

McRossan O Rourke Manning Architect
1 Grantham Street
Dublin 8

Date: 08-Nov-2022

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

Register Reference: SHD3ABP-312275-21 Condition 11 and 12

Development: 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.

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

Applicant: Moykerr Limited The Grange, Newcastle Road, Lucan, Co. Dublin.

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 18-Oct-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**