

Planning Department  
South Dublin County Council,  
County Hall,  
Tallaght  
Dublin 24

4<sup>th</sup> July 2025

**RE: LRD Application for Retention Permission for Modifications to the Previously Permitted Strategic Housing Development (SHD) at Palmers Gate, Kennelsfort Road Lower, Palmerstown, Dublin 20**

Dear Sir/Madam,

DOWNEY, Chartered Town Planners, 29 Merrion Square, D02 RW64, on behalf of our client and the applicant, Randelswood Holdings Ltd., Mount Street Upper, Dublin 2, hereby wish to submit this LRD Application for retention permission for modifications to the previously permitted Strategic Housing Development (permitted under Ref. ABP-307092-20 and ABP-309899-21) on lands at Palmers Gate, Kennelsfort Road Lower, Palmerstown, Dublin 20, which is now nearing completion/partially occupied.

The development, as per the description contained within the statutory planning notice, provides for:

*"We, Randelswood Holdings Ltd. intend to apply for retention permission for development at Palmers Gate, Kennelsfort Road Lower, Palmerstown, Dublin 20. The development consists of modifications to the previously permitted Strategic Housing Development (SHD) (permitted under Refs. ABP-307092-20 and ABP-309899-21, now nearing completion) which include alterations to the basement including general reconfiguration of the layout including bin stores 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."*

Please note that this LRD planning application has been submitted through the e-planning portal system. The enclosed documents include the following:

- EFT Payment Confirmation of the appropriate fee €43,384.20
- Digital copy of completed Application Form;

- Digital copy of completed Form 19 LRD Application;
- Digital copy of the site notice;
- Digital copy of the original newspaper notice;
- Digital copy of site location map;
- Digital copy of site layout plan;
- Digital copy of Part V Agreement for Palmers Gate;
- Digital copy of landowner letter of consent;
- Digital copy of applicant letter of consent to agent;
- Digital copy of Pre-Planning Consultation Report (LRDPP025/24) provided by South Dublin County Council;
- Digital copy of Schedule of Drawings, Documents and Reports submitted with the application;
- Digital copy of relevant architectural plans, drawings, and documentation prepared by DOWNEY;
- Digital copy of Traffic & Transport Statement prepared by ILTP Consulting;
- Digital copy of planning documentation prepared by DOWNEY; and,
- 1 no. USB memory stick containing a digital copy of the LRD application pack (via courier).

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.palmerstownrevisionslrd.ie](http://www.palmerstownrevisionslrd.ie) has also been established, on which the application details have been uploaded.

We trust that the enclosed plans and particulars pertaining to this application are in order and look forward to a favourable decision from South Dublin County Council in due course. Should any clarification be required, please do not hesitate to contact the undersigned.

Yours sincerely,



Eva Bridgeman MIPI  
Director  
*For and on behalf of DOWNEY*

[www.dwny.ie](http://www.dwny.ie)

Directors: J Downey, E Downey, E Bridgeman, D Duffy  
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