

# DESIGN STATEMENT

RETENTION ALTERATIONS TO PERMITTED SHD  
(VIA LRD PROCESS)

LOCATION  
LANDS AT PALMERS GATE, KENNELSFORT ROAD LOWER,  
PALMERSTOWN, DUBLIN 20

APPLICANT  
RANDELSWOOD HOLDINGS LTD.

JULY 2025

DOWNEY  
29 Merrion Square, D02RW64  
[www.dwny.ie](http://www.dwny.ie)

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DOWNEY

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## 01 INTRODUCTION

### 1.1 Purpose of Statement

DOWNEY, Chartered Town Planners and Registered Architects, based at 29 Merrion Square, D02 RW64, have prepared this Design Statement on behalf of the applicant, Randelswood Holdings Ltd. For the proposed development subject to this LRD application, which seeks retention permission for alterations to a previously permitted Strategic Housing Development (Ref. ABP-307092-20 and ABP-309899-21), now nearing completion and partially occupied, known as Palmers Gate.

“Retention permission is sought by Randelswood Holdings Ltd. for development at Palmers Gate, Kennelsfort Road Lower, Palmerstown, Dublin 20. The development consists of alterations to the previously permitted strategic housing development (permitted under Ref. ABP-307092-20 and ABP-309899-21, now nearing completion) which include alterations to the basement including general reconfiguration of the layout including bin store layout, with the construction of an additional basement area to accommodate an additional bin store and an additional 18 car parking spaces (now a total of 138 no. car parking spaces at basement level), the construction of a larger ESB sub-station on site to meet ESB requirements; and alterations to the previously permitted apartment unit layouts, elevations and mix of Block C from 30 no. 1 beds and 17 no. 2 beds to now provide 32 no. 1 beds and 15 no. 2 beds, and Block E from 40 no. 1 beds and 23 no. 2 beds to now provide 42 no. 1 beds and 21 no. 2 beds), and all associated site works necessary to facilitate this development”.

This Design Statement outlines the context of the subject site, planning history, relevant planning context and illustrates the retention permission alterations to the permitted Block C and Block E, which are now constructed and partially occupied, to ensure full compliance with the relevant planning and development policy. It is noted that the Design Statement should be read in conjunction with the accompanying detailed documentation and drawings submitted.

## 02 SITE CONTEXT

### 2.1 Site Location and Description

The proposed development site, measuring approximately 1.2708 hectares, is located in Palmerstown within South Dublin County Council's area. It lies at the junction of Kennelsfort Road Lower and the Chapelizod Bypass (N4), with access from Kennelsfort Road Lower.

The site is well-connected, with direct access to the M50, M4, and Dublin City Centre via the Chapelizod Bypass, which includes a Quality Bus Corridor. A bus stop (No. 2241) is located less than 100m away and is part of the planned BusConnects network.



Figure 1. Site Location in red outline, Extracted from Google Earth



Figure 2. Site Context Map

Palmerstown is a substantial suburb on the western edge of Dublin City, predominantly made up of established residential neighbourhoods. In contrast, the area directly surrounding the site, located in the heart of Palmerstown Village, features a diverse mix of uses, including commercial, retail, industrial, healthcare, religious, educational, and recreational facilities. The locality is also well served by high-quality open spaces, such as the extensive Waterstown Park and the nearby Liffey Valley area.



Figure 3: View of Subject Site from Junction of Kennelsfort Road Lower and the Chapelizod Bypass (N4)

## 03 PLANNING HISTORY

### 3.1 Site Specific Planning History

DOWNEY have carried out an examination of the planning history of the subject site which determined that there have been a number of planning applications made on the overall landholding for which this proposal relates. The most relevant planning history on the lands is as follows:

- Reg. Ref. ABP-307092-20: Original Application  
GRANTED**

Planning permission was granted by An Bord Pleanála for 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.



Figure 4. Permitted Site Layout Reg. Ref. ABP-307092-20

- **Reg. Ref. ABP-307092-20 - GRANTED**

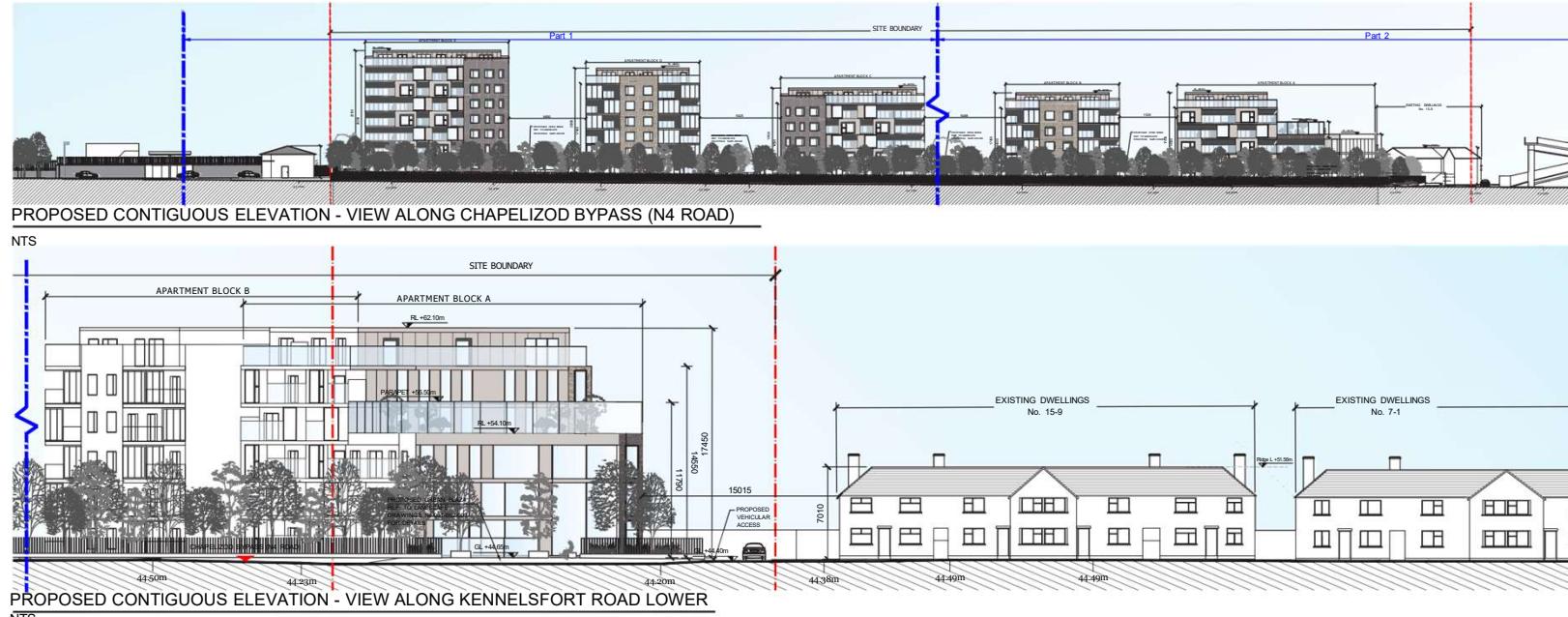


Figure 5. Permitted Contiguous Elevation Reg. Ref. ABP-307092-20

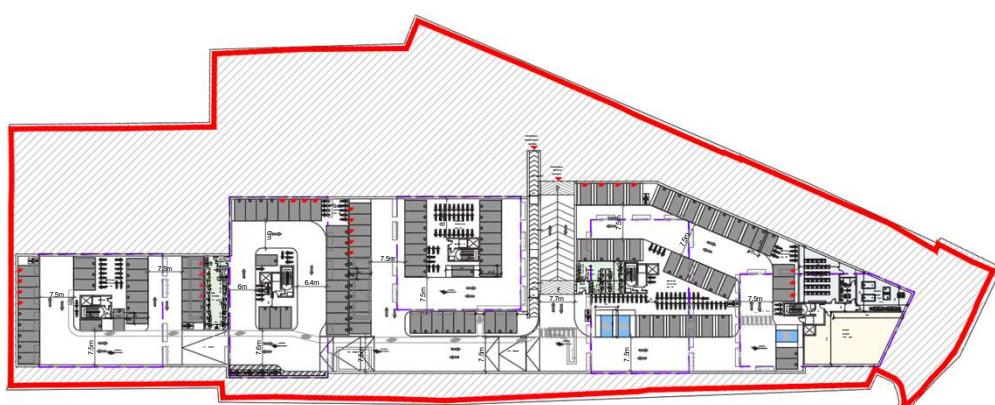


Figure 6. Permitted Basement Layout Reg. Ref. ABP-307092-20

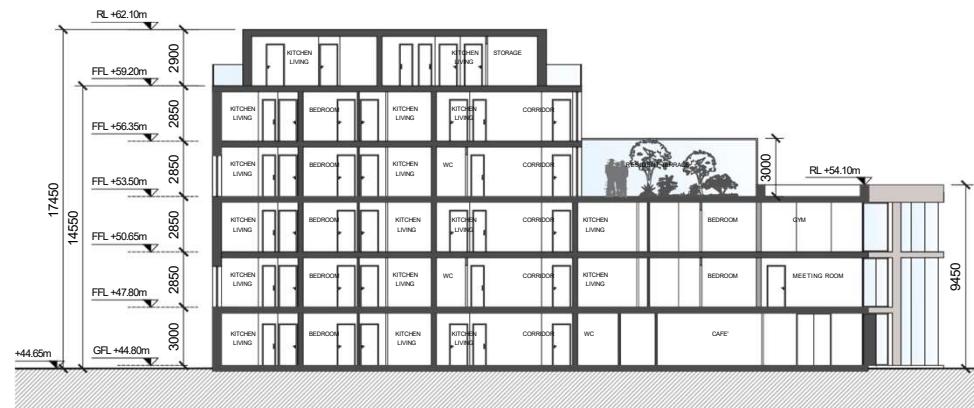


Figure 7. Permitted Section Block A Reg. Ref. ABP-307092-20

- **Reg. Ref. ABP-309899-21: Revisions to Blocks A and B - GRANTED**

Planning permission was granted by An Bord Pleanála on 20th May 2021. The development was previously permitted by South Dublin County Council and An Bord Pleanála under the Reg. Ref. ABP-307092-20 for the demolition of all existing structures on site and the construction of a residential development of 250 no. 'Build to rent' apartments in 5 no. blocks (A to E), with a café and ancillary residential amenity facilities.

This application consists of changes and updates in Blocks A and B. Blocks C, D, and E remain the same scheme as previously permitted on 1st September 2020.

Proposed external and internal alterations to previously permitted Blocks A & B only including elevational changes; increase in height to accommodate construction method requirements including lift shaft overrun, AOV and parapet; minor increase in footprint of Blocks A & B to accommodate construction method requirements; alterations to and increase of residential amenity spaces within Block A and at basement level including removal of basement plant room; alterations to previously permitted apartment layouts and communal spaces

within Block A; alterations to previously permitted apartment layouts and communal spaces within Block B and alterations to the previously permitted apartment unit mix within this block only from 18 no. 1 beds and 28 no. 2 beds (46 units) to now provide 12 no. 1 beds and 34 no. 2 beds (46 units)

- Proposed alterations to previously permitted landscaping proposals including relocation of vents and of 1 no. bike shelter; and,
- Proposed alterations to previously permitted basement plan.



Figure 8. Permitted Site Layout Reg. Ref. ABP-309899-21

- Reg. Ref. ABP-309899-21: Revisions to Blocks A and B - GRANTED

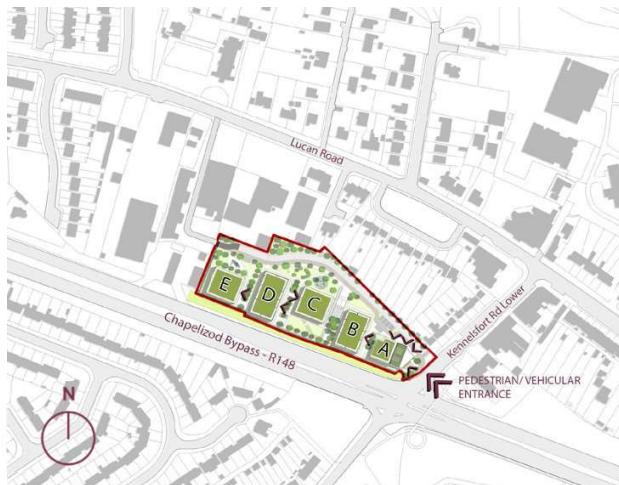


Figure 9. Permitted Site Layout - Reg. Ref. ABP-307092-20

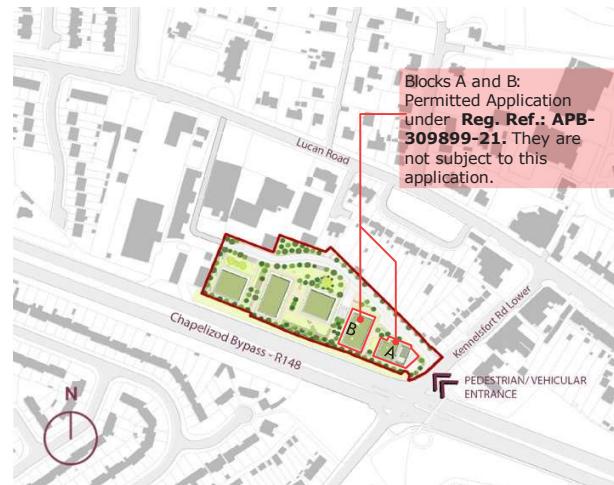


Figure 10. Permitted Site Layout - Reg. Ref. ABP-309899-21



Figure 11. Permitted Contiguous Elevation - Reg. Ref. ABP-307092-20



Figure 12. Permitted Contiguous Elevation - Reg. Ref. ABP-309899-21

- Reg. Ref. ABP-309899-21: Revisions to Blocks A and B - GRANTED

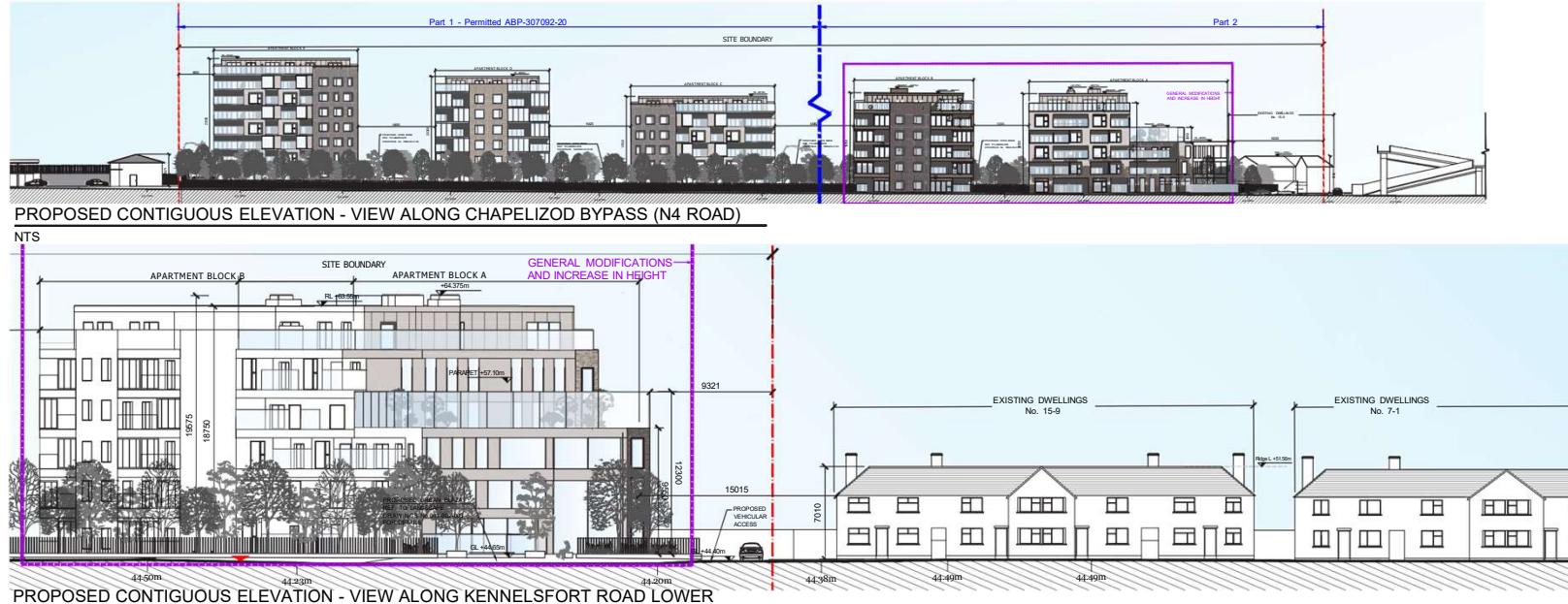


Figure 13. Permitted Contiguous Elevations Reg. Ref. ABP-309899-21

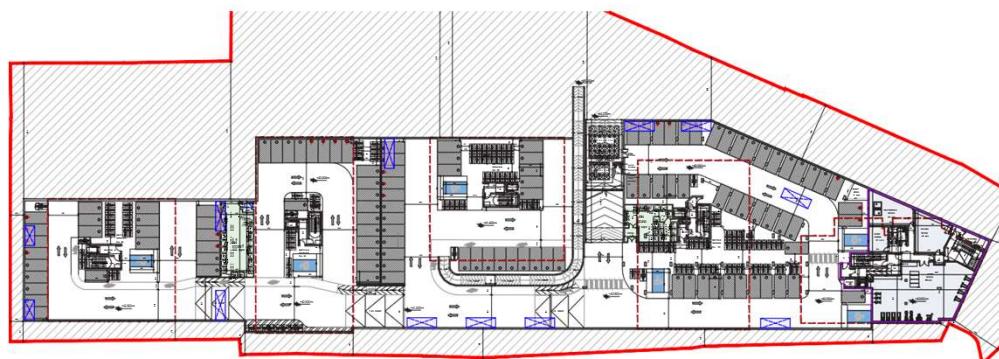


Figure 14. Permitted Basement Layout Reg. Ref. ABP-309899-21

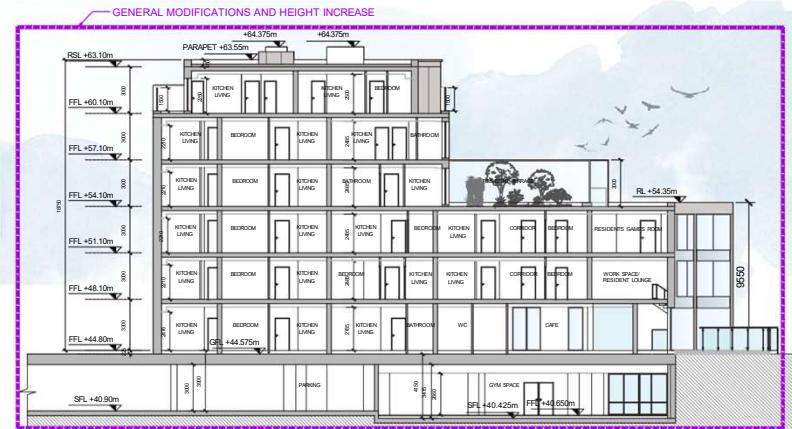


Figure 15. Permitted Section Block A Reg. Ref. ABP-309899-21

- **Reg. Ref. ABP-310753-21: Revisions to Blocks C, D and E - REFUSED**

Planning permission was refused by An Bord Pleanála on 20th June 2022. The proposed alterations to the previously permitted Strategic Housing Development (**permitted under ABP-307092-20 as amended by ABP-309899-21**) provided for the following:

- Proposed external and internal alterations to previously permitted Blocks C, D & E only including elevational changes; reduction in site levels; increase in height to accommodate construction method requirements including lift shaft overrun, AOV and parapet; minor increase in footprint/floor plans of Blocks C, D & E to accommodate construction method requirements and revised apartment mix/layouts;

Proposed alterations to previously permitted apartment layouts and communal spaces within Block C, a proposed additional setback floor (i.e. proposed 7 storey building) comprising 7 no. additional units (6 no. 1 beds and 1 no. 2 bed), with alterations also proposed to the previously permitted apartment unit mix within this block,

resulting in an overall increase of 8 no. units in total i.e. from 30 no. 1 beds and 17 no. 2 beds (47 no. units) to now provide 37 no. 1 beds and 18 no. 2 beds (55 no. units);

- Proposed alterations to previously permitted apartment layouts and communal spaces within Block D, a proposed additional setback floor (i.e. proposed 8 storey building) comprising 5 no. additional units (2 no. 1 beds and 3 no. 2 beds), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of 8 no. units in total i.e. from 33 no. 1 beds and 34 no. 2 beds (67 no. units) to now provide 38 no. 1 beds and 37 no. 2 beds (75 no. units);

- Proposed alterations to previously permitted apartment layouts and communal spaces within Block E, a proposed additional setback floor (i.e. proposed 9 storey building) comprising 7 no. additional units (6 no. 1 beds and 1 no. 2 bed), with alterations also proposed to the previously permitted apartment unit mix within this block, resulting in an overall increase of 8 no. units in total i.e. from 40 no. 1 beds and 23 no. 2 beds (63 no. units) to now provide 47 no. 1

beds and 24 no. 2 beds (71 no. units). This results in an overall total increase of 24 no. units from the previously permitted 250 no. units (134 no. 1 beds and 116 no. 2 beds) to now provide 274 no. units (147 no. 1 beds and 127 no. 2 beds);

- Proposed alterations to previously permitted ESB sub-station;
- Proposed alterations to previously permitted landscaping proposals to accommodate minor increase in footprint of Blocks C, D & E;
- Proposed alterations to previously permitted basement plan layout and configuration including minor increase in size and provision of an additional 24 bicycle parking spaces and 26 car parking spaces.

- **Reg. Ref. ABP-310753-21: Revisions to Blocks C, D and E - REFUSED**



Figure 16. Refused Site Layout Reg. Ref. ABP-310753-21

- Reg. Ref. ABP-310753-21: Revisions to Blocks C, D and E - REFUSED

#### DESIGN EVOLUTION



Figure 17. Permitted Site Layout - Reg. Ref. ABP-307092-20

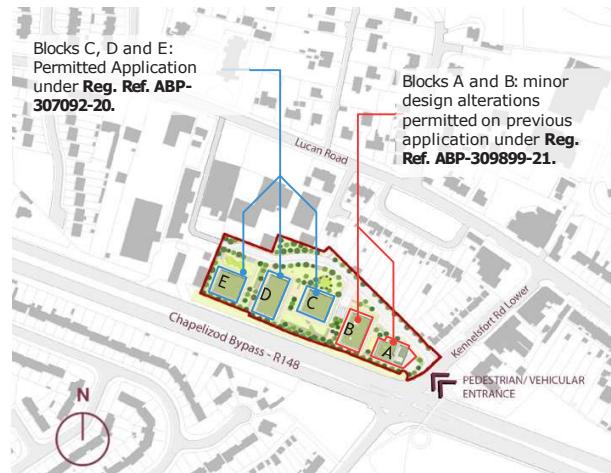


Figure 18. Permitted Site Layout - Reg. Ref. ABP-309899-21

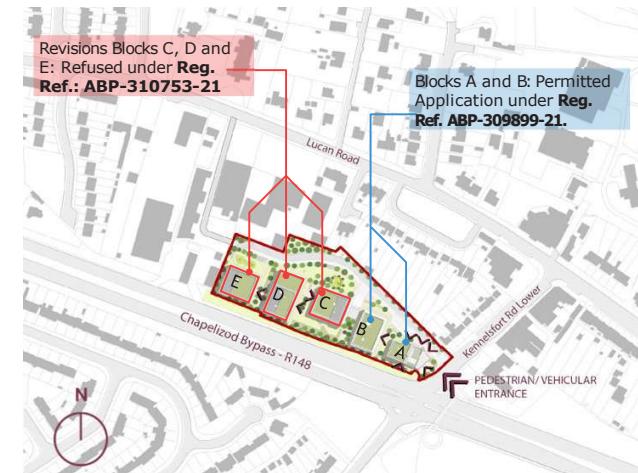


Figure 19. Refused Site Layout - Reg. Ref. ABP-310753-21

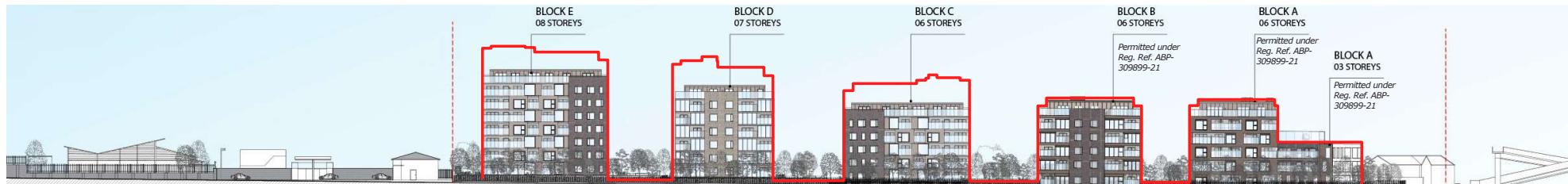


Figure 20. Permitted Contiguous Elevation - Reg. Ref. ABP-309899-21



Figure 21. Refused Contiguous Elevation - Reg. Ref. ABP-310753-21

- Reg. Ref. ABP-311853-21: General External Updates - **REFUSED**

Planning permission was refused by An Bord Pleanála on 20th June 2022. The proposed alterations to the previously permitted Strategic Housing Development (**permitted under ABP-307092-20 as amended by ABP-309899-21**) provided for the following:

- Proposed alterations to the previously permitted utilisation of the existing vehicular and pedestrian/cyclist access via Palmerstown Business Park (onto Old Lucan Road) to now limit this access to pedestrian/cyclist access only for Block E residents and visitors;
- Proposed alterations to the previously permitted site layout plan and landscaping proposals to accommodate the provision of a turning head; and,
- Proposed minor alterations to the configuration of the previously permitted access at Kennelsfort Road Lower.

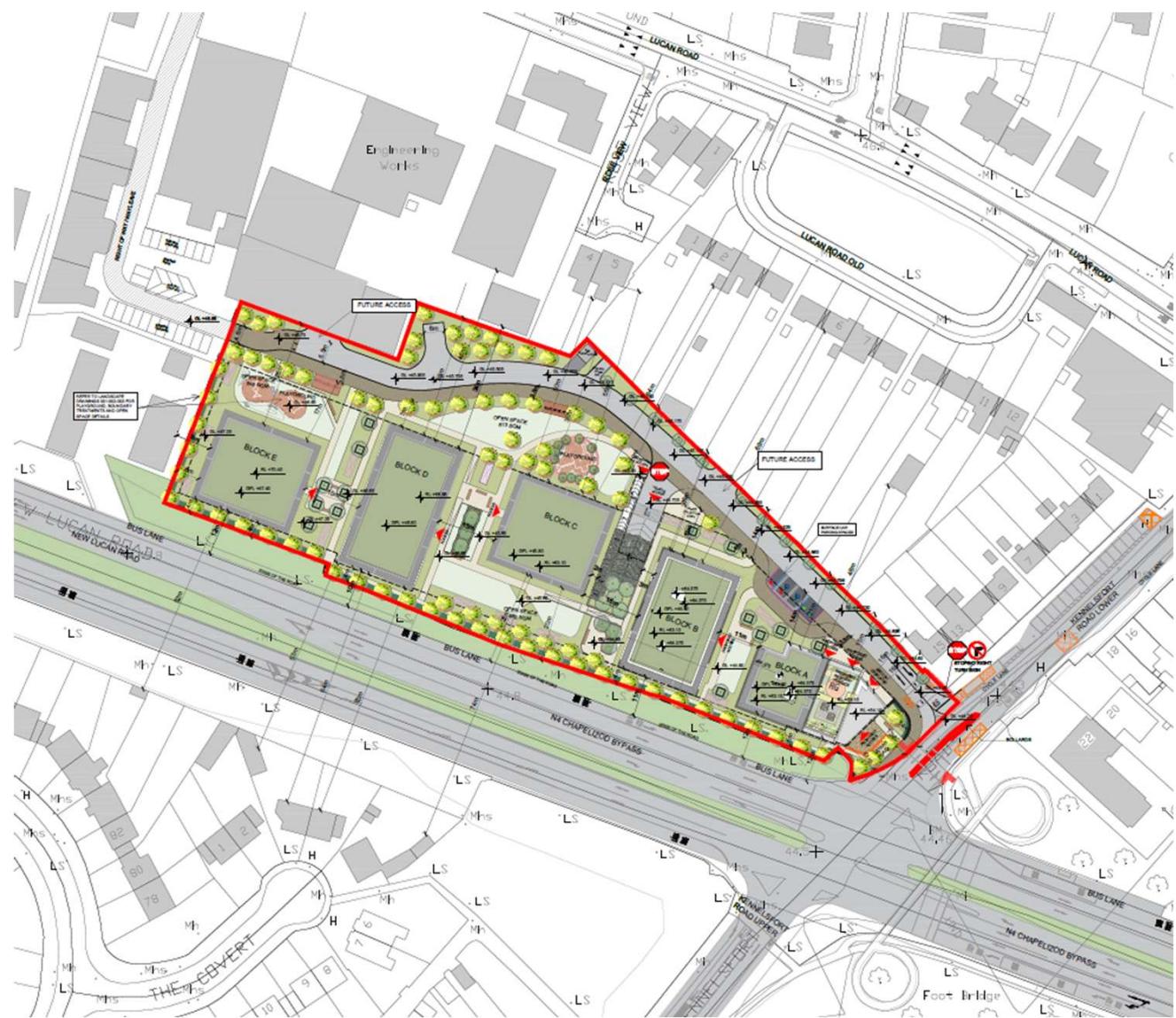


Figure 22. Refused Site Layout Reg. Ref. ABP-311853-21

## 04 SCHEME LAYOUT

Given the scale of the development, certain design modifications were necessary during the construction design phase.

### 4.1 Site Plan

The site plan has been revised to incorporate adjustments in response to planning conditions and construction requirements. These modifications ensure compliance with accessibility standards and building regulations across the project.

### 4.1.2 Key Comparison Points – As Granted Scheme X Existing Scheme

The size of **substation** has been increased, with additional details provided in this report.

### 4.1.3 Site Plan - As Granted Scheme

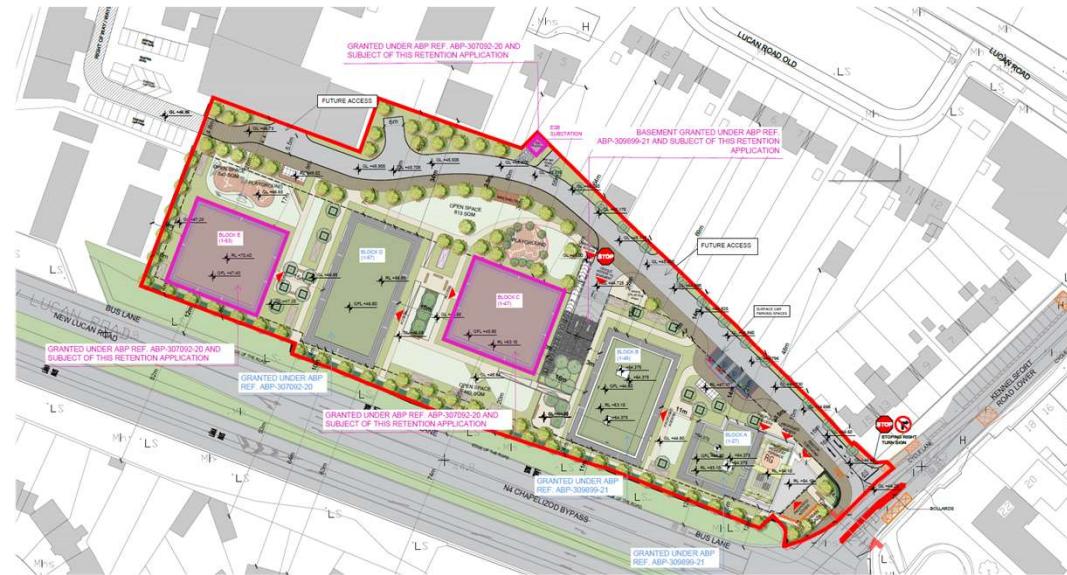


Figure 23. As Granted Site Layout Plan – Extracted from As Granted Scheme – REG. REF. ABP-307092-20 & REG. REF. ABP-309899-21

### 4.1.4 Site Plan – Existing Scheme

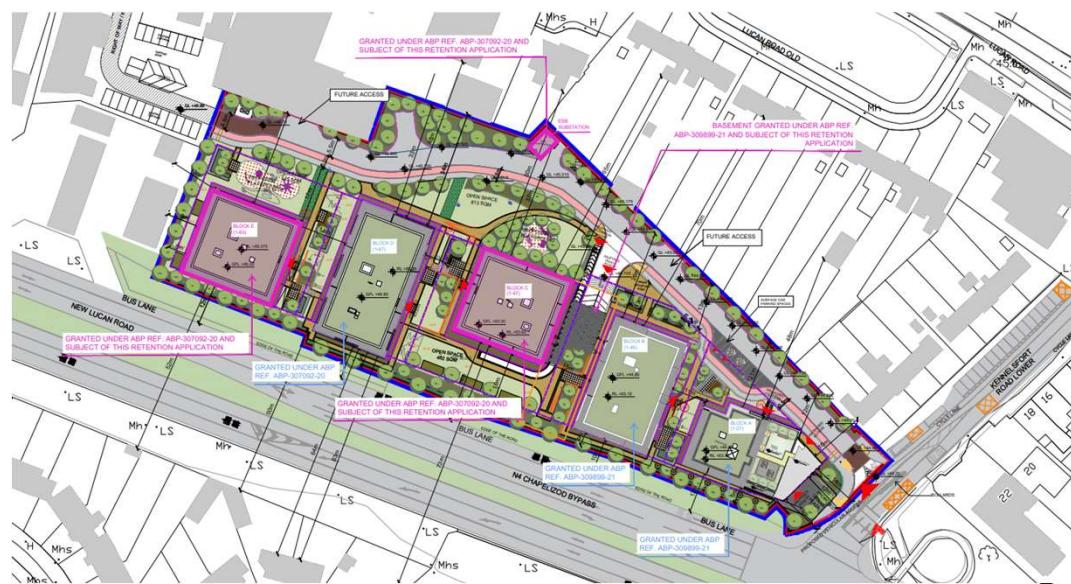


Figure 24. Existing Site Layout Plan – Extracted from Existing Scheme

### 4.2 Contiguous Elevations

#### 4.2.1 Contiguous Elevations - As Granted Scheme



Figure 26. Contiguous Elevation – View Along Chapelizod Bypass (N4 Road) Part 1 – Extracted from As Granted Scheme – REG. REF. ABP-307092-20 & REG. REF. ABP-309899-21



Figure 25. Key Plan

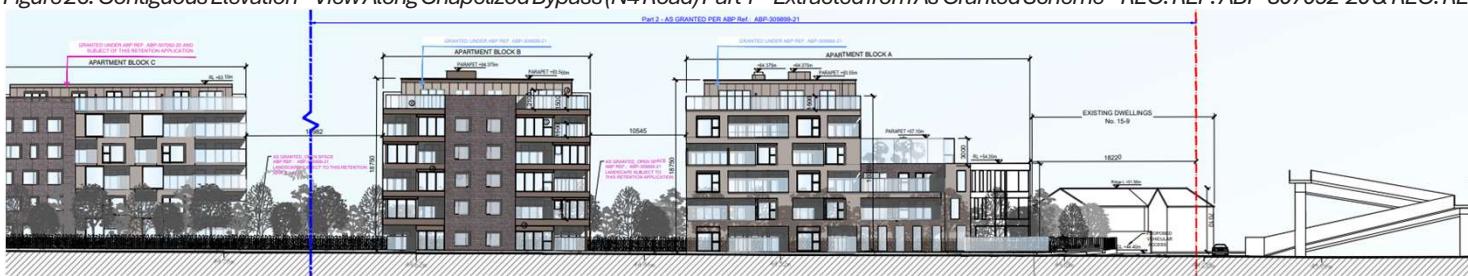


Figure 27. Contiguous Elevation – View Along Chapelizod Bypass (N4 Road) Part 2 – Extracted from As Granted Scheme – REG. REF. ABP-307092-20 & REG. REF. ABP-309899-21



Figure 28. Contiguous Elevation – View Along Chapelizod Bypass (N4 Road) – Extracted from As Granted Scheme – REG. REF. ABP-307092-20 & REG. REF. ABP-309899-21

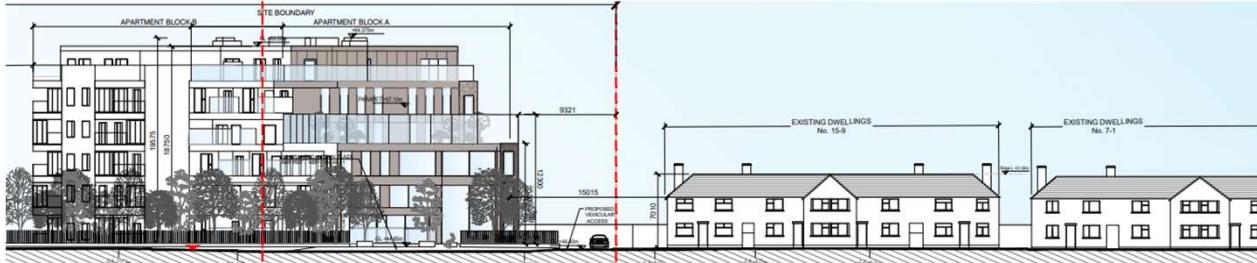


Figure 29. Contiguous Elevation – View Along Kennelsfort Road Lower – Extracted from As Granted Scheme – REG. REF. ABP-307092-20 & REG. REF. ABP-309899-21

### 4.2 Contiguous Elevations

#### 4.2.2 Contiguous Elevations – Existing Scheme

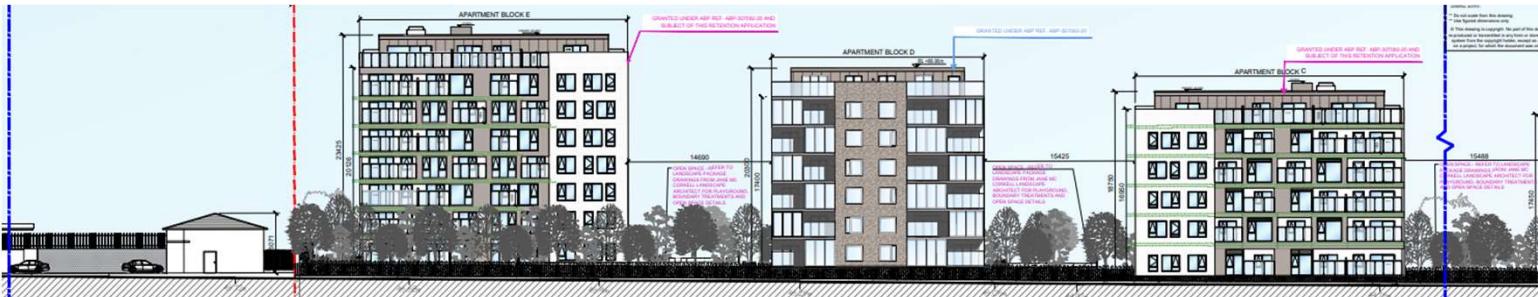


Figure 30. Contiguous Elevation – View Along Chapelized Bypass (N4 Road) Part 1 – Extracted from Existing Scheme



Figure 34. Key Plan



Figure 31. Contiguous Elevation – View Along Chapelized Bypass (N4 Road) Part 2 – Extracted from Existing Scheme



Figure 32. Contiguous Elevation – View Along Chapelized Bypass (N4 Road) – Extracted from Existing Scheme

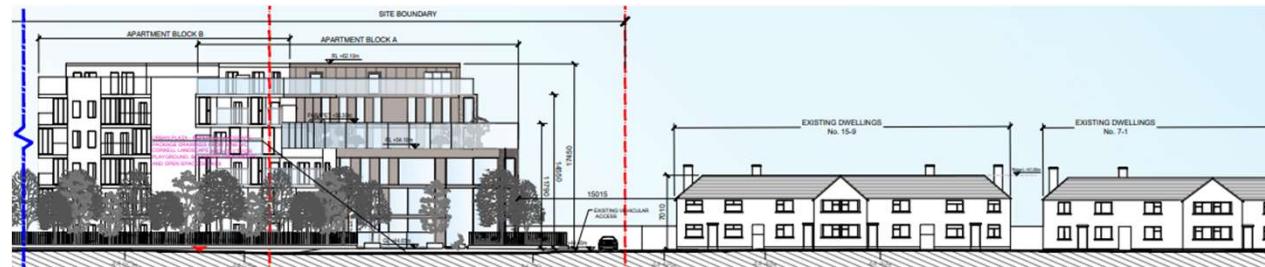


Figure 33. Contiguous Elevation – View Along Kennelsfort Road Lower – Extracted from Existing Scheme

### 4.3 Substation

The substation originally approved under the SHD permission was found to be unsuitable. Following consultation with ESB Networks, a revised and more appropriate design was agreed upon and constructed. Retention permission is now being sought for this larger substation, which is essential for the proper functioning of the development.

The substation remains in the same location in both the existing scheme and the as granted scheme.

#### 4.3.1 Substation - As Granted Scheme



Figure 35. ESB – Substation Location, Floor Plan and Elevations – Extracted from As Granted Scheme

### 4.3.2 Substation - Existing Scheme

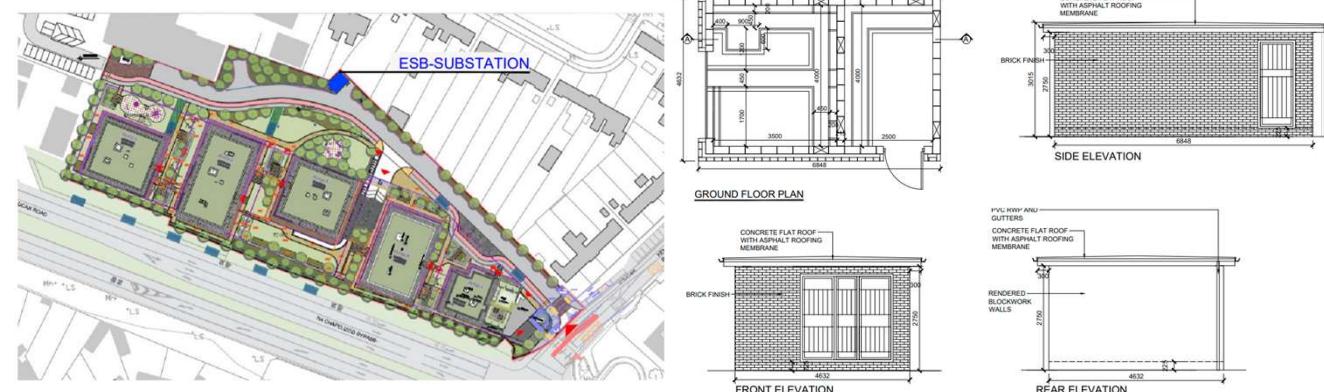


Figure 36. ESB – Substation Location, Floor Plan and Elevations – Extracted from Existing Scheme

#### 4.2.3 Key Comparison Points – As Granted Scheme X Existing Scheme

The substation in the existing scheme is larger than the one approved in the original SHD permission. Its footprint increased from 2,100mm x 2,700mm to 6,848mm x 4,632mm, and the overall height increased from 2,000mm to 3,015mm. These changes reflect in both size and height to meet operational requirements.

#### 4.4 Basement

During construction, the basement area was expanded to enable a more cost-effective solution for both the construction and long-term maintenance of the development. This extension required some essential reconfiguration from an operational perspective and has provided for 18 additional car parking spaces as well as a dedicated bin storage area.

It's important to note that when An Bord Pleanála approved the original development under the Strategic Housing Development (SHD) process, the prevailing Build-to-Rent guidelines permitted reduced standards, including for private amenity spaces. The scheme was later further amended under Section 146B of the Planning and Development Act, 2000 (as amended).

The modifications to the approved Palmerstown SHD scheme, now referred to as Palmers Gate, are considered to align with the principles of proper planning and sustainable development, consistent with national, regional, and local planning policy, as well as guidelines issued under Section 28 of the Planning and Development Act.

##### 4.4.1 Basement - As Granted Scheme

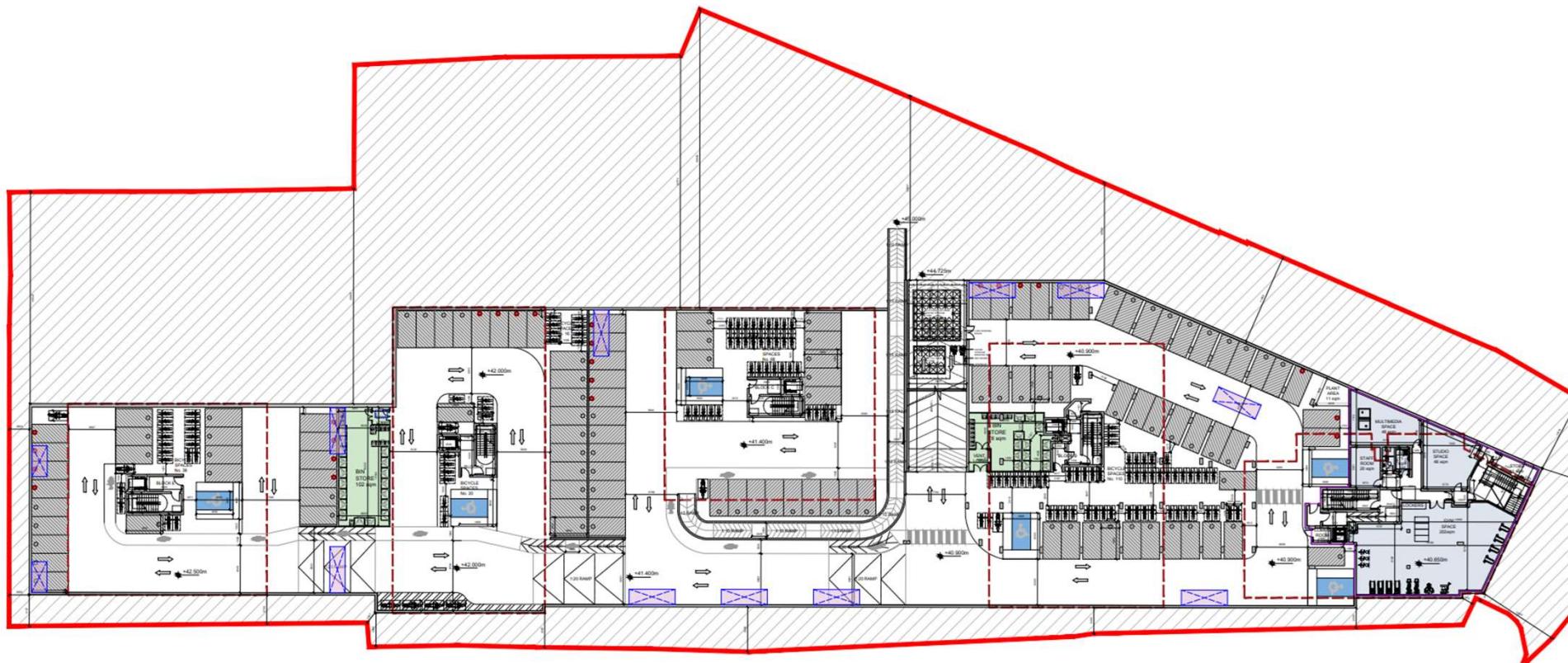


Figure 37. Basement Floor Plan – Extracted from As Granted Scheme – REG. REF. ABP-307092-20 & REG. REF. ABP-309899-21

## 4.4.2 Basement - Existing Scheme

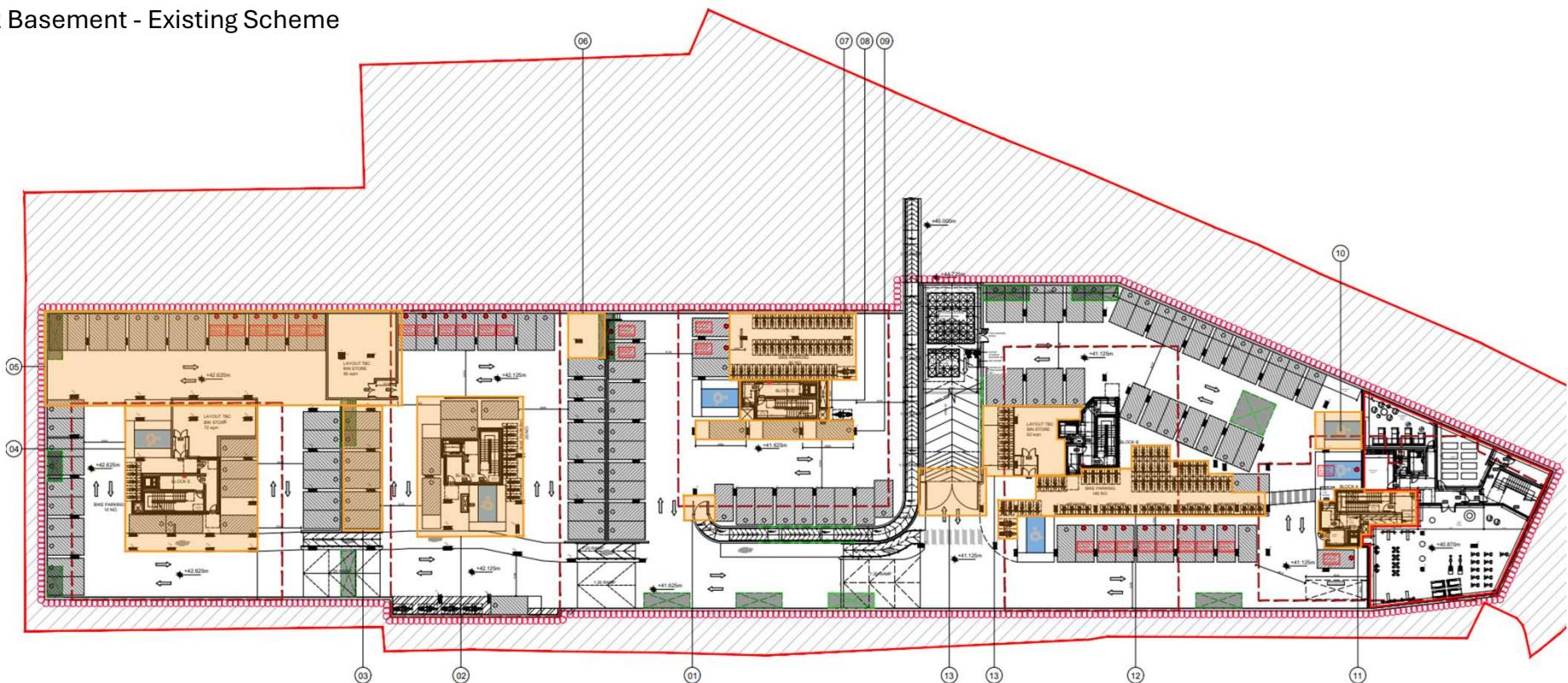


Figure 38. Basement Floor Plan – Extracted from Existing Scheme

## 4.4.3 Key Comparison Points – As Granted Scheme X Existing Scheme

- 01 - Added door at pedestrian entrance;
- 02 – Stair core adjusted to include extra protected lobby; bike and car parking layouts revised;
- 03 - Bin store removed, replaced with car spaces;
- 04 – Stair core reconfigured with additional lobby and new bin store; parking layouts updated;
- 05 - Basement enlarged, allowing more car parking and bin storage;
- 06 - Bike parking layout revised;
- 07 - Bike parking layout revised;
- 08 - Additional protected lobby added to stair core;
- 09 – Car parking layout revised;
- 10 - Two standard car spaces replaced by one accessible space;
- 11 – Stair core updated with protected lobby and shaft;
- 12 - Bike parking layout modified;
- 13 - Smaller bin store with added bike parking;
- 14 - Gate added at basement entrance;

**Note:** The existing basement provides 18 additional car parking spaces. The number of bicycle parking spaces remains as granted, with a total of 266 spaces provided within the basement.

### 4.5 Block C

Additional design modifications were carried out during construction to accommodate practical construction needs. These changes resulted in alterations to the unit layouts, building elevations, and the unit mix within Block C.

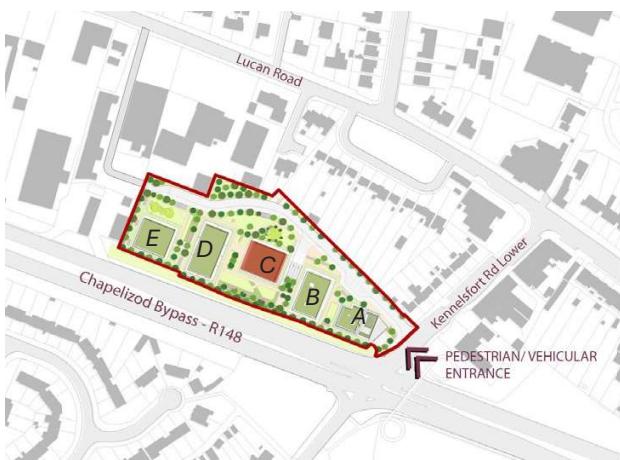


Figure 38. Key Plan

The total number of residential units remains unchanged, but there has been a slight adjustment to the mix between 1-bedroom and 2-bedroom units. Please refer to Table 1 for the as granted scheme and Table 2 for the existing scheme.

| BLOCK C - SCHEDULE OF APARTMENTS |                 |
|----------------------------------|-----------------|
| Apartment - 1 BED                | 30 No. UNITS    |
| Apartment - 2 BEDS               | 17 No. UNITS    |
| <b>TOTAL NO. OF UNITS</b>        | <b>47 UNITS</b> |

Figure 39. Table 1 – Block C – As Granted Scheme

| BLOCK C - SCHEDULE OF APARTMENTS |                 |
|----------------------------------|-----------------|
| Apartment - 1 BED                | 32 No. UNITS    |
| Apartment - 2 BEDS               | 15 No. UNITS    |
| <b>TOTAL NO. OF UNITS</b>        | <b>47 UNITS</b> |

Figure 40. Table 2 – Block C – Existing Scheme

### 4.5.1 Block C - As Granted Scheme

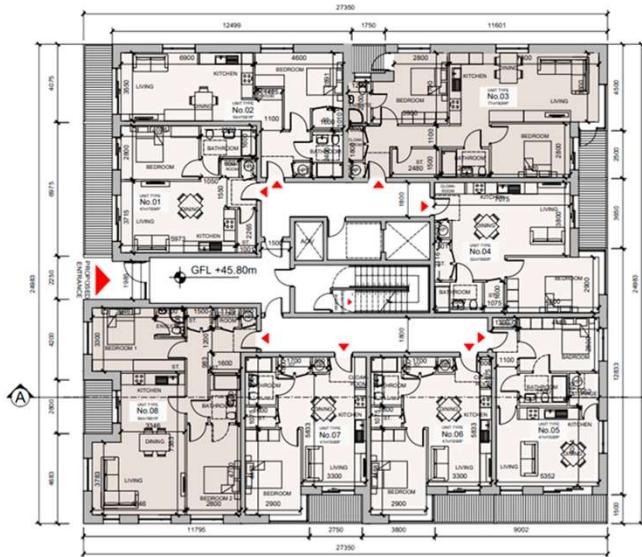


Figure 41 . Ground Floor Plan – Extracted from As Granted Scheme – REG. REF. ABP-307092-20

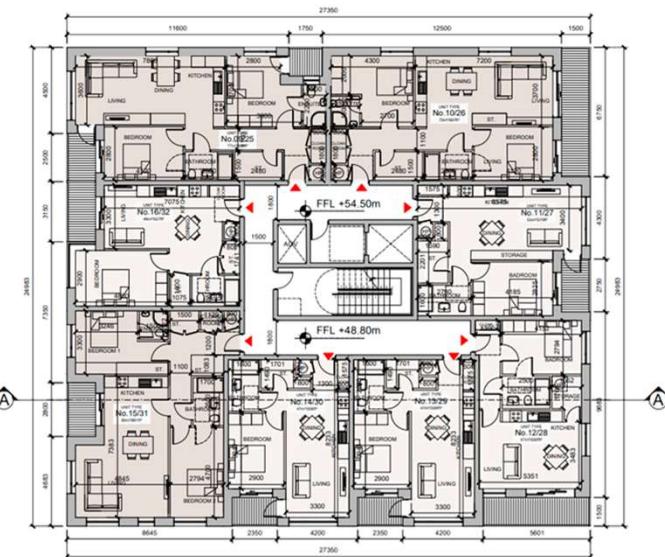


Figure 42 . First and Third Floor Plan – Extracted from As Granted Scheme – REG. REF. ABP-307092-20



Figure 43 . Section AA – Extracted from As Granted Scheme – REG. REF. ABP-307092-20

#### 4.5.1 Block C - As Granted Scheme

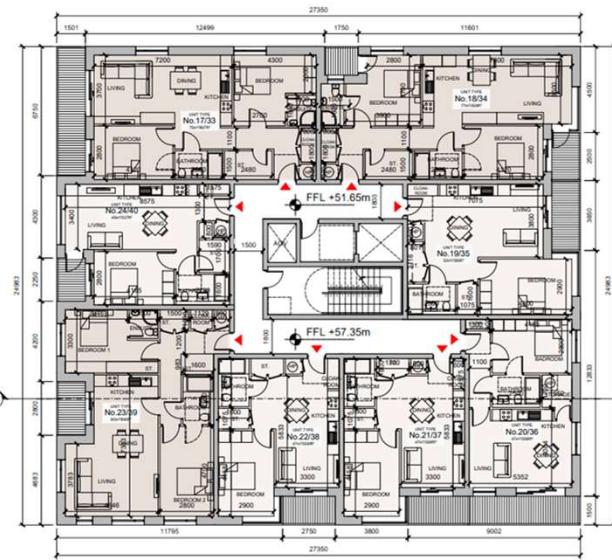


Figure 44 . Second and Fourth Floor Plan – Extracted from As Granted Scheme – REG. REF. ABP-307092-20

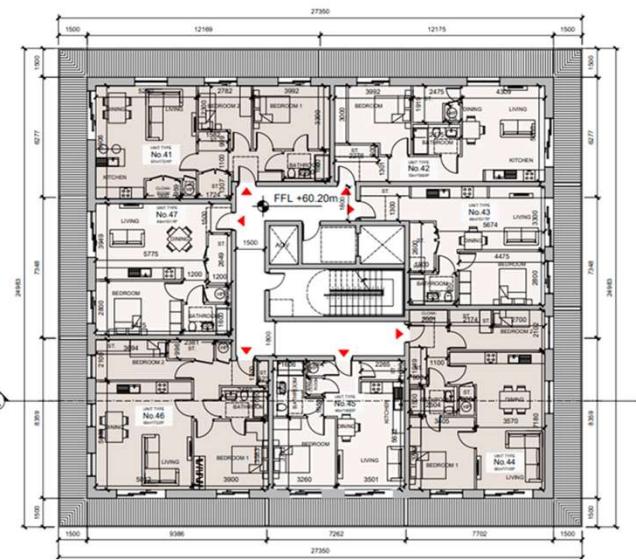


Figure 46 . Fifth Floor Plan – Extracted from As Granted Scheme -  
REG. REF. ABP-307092-20



Figure 49 . North Elevation – Extracted from As Granted Scheme –  
REG. REF. ABP-307092-20



Figure 50 . East Elevation – Extracted from As Granted Scheme –  
REG. REF. ABP-307092-20

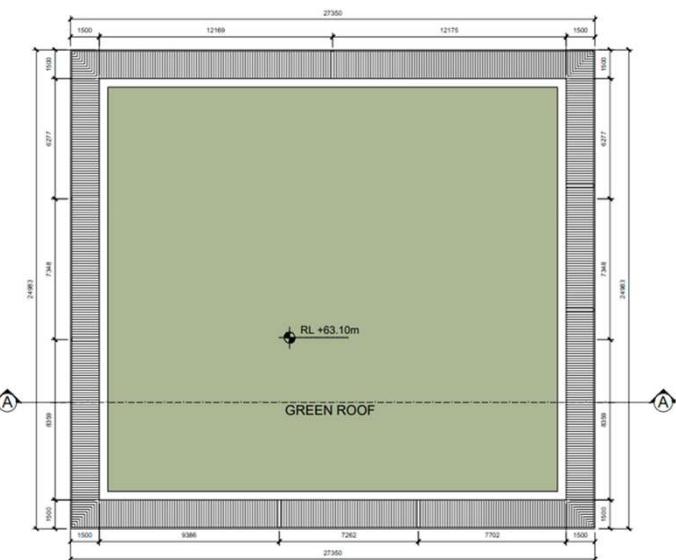


Figure 45 . Roof Plan – Extracted from As Granted Scheme – REG. REF. ABP-307092-20



Figure 47 . South Elevation – Extracted from As Granted Scheme –  
REG. REF. ABP-307092-20



Figure 48 . West Elevation – Extracted from As Granted Scheme –  
REG. REF. ABP-307092-20

### 4.5.2 Block C - Existing Scheme

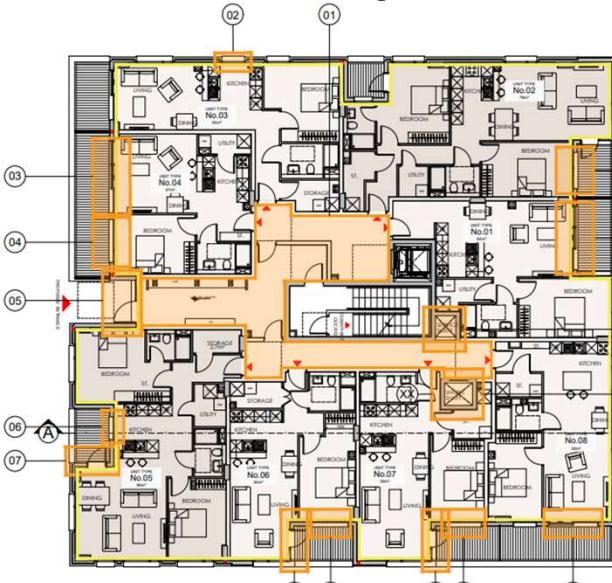


Figure 51 . Existing Ground Floor Plan – Extracted from Existing Scheme



Figure 52 . Existing First & Third Floor Plan – Extracted from Existing Scheme

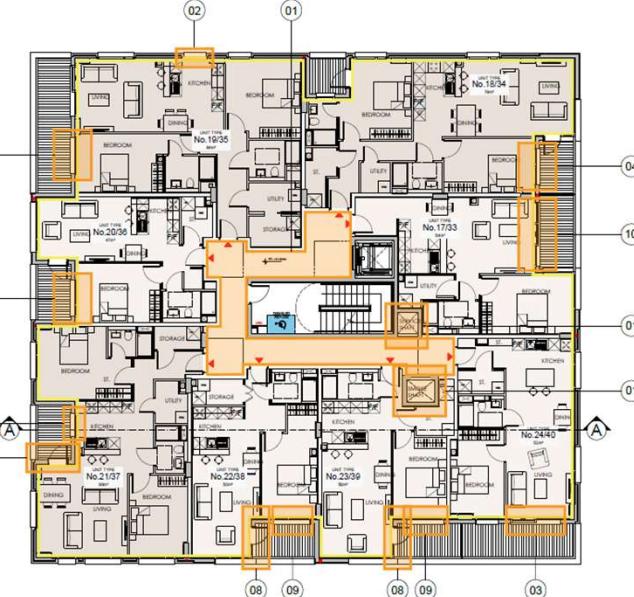


Figure 53 . Existing Second & Fourth Floor Plan – Extracted from Existing Scheme

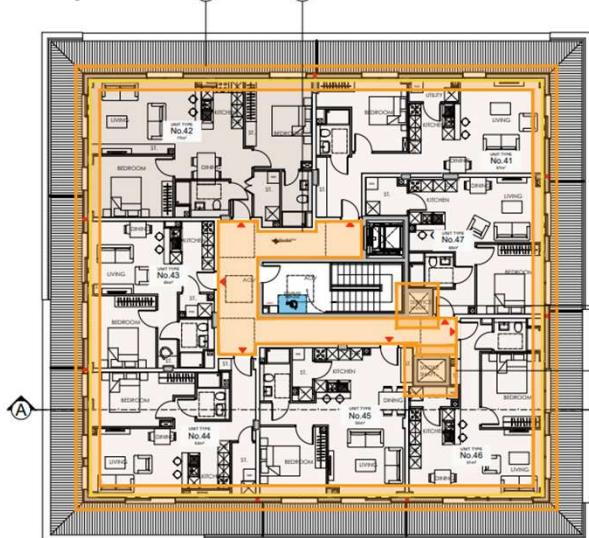


Figure 54 . Existing Fifth Floor Plan – Extracted from Existing Scheme

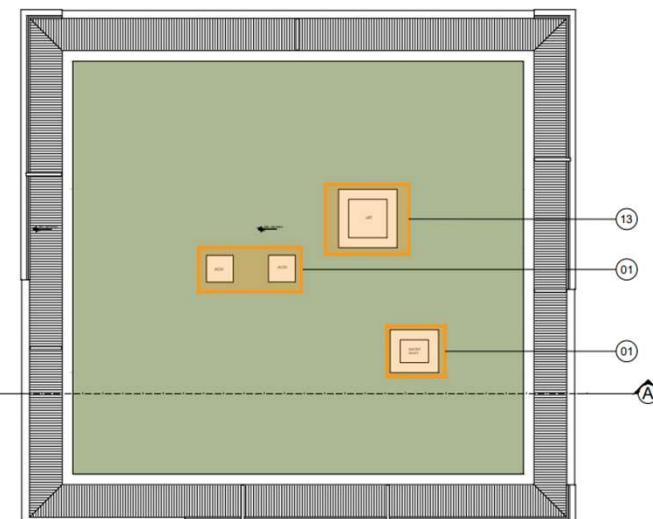


Figure 55 . Existing Roof Plan – Extracted from Existing Scheme

### 4.5.2 Block C - Existing Scheme



Figure 56. Existing North Elevation – Extracted from Existing Scheme



Figure 57. Existing East Elevation – Extracted from Existing Scheme



Figure 58. Existing South Elevation – Extracted from Existing Scheme



Figure 59. Existing West Elevation – Extracted from Existing Scheme

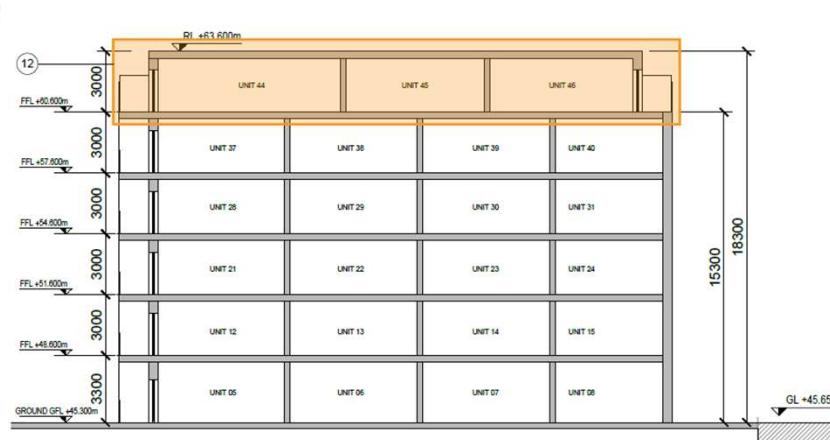


Figure 60. Existing Section AA – Extracted from Existing Scheme

#### 4.5.3 Key Comparison Points – As Granted Scheme X Existing Scheme

01 – As Granted: Simple access to the units;

Existing: The corridor layout has been reconfigured due to the inclusion of AOV;

02 – As Granted: Provision one window for the living area;

Existing: A new window was built due to a change in the kitchen layout;

03 – As Granted: Provision of a triple sliding door;

Existing: A double opening window was built;

04 – As Granted: Provision of a double sliding door;

Existing: A double opening window was built;

05 – As Granted: Opening the access door from the right;

Existing: Main access door opening changed to the left;

06 – As Granted: Provision of a double sliding door;

Existing: A single opening window was built;

07 – As Granted: No access to open space;

Existing: A single door was built to access the new balcony;

08 – As Granted: Provision of a window;

Existing: A door was built to access the balcony;

09 – As Granted: Provision of a double sliding door;

Existing: A double opening window was built;

10 – As Granted: Provision of a double sliding door;

Existing: A triple sliding door was built increasing the dimensions of the opening;

11 – As Granted: Provision of a double sliding door;

Existing: Larger double sliding door was built;

12 – As Granted: Provision of window and door openings for a Penthouse layout for 3 no.

2-BEDS unit and 4 no. 1-BED;

Existing: Layout has been reconfigured to a Penthouse with 1 no. 2-BEDS unit and 6 no. 1-BED units so all the window and door openings were built in different positions or dimensions;

13 – As Granted: The previously approved lift didn't include an Engine room;

Existing: The lift Engine room was built according to the Manufacturers specifications, changing the design seen in the roof plan and elevation.

**Note:** All internal layouts of the units for all floors have been changed compared to the previously approved layout (As Granted Scheme). However only the Fifth floor (Penthouse) has seen a change in the type of the units, where previously approved was 3 no. 2-BEDS and 4 no. 1-BED units, and now has 1 no. 2-BEDS and 6 no. 1-BED units.

## 4.6 Block E

Additional design modifications were carried out during construction to accommodate practical construction needs. These changes resulted in alterations to the unit layouts, building elevations, and the unit mix within Block E.

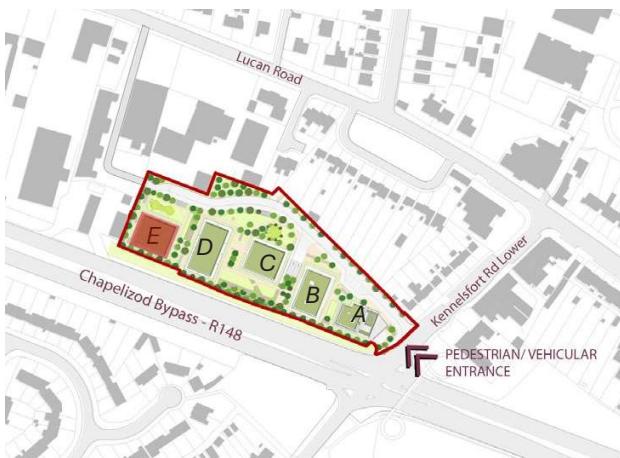


Figure 61. Key Plan

The total number of residential units remains unchanged, but there has been a slight adjustment to the mix between 1-bedroom and 2-bedroom units. Please refer to Table 1 for the as granted scheme and Table 2 for the existing scheme.

| <b>BLOCK E - SCHEDULE OF APARTMENTS</b> |  |
|---|--|
| Apartment - 1 BED                       | <input type="checkbox"/> 40 No. UNITS            |
| Apartment - 2 BEDS                      | <input checked="" type="checkbox"/> 23 No. UNITS |
| <b>TOTAL NO. OF UNITS</b>               | <b>63 UNITS</b>                                  |

Figure 62. Table 1 – Block E – As Granted Scheme

| <b>BLOCK E - SCHEDULE OF APARTMENTS</b> |  |
|---|--|
| Apartment - 1 BED                       | <input type="checkbox"/> 42 No. UNITS            |
| Apartment - 2 BEDS                      | <input checked="" type="checkbox"/> 21 No. UNITS |
| <b>TOTAL NO. OF UNITS</b>               | <b>63 UNITS</b>                                  |

Figure 63. Table 2 – Block E – Existing Scheme

#### 4.6.1 Block E - As Granted Scheme

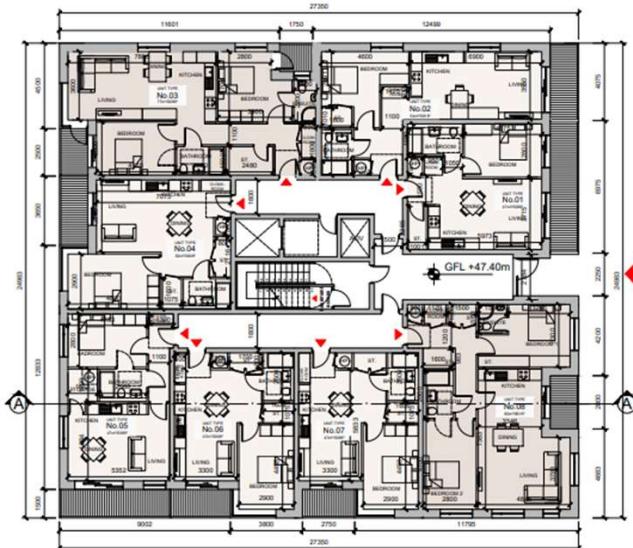


Figure 64. Ground Floor Plan – Extracted from As Granted Scheme – REG. REF. ABP-307092-20

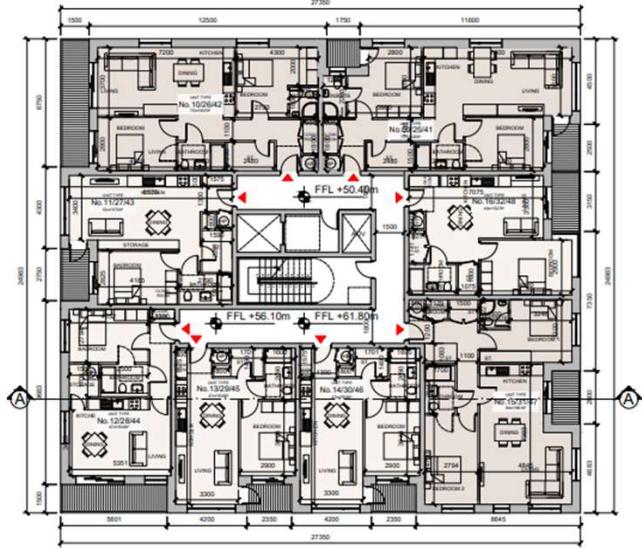


Figure 65. First, Third & Fifth Floor Plan – Extracted from As Granted Scheme – REG. REF. ABP-307092-20

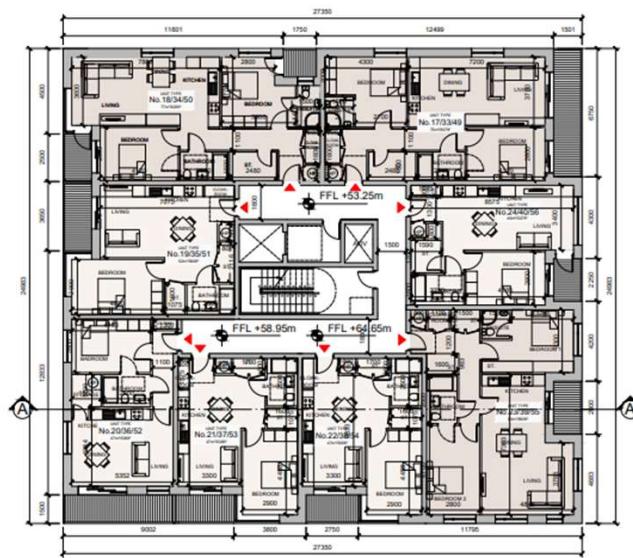


Figure 66. Second, Fourth & Sixth Floor Plan – Extracted from As Granted Scheme – REG. REF. ABP-307092-20

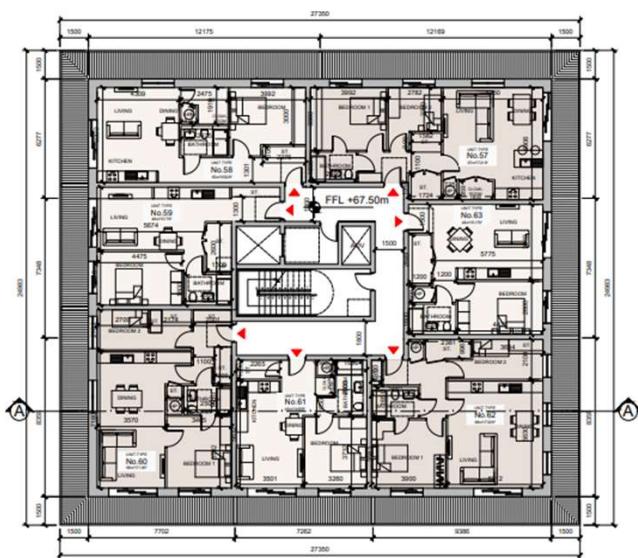


Figure 67. Seventh Floor Plan – Extracted from As Granted Scheme – REG. REF. ABP-307092-20

#### 4.6.1 Block E - As Granted Scheme

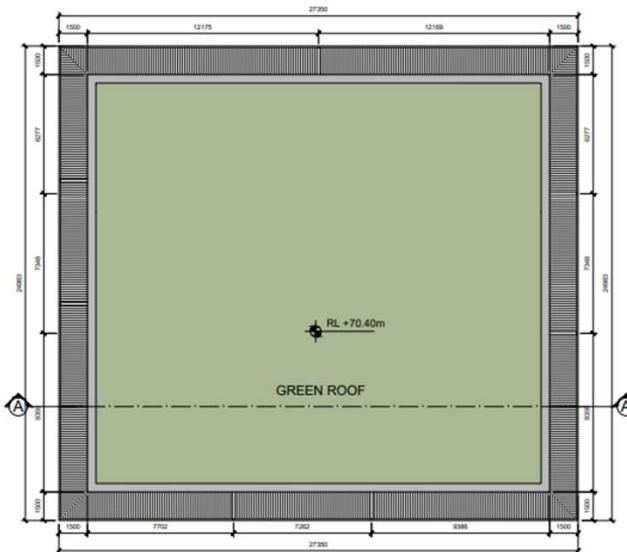


Figure 68. Roof Plan – Extracted from As Granted Scheme – REG.  
REF. ABP-307092-20

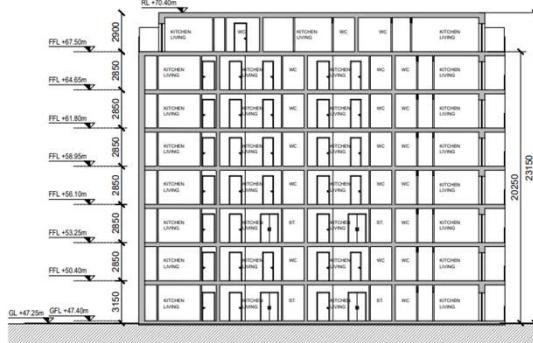


Figure 69. Section AA – Extracted from As Granted Scheme – REG  
REF. ABP-307092-20



Figure 70. West Elevation – Extracted from As Granted Scheme –  
REG. REF. ABP-307092-20



Figure 72. South Elevation – Extracted from As Granted Scheme – REG. REF. ABP-307092-20



Figure 71. North Elevation – Extracted from As Granted Scheme – REG. REF. ABP-307092-20



Figure 73. East Elevation – Extracted from As Granted Scheme – REG. REF. ABP-307092-20

#### 4.6.2 Block E - Existing Scheme

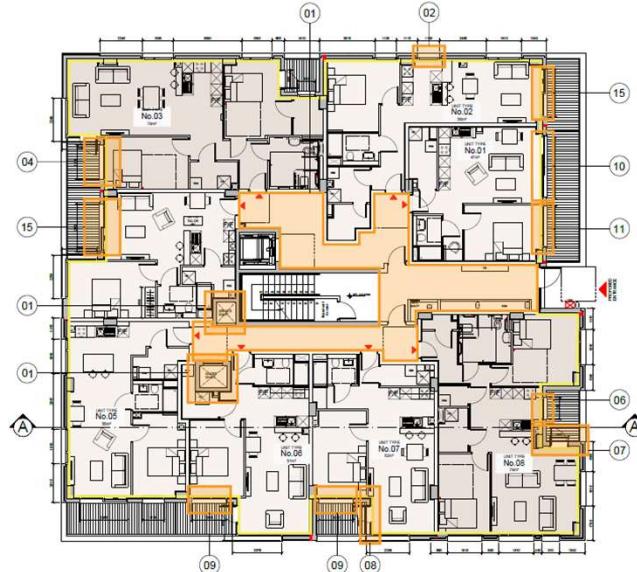


Figure 74 . Existing Ground Floor Plan – Extracted from Existing Scheme



Figure 75 . Existing First & Third & Fifth Foor Plan – Extracted from Existing Scheme



Figure 76. Existing Second & Fourth & Sixth Floor Plan – Extracted from Existing Scheme

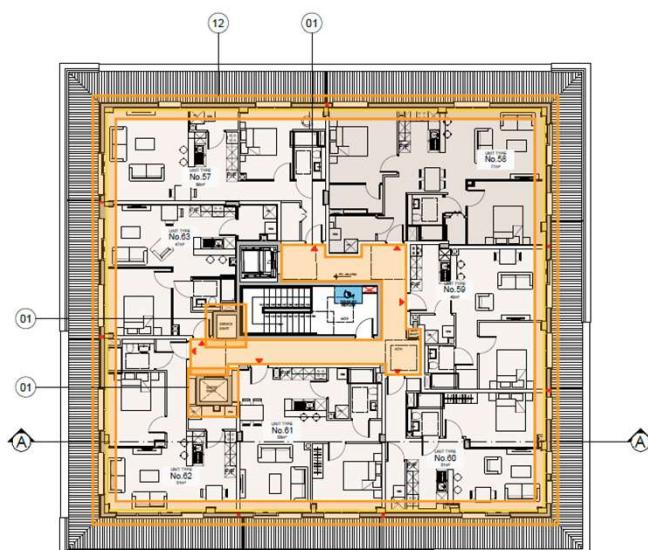
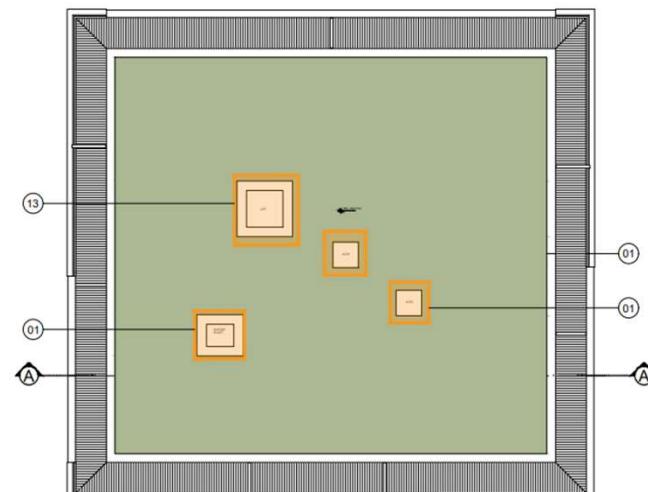


Figure 77 . Existing Seventh Floor Plan – Extracted from Existing Scheme



*Figure 78 . Existing Roof Plan – Extracted from Existing Scheme*

#### 4.5.2 Block C - Existing Scheme



Figure 79. Existing North Elevation – Extracted from Existing Scheme



Figure 80. Existing East Elevation – Extracted from Existing Scheme



Figure 81. Existing South Elevation – Extracted from Existing Scheme



Figure 82. Existing West Elevation – Extracted from Existing Scheme

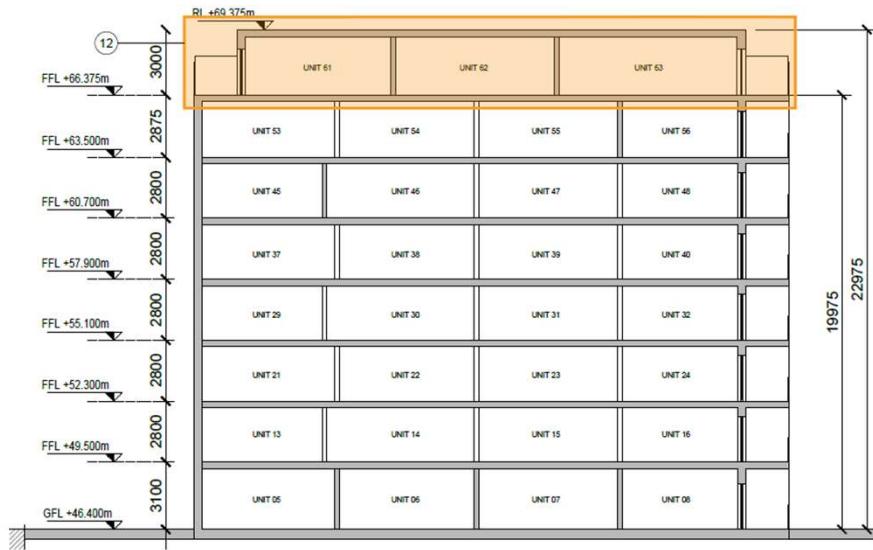


Figure 83. Section AA – Extracted from Existing Scheme

**Note:** All internal layouts of the units for all floors have been changed compared to the previously approved layout (As Granted Scheme). However only the Fifth floor (Penthouse) has seen a change in the type of the units, where previously approved was 3 no. 2-BEDS and 4 no. 1-BED units, and now has 1 no. 2-BEDS and 6 no. 1-BED units.

#### 4.5.3 Key Comparison Points – As Granted Scheme X Existing Scheme

- 01 – As Granted: Simple access to the units;  
Existing: The corridor layout has been reconfigured due to the inclusion of AOV;
- 02 – As Granted: Provision one window for the living area;  
Existing: A new window was built due to a change in the kitchen layout;
- 03 – As Granted: Provision of a triple sliding door;  
Existing: A double opening window was built;
- 04 – As Granted: Provision of a double sliding door;  
Existing: A double opening window was built;
- 05 – As Granted: Opening the access door from the right;  
Existing: Main access door opening changed to the left;
- 06 – As Granted: Provision of a double sliding door;  
Existing: A single opening window was built;
- 07 – As Granted: No access to open space;  
Existing: A single door was built to access the new balcony;
- 08 – As Granted: Provision of a window;  
Existing: A door was built to access the balcony;
- 09 – As Granted: Provision of a double sliding door;  
Existing: A double opening window was built;
- 10 – As Granted: Provision of a double sliding door;  
Existing: A triple sliding door was built increasing the dimensions of the opening;
- 11 – As Granted: Provision of a double sliding door;  
Existing: Larger double sliding door was built;
- 12 – As Granted: Provision of window and door openings for a Penthouse layout for 3 no. 2-BEDS unit and 4 no. 1-BED;  
Existing: Layout has been reconfigured to a Penthouse with 1 no. 2-BEDS unit and 6 no. 1-BED units so all the window and door openings were built in different positions or dimensions;
- 13 – As Granted: The previously approved lift didn't include an Engine room;  
Existing: The lift Engine room was built according to the Manufacturers specifications, changing the design seen in the roof plan and elevation;
- 14 – As Granted: Provision of a double sliding door;  
Existing: A triple opening window was built;
- 15 – As Granted: Provision of a double sliding door;  
Existing: A triple sliding door was built;
- 16 – As Granted: Provision of a double window;  
Existing: A triple opening window was built.

## 05 CONCLUSION

This retention application primarily seeks permission for changes to the plans and elevations for Blocks C and E, as previously granted by An Bord Pleanála under **Reg. Refs: ABP-307092-20**.

While remaining consistent with the approved development framework, necessary refinements have been incorporated to align with project requirements during construction.

In addition, modifications have been made to ensure compliance with planning conditions, accessibility standards, and construction requirements. Key adjustments include revisions to the basement and substation expansion, all of which contribute to the functionality and coherence of the development.

This report provides a comprehensive overview of these changes, ensuring that all revisions support the project's objectives and regulatory compliance.



Figure 84. Existing Block A—Extracted from Google Street View—Access 11.04.2025



DOWNEY

29 MERRION SQUARE, D02RW64