

*Reg. Ref.*

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**ABP-307092-20/C8-2**

Appeal Notified: 19/03/2025  
Appeal Lodged Date: 11/03/2025  
Appellant Type: 1st Party  
Nature of Appeal: Referral  
Councils Decision: COMPLIANCE NOT ACCEPTABLE  
Applicant: Randelswood Holdings Ltd.  
Location: Lands at Palmerstown Retail Park, Kennelsfort Road Lower,  
Palmerstown, Dublin 20, D20 AE04

Description: Demolition of all existing structures on site and the construction of a residential development of 250 'build-to-rent' apartments in 5 blocks; with a cafe and ancillary residential amenity facilities. Block A- 27 apartments in a building ranging from 3-6 storeys over basement, with 1 communal roof garden and most apartments provided with private balconies/terraces. A cafe, reception/concierge with managers 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- 46 apartments in a building 6 storeys over basement and all apartments provided with private balconies/terraces; Block C- 47 apartments in a building 6 storeys over basement and all apartments provided with private balconies/terraces; Block D- 67 apartments in a building 7 storeys over basement and most apartments provided with private balconies/terraces; Block E- 63 apartments in a building 8 storeys over basement and all apartments provided with private balconies/terraces. The development also includes the construction of a basement providing 120 car parking spaces, 10 motorcycle spaces, 250 bicycle spaces and a plant room and bin stores. The proposal also incorporates 5 car parking spaces and 26 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; 1 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.

ABP-307092-20 Condition 8:

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**S25424/12**

Appeal Notified: 21/03/2025  
Appeal Lodged Date: 18/03/2025  
Appellant Type: 1st Party  
Nature of Appeal: AGAINST DECISION  
Councils Decision: REFUSE LICENCE UNDER SECTION 254  
Applicant: Emerald Tower Limited  
Location: Cheeverstown, Fettercairn Crescent, Dublin 24

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*Reg. Ref.*

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Description: The installation of a 18m dual operator pole, associated equipment, together with ground-based equipment cabinets and all associated site development works for wireless data and broadband services.