in a building eight storeys over basement in height, and all apartments provided with private balconies/terraces

The development also includes the construction of a basement providing 120 number car parking spaces, 10 number motorcycle spaces, 250 number bicycle spaces, and a plant room and bin stores.

The proposal also incorporates five number car parking spaces and 26 number bicycle spaces at surface level; upgrades and modifications to vehicular and pedestrian/cyclist access on Kennelsfort Road Lower; utilisation of existing vehicular and pedestrian/cyclist access via Palmerstown Business Park (onto Old Lucan Road); one number ESB sub-station; landscaping including play equipment and upgrades to public realm; public lighting; boundary treatments; and all associated engineering and site works necessary to facilitate the development.

Decision

Grant permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) the location of the site on lands with a zoning objective for residential development in the South Dublin County Council 2016-2022,
- (b) the nature, scale and design of the proposed development and those issues relating to the contravention of Site Specific Objectives UC 6 SLO:1 and H7 Objective 4 of the South Dublin County Council 2016-2022,
- (c) the National Planning Framework, Project 2040,
- (d) the Rebuilding Ireland Action Plan for Housing and Homelessness, (Government of Ireland, 2016),
- (e) the Eastern & Midland Regional Assembly RSES 2019-2031,
- (f) the Design Manual for Urban Roads and Streets (DMURS), 2019 and DMURS Interim Advice Note – Covid-19 Pandemic Response May 2020,
- (g) the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009,
- (h) the Guidelines for Planning Authorities on Sustainable Urban Housing: Design Standards for New Apartments, 2018,

- (i) Spatial Planning and National Roads Guidelines (Department of Environment, Community and Local Government 2012).
- (j) the nature, scale and design of the proposed development,
- (k) the availability in the area of a wide range of social, community and transport infrastructure,
- (l) the pattern of existing and permitted development in the area,
- (m) the report of the Chief Executive of South Dublin County Council,
- (m) the submissions and observations received, and
- (o) the report of the Inspector.

It is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable residential density in this location, would not seriously injure the residential or visual amenity of the area, would be acceptable in terms of urban design, height and quantum of development and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development within a zoned and serviced urban area, the Information for Screening for Appropriate Assessment document submitted with the application, the Inspector's report, and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Environmental Impact Assessment Screening

The Board completed an environmental impact assessment screening of the proposed development and considered that the Environmental Impact Assessment Screening Report submitted by the applicant, identifies and describes adequately the direct, indirect, secondary, and cumulative effects of the proposed development on the environment.

Having regard to:

- (a) the nature and scale of the proposed development on an urban site served by public infrastructure,
- (b) the absence of any significant environmental sensitivities in the area,
- (c) the location of the development outside of any sensitive location specified in article 109(3) of the Planning and Development Regulations 2001 (as amended),

the Board concluded that, by reason of the nature, scale and location of the subject site, the proposed development would not be likely to have significant effects on the environment. The Board decided, therefore, that an environmental impact assessment report for the proposed development was not necessary in this case.

Conclusions on Proper Planning and Sustainable Development

The Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would not endanger public safety by reason of traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered that a grant of permission could materially contravene the South Dublin County Development Plan 2016-2022. The Board considers that, having regard to the provisions of section 37(2)(b)(i), (ii) and (iii) of the Planning and Development Act 2000, as amended, the grant of permission in material contravention of the Specific Site Objective UC 6 SLO:1 and H7 Objective 4, which relates to a restriction in height of proposed development, would be justified for the following reasons and considerations: -

In relation to section 37(2)(b)(i) of the Planning and Development Act 2000 (as amended)

The proposed development is considered to be of strategic and national importance having regard to the definition of ‘strategic housing development’ pursuant to section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), and support for the National Policy Objectives in the National Planning Framework, in particular Objective 35 which seeks to *“increase density in settlements, through a range of measures including restrictions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights”*. In this regard, the brownfield characteristics of the site, the location directly adjoining the Chapelizod Bypass (R148) and the high quality of urban design at an important interface into Dublin City are considered of particular relevance.

In relation to section 37(2)(b)(ii) of the Planning and Development Act 2000 (as amended)

It is considered that Specific Site Objective UC 6 SLO:1 and H7 Objective 4 of the South Dublin County Development Plan 2016-2022, which includes a blanket height restriction on the subject site, are in direct conflict with Policy H13 and Policy H14 of the County Development Plan, which requires compliance with national standards as set out in the Sustainable Urban Housing: Design Standards for New Apartments, and with H8 Objectives 1 and 2 of the County Development Plan which requires compliance with Sustainable Residential Development in Urban Areas Guidelines regarding the site specific assessment of heights for sustainable communities.

In relation to section 37(2)(b)(iii) of the Planning and Development Act 2000 (as amended)

It is considered that permission for the proposed development should be granted having regard to The Eastern and Midland Regional Assembly – Regional Spatial and Economic Strategy 2019-2031, which seeks to increase densities on appropriate sites within Dublin City and Suburbs. In relation to Section 28, Guidelines of particular relevance are the Urban Development and Building Height Guidelines (2018) which state that building heights must be generally increased in

appropriate urban locations, subject to the criteria as set out in Section 3.2 of the Guidelines. The proposal has been assessed against these criteria. The Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009), support increased densities in appropriate locations and the proposal has been assessed in relation to these.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement, the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

Future connectivity into the commercial lands, as per the submitted masterplan, along the north of the site shall be integrated into the internal road layout.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity and to ensure future connectivity is retained.

3. The proposed cycle access into the site and the basement area shall be designed so as to comply with all necessary standards in the National Transport Authority National Cycle Manual.

Details of the layout, marking demarcation and security provisions for the cycle spaces and cycle infrastructure shall be as submitted to An Bord Pleanála with this application, unless otherwise agreed in writing with the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

4. The proposed car parking layout shall be modified so that at least six number spaces are provided for persons with impaired mobility. These spaces shall be located as close as possible to the building entrance. The layout, dimensions and markings for these spaces shall be in accordance with the guidance set out in the document “Building for Everyone - a Universal Design Approach” (National Disability Authority). Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure a satisfactory parking provision for the proposed development that is accessible to all users.

5. The applicant shall notify/engage with Weston and Casement Aerodromes to ensure that any crane operations during construction do not adversely impact the safety of operation and the operation of cranes shall be co-ordinated with the Air Corps Air Traffic Services, no later than 30 days before use.

Reason: In the interests of public safety and aviation movement.

6. The development hereby permitted shall be for 250 residential units which shall operate in accordance with the definition of Build-to-Rent developments as set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (March 2018) and be used for long term rentals only. No portion of this development shall be used for short term lettings.

Reason: In the interest of the proper planning and sustainable development of the area.

7. Prior to commencement of development on site, the developer shall submit, for the written agreement of the planning authority, details of the Management Company, established to manage the operation of the development together with a detailed and comprehensive Build-to-Rent Management Plan which demonstrates clearly how the proposed Build-to-Rent scheme will operate.

Reason: In the interests of orderly development and the proper planning and sustainable development of the area.

8. Prior to the commencement of development, the owner shall submit to and agree in writing with the planning authority, details of a proposed covenant or legal agreement which confirms that the development hereby permitted shall remain owned and operated by an institutional entity for a minimum period of not less than 15 years and where no individual residential units shall be let or sold separately for that period.

Reason: In the interests of proper planning and sustainable development of the area.

9. Prior to expiration of the 15-year period referred to in the covenant, the owner shall submit for the written agreement of the planning authority, ownership details and management structures proposed for the continued operation of the entire development as a Build-to-Rent scheme. Any proposed amendment

or deviation from the Build-to-Rent model as authorised in this permission shall be subject to a separate planning application.

Reason: In the interests of orderly development and clarity.

10. Details of all external shopfronts and signage in Block A shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the amenities of the area/visual amenity.

11. The areas of public open space shown on the lodged plans shall be reserved for such use and shall be soiled, seeded, and landscaped in accordance with the landscape scheme submitted to An Bord Pleanála with this application, unless otherwise agreed in writing with the planning authority. The design of the children's play areas shall be submitted for the written approval of the planning authority and designed in accordance with the relevant standards.

This work shall be completed before any of the dwellings are made available for occupation and shall be maintained as public open space by the developer until taken in charge by the local authority or management company.

Reason: In order to ensure the satisfactory development of the public open space areas, and their continued use for this purpose.

12. (a) Prior to the commencement of development, the applicant/owners shall lodge the following for the written agreement of the planning authority: -

A bat survey for bat usage carried out across the site and immediately adjoining sites to assess roosting and feeding/ foraging activities and assessing potential impact on the species arising from the proposed development. No building, structure, feature or tree/hedgerow shall be altered, destroyed or removed prior to this assessment. The survey shall

be undertaken by a qualified and experienced bat surveyor carrying professional indemnity insurance, during the correct time of the year and under the weather conditions appropriate for the survey of such species. The requirements of the Heritage Officer shall be ascertained in this regard prior to the commencement of development.

If bats are found to be present on the site or immediately adjoining sites, no development shall take place until the necessary permission/derogation licence has been obtained from the National Parks and Wildlife Service.

- (b) The bat mitigation measures within the Bat Survey prepared by Faith Wilson, Ecologist shall be adhered to at all times during demolitions and construction works.

Reason: To ensure the protection of the natural heritage on the site.

- 13. The developer shall enter into water and/or wastewater connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

- 14. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

15. Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas.

16. Prior to the opening/occupation of the development, a Mobility Management Strategy (including an interim or temporary strategy reflecting any requirements or adjustments relating to Covid-19 movement and travel patterns) shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by residents/occupants/staff employed in the development and to reduce and regulate the extent of parking. Details may include the provision of centralised facilities within the commercial element of the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy. The interim or temporary strategy, where applicable, should reflect the requirements of DMURS Interim Advice Note – Covid-19 Pandemic Response (May 2020). The mobility strategy shall be prepared and implemented by the management company for all units within the development.

Reason: In the interests of encouraging the use of sustainable modes of transport and reflecting the needs of pedestrians and cyclists during Covid-19 pandemic.

17. A minimum of 10 per cent of all communal car parking spaces shall be provided with functioning electric vehicle charging stations/points, and ducting shall be provided for all remaining car parking spaces, including in-curtilage spaces, facilitating the installation of electric vehicle charging points/stations at a later date. Where proposals relating to the installation of electric vehicle ducting and charging stations/points has not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the planning authority prior to the occupation of the development.

Reason: To provide for and/or future proof the development such as would facilitate the use of Electric Vehicles.

18. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Prior to commencement of development the developer shall submit to the planning authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit.

Upon Completion of the development, a Stage 3 Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed, and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

Reason: In the interests of public health and surface water management.

19. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

20. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall: -
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
 - (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
 - (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

21. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the

agreement to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

22. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

23. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Michelle Fagan

Member of An Bord Pleanála

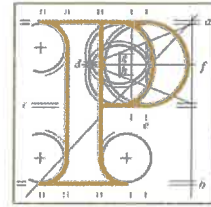
duly authorised to authenticate

the seal of the Board.

Dated this day of 2020

Our Case Number: ABP-309899-21

Your Reference: Randelswood Holdings Ltd



**An
Bord
Pleanála**

Downey Planning
1 Westland Square,
Pearse Street,
Dublin 2

Date: 27 May 2021

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

Dear Sir / Madam,

An Bord Pleanála has made a decision in respect of the above mentioned Strategic Housing Development. A copy of the Board Order is enclosed.

In accordance with section 146(5) of the Planning and Development Act, 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. In addition, the Board will also make available the Inspector's Report and the Board Direction on the decision on its website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Please mark in block capitals "STRATEGIC HOUSING UNIT" and quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Hereunder contains information in relation to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

Judicial review of An Bord Pleanála decisions under the provisions of the Planning and Development Act, 2000, as amended.

A person wishing to challenge the validity of a Board decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Board.

The validity of a decision taken by the Board may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section

Tel	Tel	(01) 858 8100
Glaó 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

50(6) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Board. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

Yours faithfully,

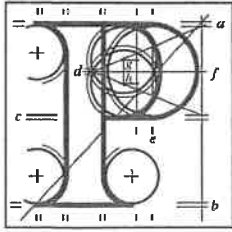


Ciaran Hand
Executive Officer
Direct Line: 01-8737295

SHA32

Tel	Tel	(01) 858 8100
Glaos 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



**An
Bord
Pleanála**

**Board Order
ABP-309899-21**

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Associated Reference Number: ABP-307092-20

REQUEST received by An Bord Pleanála on the 8th day of April 2021 from Randelswood Holdings Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin 2 under section 146B of the Planning and Development Act, 2000, as amended, to alter the terms of a permitted Strategic Housing Development the subject of a permission under An Bord Pleanála reference number ABP-307092-21.

WHEREAS the Board made a decision to grant permission, subject to 23 conditions, for the above-mentioned development by Order dated the 1st day of September 2020,

AND WHEREAS the Board has received a request to alter the terms of the development, the subject of the permission,

AND WHEREAS the proposed alteration is described as follows:

- Proposed external and internal alterations to previously permitted Blocks A and B only including elevational changes; increase in height to accommodate construction method requirements including lift shaft overrun, Automatic Opening Vent Systems and parapet; minor increase in footprint of Blocks A and B to accommodate construction method requirements; alterations to and, increase of residential amenity spaces within Block A and at basement level including removal of basement plant room; alterations to previously permitted apartment layouts and communal spaces within Block A; alterations to previously permitted apartment layouts and communal spaces within Block B and alterations to the previously permitted apartment unit mix within this block only from 18 number one-beds and 28 number two-beds (46 units) to now provide 12 number one-beds and 34 number two-beds (46 units),
- Proposed alterations to previously permitted landscaping proposals including relocation of vents and of one number bike shelter; and,
- Proposed alterations to previously permitted basement plan. all located at lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20.

AND WHEREAS the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, not to invite submissions or observations from the public in relation to whether the proposed alteration would constitute the making of a material alteration to the terms of the development concerned,

AND WHEREAS the Board decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alterations would not result in a material alteration to the terms of the development, the subject of the permission,

AND WHEREAS having considered all of the documents on file and the Inspector's report, the Board considered that the making of the proposed alteration would not be likely to have significant effects on the environment or on any European Site,

NOW THEREFORE in accordance with section 146B(3)(a) of the Planning and Development Act, 2000, as amended, the Board hereby alters the above-mentioned decision so that the permitted development shall be altered in accordance with the plans and particulars received by the Board on the 8th day of April 2021.

REASONS AND CONSIDERATIONS

Having regards to:

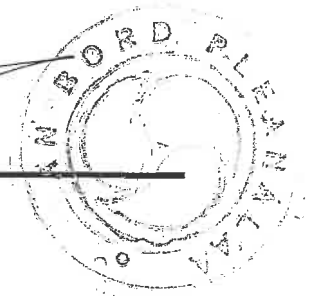
- (a) the nature and scale of the Strategic Housing Development permitted under An Bord Pleanála Reference Number ABP-307092-20 for this site,
- (b) the screening for appropriate assessment and environmental impact assessment carried out in the course of that application,
- (c) the limited nature and scale of the alterations,
- (d) the absence of any significant new or additional environmental effects (including those in relation to European Sites) arising as a result of the proposed alterations,
- (e) the absence of any new or significant issues relating to the proper planning and sustainable development of the area arising from the proposed alterations,
- (f) the report of the Planning Inspector.

It is considered that the proposed alterations would not be material. In accordance with section 146B(3)(a) of the Planning and Development Act 2000, as amended, the Board hereby makes the said alterations.



Paul Hyde

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 20th day of MAY, 2021