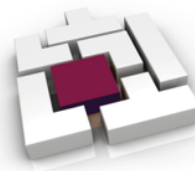


The Secretary  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1



**downey**  
PLANNING

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21<sup>st</sup> April 2020

**RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT ON LANDS AT PALMERSTOWN RETAIL PARK, KENNELSFORT ROAD LOWER, PALMERSTOWN, DUBLIN 20**

**APPLICANT – RANDELSWOOD HOLDINGS LTD.**

Dear Sir/Madam,

Downey Planning, Chartered Town Planners, 1 Westland Square, Pearse Street, Dublin 2, on behalf of the applicant Randelswood Holdings Ltd., 36 Mount Street Upper, Dublin 2, hereby wish to submit this planning application for a proposed Strategic Housing Development in respect of lands at Palmerstown Retail Park, Kennelsfort Road Lower, Palmerstown, Dublin 20. The proposed development, subject to this SHD application, 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.

This application falls under the definition of a Strategic Housing Development in Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, being a development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses as set out in the Act.

We enclose herewith the planning application fee of €33,457.60 and two hard copies and three digital copies of the following documentation in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017:

1. Strategic Housing Development Planning Application Form;
2. Planning Application Fee (cheque enclosed);
3. Copy of Newspaper Notice;
4. Copy of Site Notice;
5. Copy of letter to South Dublin County Council;
6. Copy of letters to Prescribed Bodies;

7. Part V Validation Letter from South Dublin County Council (with associated indicative costings also enclosed);
8. Draft BTR Legal Covenant Letter;
9. Irish Water Letter;
10. List of Documents, Maps, Plans and Drawings submitted with the application;
11. Statement of Consistency with Planning Policy prepared by Downey Planning;
12. Material Contravention Statement prepared by Downey Planning;
13. Statement of Response to An Bord Pleanála Pre-Application Consultation Opinion prepared by Downey Planning;
14. Planning Report prepared by Downey Planning;
15. EIA Screening Report prepared by Downey Planning;
16. Childcare Provision Assessment Report prepared by Downey Planning;
17. Community & Social Infrastructure Audit Report prepared by Downey Planning;
18. BTR Market Justification Report prepared by Liv Consult;
19. BTR Residential Operational Management Plan prepared by Liv Consult;
20. Architectural drawings and documentation prepared by Downey Planning & Architecture including Building Lifecycle Report, Materials Report, Architectural/Urban Design Statement and Housing Quality Assessment Schedule;
21. Engineering drawings and documentation prepared by AECOM Consulting Engineers;
22. Landscape Architectural drawings and documentation prepared by Jane McCorkell Landscape Architects;
23. Arboricultural drawings and documentation prepared by Charles McCorkell Arboricultural Consultancy;
24. Sunlight Daylight Shadow Analysis Report prepared by Digital Dimensions;
25. Verified Photomontages documentation prepared by Digital Dimensions;
26. Visual Impact Assessment prepared by ARC Consultants;
27. Wind Microclimate Assessment prepared by RWDI Consultants;
28. Acoustic Report prepared by Amplitude Acoustics;
29. Screening Report for Appropriate Assessment (including bat and badger survey) prepared by Faith Wilson Ecological Consultant;
30. Archaeological Report prepared by Courtney Deery Heritage Consultancy; and,
31. Public Lighting Scheme and M&E reports prepared by Fallon Design M&E Engineering.

For a detailed list of all drawings, documents, maps and plans submitted with the application, please refer to the enclosed schedule titled '*List of Documents, Maps, Plans and Drawings*'.

A dedicated website, [www.palmerstownshd2.ie](http://www.palmerstownshd2.ie) has also been established, on which the application details have been uploaded.

Please note that the necessary copies of this application have also been issued to the Planning Authority (South Dublin County Council) and the relevant prescribed bodies as required by An Bord Pleanála's Pre-Application Consultation Opinion, dated 9<sup>th</sup> January 2020 (Ref. ABP-305801-19).

We trust that the enclosed plans and particulars pertaining to this Strategic Housing Development application are in order and look forward to hearing from An Bord Pleanála in relation to this application in due course.

Should any clarification be required, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Eva Bridgeman', is written over a horizontal line.

Eva Bridgeman MIPI

Director

*For and on behalf of Downey Planning*