

# PALMERSTOWN: VILLAGE

RROLR—Resident's Association—Palmerstown

UPDATE 1

28/04/2020

## Vincent Byrne Site—SHD Planning Application to An Bord Pleanála



2018 (303 build-to-buy apartments)



2020 (250 build-to-rent apartments)

## The Application - An Bord Pleanála Reference: 307092



The development proposed will consist of 250 'build to rent' apartments, comprising 134 x 1 beds, 116 x 2 beds. They will be contained in 5 blocks ranging from 6 storeys to 8 storeys over basement. No apartment can be purchased.

### The Process

The application was lodged on 21st April 2020. An Bord Pleanála ("ABP") set 10th August 2020 as the date by which it will make its decision.

Residents normally have 5 weeks from the date of lodgement of the application to make a submission to ABP. This would normally mean that the 26th May 2020 is the date by which submissions must be made to ABP.

Two issues to note: (1) A Government COVID-19 decision means that the 5 weeks may not commence until 10th May 2020, and (2) As at 27th April 2020, ABP noted the application (not the proposed development) as "invalid" which may mean the developer will have to resubmit its application. Until we receive a further update from ABP, we recommend that anyone intending to make a submission should do so by 26th May 2020.

In order to make a valid submission to ABP within the 5 weeks, you must:

1. make your submission in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01V902;
2. include the €20 fee;
3. state the name and address of the person making the submission;
4. state the subject matter of the submission (include the ABP reference and Palmerstown Retail Park, Kennelsfort Road Lower); and
5. state your reasons, considerations and arguments.

## The Background

Randleswood Holdings Ltd applied for planning for 303 apartments in September 2018. That application was refused in December 2018 (ABP ref: 302521). The refusal cited over-development, poor access, residential amenity for occupants, public safety and surface water capacity matters. Details of the current application can be found at <https://www.palmerstownshd2.ie>

## What are we doing?



The Riversdale, Riverview, Old Lucan Road Resident's Association are engaging planning and development professionals to compile a submission to An Bord Pleanála. We will also keep residents updated on our views and developments as they progress.

### What can you do?

Make your own submission, circulate this update to local residents and assist us in raising funds for the engagement of the planning and development professionals.

If you would like to support our fundraiser, please go to:

<https://www.gofundme.com/f/palmerstown-village>