

Ronan MacDiarmada and Associates Ltd.
5 Tootenhill, Rathcoole, Co. Dublin.

Date : 01-Nov-2022

Reg. Ref. : SHD3ABP-312275-21/C5
Proposal : Modifications to the previously permitted Strategic Housing Development granted on the subject site (Reg. Ref. ABP-305857-19), which is currently under construction. The proposed development will provide for amendments to the permitted development as follows: • Permitted Block 1 increased in height by 1 storey and will now comprise 235 apartments in total (an increase of 21 from the permitted 214) • Permitted Block 2 layout will be reconfigured, and increased in height by 1 storey, and will now comprise 34 apartments (an increase of 1 from the permitted 33) • Replacement of permitted Block 3 (a terrace of 5 2 storey, 3-bed houses) with a new 4-5 storey apartment block comprising 28 apartments (an increase of 23 from the permitted 5) • Replacement of permitted Block 4 (a 3 storey commercial block comprising creche, gym, retail unit, community room and concierge) with a 2-5 storey block comprising 16 apartments, creche and residential amenity space (providing a gym, co-working space, a multi-use room, kitchenette and reception). The overall development, as modified, will increase from 252 permitted residential units (comprising 247 apartments/duplexes and 5 houses) to 313 apartments in four blocks (an increase of 61 units) and including 137 1-beds, 171 2-beds and 5 3-beds. The building height will now range up to 9 storeys (previously up to 8 storeys). All apartments will have associated private balconies/terraces to the north/south/east/west elevations. Permitted parking will be revised to now provide 214 car parking spaces (a decrease of 11 spaces) and 378 bicycle parking spaces (an increase of 70 spaces). All associated site services and works to enable the development including bin stores, ESB substations, associated roadworks and services connections, public and communal open spaces, vehicular access, pedestrian/cyclist connections, boundary treatment works and landscaping.
Condition 5; Prior to commencement of development the applicant shall agree in writing with the planning authority the final layout of the 4,400 square metres area of public open space at the eastern boundary of the site.

****Already approved but has made amendments****
Location : St. Edmunds, St. Lomans Road, Palmerstown, Dublin 20
Applicant : Moykerr Limited
Application Type: Compliance with Conditions

Condition 5:

“Prior to commencement of development the applicant shall agree in writing with the planning authority the final layout of the 4,400 square metres area of public open space at the eastern boundary of the site.”

Dear Sir/Madam,

I refer to your submission received on 02-Sep-2022 to comply with Condition No 5 of Grant of Permission No. SHD3ABP-312275-21, in connection with the above.

In this regard I wish to inform you that the submission received is deemed **not** compliant.

Comments:

“It is noted that the overall details for conditions 5, 6, and 8 have changed from previous compliance submission. Whilst condition 5 was previously deemed compliant, the details on the submitted plans, which relate to all 3 conditions, are not considered acceptable.”

“It is unclear whether the area is accessible and whether the play equipment is accessible. The applicant is advised to contact the Public Realm Section, prior to submitting revised details”.

Yours faithfully,

M.C.

for Senior Planner