

SOUTH DUBLIN COUNTY COUNCIL PLANNING DEPARTMENT PRE-APPLICATION CONSULTATION REPORT FORM		
Pre-Planning Ref. No. LRDPP025/24	ADVICE WITHOUT PREJUDICE	Please note that advice or opinions offered at consultations is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act
CONSULTATION:	Meeting	Yes
Date of Response: 02/12/2024		
Full address of subject site	Lands at Palmers Gate, Kennelsfort Road Lower, Palmerstown, Dublin 20.	
Name/s of Applicant/s and/or Agents Contact Details	Applicant: Randelswood Holdings Ltd.	
	Agent: Downey	

Description of Proposal

Retention permission for alterations made to a permitted Strategic Housing Development, granted under planning permissions Reg. Refs. ABP-307092-20 and ABP-309899-21, and which is now nearing completion/partially occupied for the existing ESB substation built on site, the reconfiguration of the apartment unit layouts and mix in Blocks C and E, and the reconfiguration of the basement consisting of the provision of an additional area comprising of car parking and a bin store.

Planning History

ABP-307092-20
ABP-309899-21

ZONING: Zoning Objectives VC and RES

LAND USE MATRIX:

FEEDBACK/OBSERVATIONS OF PROPOSAL

Comments at s247 preplanning meeting	Proposal (as presented): Alterations that were made during the construction process Basement built larger/different shape for ease of construction purposes
	Planning: Justification for why the changes have been made to be clearly set out in forthcoming application. HQA full break down of unit mix, make the changes clear. Clearly show any elevational changes. Consider procedure for next stage of application submission.
	Drainage: Any changes to footprint, increase in hard standing? Clarify Show how surface water attenuation is being addressed Issues with the surface water connection, agent advised has been resolved. Confirmation of feasibility from Uisce Eireann, if it changes. Clarify attenuation, has it increased. Use above ground SUDS
	Parks and Public Realm: No comments

	<p>Roads:</p> <p>Increase in no. of car parking spaces, 138 no. car parking spaces at basement level increased by 18 no.</p> <p>Reason for increase, agent advised due to construction, additional bin store, for efficient bin store</p> <p>Justify the increase in car parking, to not exceed maximum rates. The Planning Department also raised concerns with an increase in car parking due to location of site to services and public transport.</p> <p>TTA</p> <p>Agent advised MMP is to be reviewed, repurpose spaces</p> <p>Refuse revisions, agent advised no changes proposed to refuse collections</p> <p>Please also see the link below to general pre planning guidance which covers a range of topics: https://www.sdcc.ie/en/services/planning/planning-applications/pre-planning-guidance-and-consultation/</p>
<p>Comments on further preplanning documentation submitted on the 19th of February 2025</p>	<p>An amended draft of the Traffic and Transport Statement was submitted, which provides further information and justification on car space usage, tenant requirements and car space demand within the development through survey work and engagement with the management team. The additional 18 no. car spaces would represent a 0.57 ratio of car spaces on site per unit (143 spaces for 250 units – an increase of 18 from the 125 spaces permitted/0.5 permitted ratio).</p> <p>No comments were received from the Roads Department at the time of writing this report. Notwithstanding this, it is noted that there were concerns raised by the Roads and Planning Departments at the s247 meeting in relation to the increase in car parking provision at this well located site. While there are reservations regarding this increase it is noted that the increase in the residential car parking ratio from 0.5 to 0.57 is marginal. It is also noted that further public transport improvements are due in the area going forward.</p> <p>Further consideration should be given to ensuring robust measures from the MMP will be implemented and monitored. Car parking provision can be reduced over time in line with reduced demand and improved public transport options.</p>
<p>Determination in relation to Section 247(7) of the Planning and Development Act 2000 (as amended)</p>	<p>The Planning Authority is satisfied, having compared the proposed development to the permitted development, that—</p> <ul style="list-style-type: none"> a) the proposed development is substantially the same as the permitted development, and b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated. <p>Notwithstanding subsection (1A), no further consultation is required under Section 247(7) in relation to the proposed development.</p> <p>As per Section 247(8), this determination does not prejudice the performance of the Planning Authority of its functions under the Planning Act or any regulations under the Planning Act, or any other enactment, and cannot be relied upon in the formal planning process or in legal proceedings.</p> <p>The applicant is advised to retain a copy of this determination to submit at planning application stage for validation purposes.</p> <p>The applicant should note that any changes to the development that have not been reviewed, or discussed, as part of this 247(7) consultation may result in the application being invalidated at application stage.</p>

SDCC

Ciara Shevlin - Planning
Caitlin O'Shea – Planning
Graham Murphy – Roads
Brian Harkin – Water Services
Hannah Johnston – Parks and Public Realm

Applicant

Christy O'Sullivan ILTP Consulting
Eva Bridgeman Planning Consultant
John Downey Planning Consultant
Igmar Ferreira Architect
Gabriel Maia Architect
Mary McGrath Applicant
Simon Corrigan Applicant