

McCrossan O Rourke Manning Architects
1 Grantham Street
Dublin 8

Date: 23-Sep-2022

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING
REGULATIONS THEREUNDER**

Register Reference: SHD3ABP-305857-19C20

Development: Mixed use scheme which consists of: (a) 252 residential units in 3 blocks made up of 247 apartment/duplex units within 2 2-8 storey blocks (1 of which is over podium car park) comprising 119 one bed units, 125 two bed units, and 3 three bed units; 5 2 storey, three bed semi-detached/terraced house; all of the residential units will have associated private open space/balconies/terraces facing north/south/east/west; (b) a separate non-residential block measuring (total floor area c. 1118sq.m) and will comprise a creche (c.430sq.m), retail unit (c. 269sq.m), gym (c.152sq.m), community room (c. 231sq.m), and concierge (c. 36sq.m). The development will have 225 car parking spaces (145 spaces at undercroft level, 70 spaces at surface level and 10 spaces at the 5 houses), 5 motorcycle parking spaces and 308 secure bike parking spaces. The site is accessed through the existing vehicular access to the west, off the unnamed road to the west. There will be a number of pedestrian entrances along St. Lomans Road, the Fonthill Road (R113) and the unnamed road to the west. In addition to all the new facilities all other site services and works to enable the development of the site will also be provided including site, bin stores, ESB substations, associated roadworks and services connections, a large quantity of public and communal open space, boundary treatment works and landscaping.

Compliance with condition 20; Construction Waste and Demolition management plan.

Location: St. Edmunds, St. Lomans Road, Palmerstown, Dublin 20

Applicant: St. Edmunds Phase 3 Limited Suite 3, One Earlsfort Centre, Lower Hatch Street, Dublin 2

Application Type: Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I wish to acknowledge receipt of your submission in compliance with condition (s) of the planning permission, received on 09-Sep-2022.

This submission will be considered in accordance with Section 34(5) of the Planning and Development Act 2000 (as amended).

Yours faithfully,

Z. McAuley
for **Senior Planner**