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Planning Department
South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24 A3XC.

25th August 2026

RE: Planning Application for a Large-Scale Residential Development consisting of 408 no. units on lands at the Securispeed Logistics site Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.

Applicant: Thornmeadow Developments Limited.

Dear Sir/Madam,

DOWNEY, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02RW64, on behalf of the applicant, Thornmeadow Developments Limited, wish to apply for this planning application to South Dublin County Council for a proposed Large Scale Residential Development located on lands at the Securispeed Logistics site, Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.The proposed development provides for the following:

"We, Thornmeadow Developments Limited, intend to apply for permission for a Large-Scale Residential Development on lands at the Securispeed Logistics site, Elmfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin 22.
The proposed development will consist of the demolition of the existing warehouses and structures on the site and the construction of a mixed-use residential led development comprising a total of 408 no. residential units (403 apartments consisting of 24 no. studio units, 230 no. 1 bed units and 149 no. 2 bed units, and 5 no. 3 bed 2 storey houses) and 1 no. childcare facility. The proposed development will comprise the following:

(a) Block 1 is a 9-storey mixed-use building comprising 64 apartments (32 no. 1 bedroom units, 32 no. 2 bedroom units), with associated private balconies; bin store; plant and switch room; esb substation; green roofs; pv panels at roof level and a childcare facility at ground level.
(b) Block 2 is a 5-storey apartment building comprising 114 apartments (24 no. studio units, 54 no. 1 bedroom units, 36 no. 2 bedroom units) with associated private balconies/terraces; bin stores; bicycle parking; plant rooms; a communal roof terrace at fourth floor level; green roofs and pv panels at roof level.
(c) Block 3 is a 5-storey apartment building comprising 112 apartments (68 no. 1 bedroom units, 44 no. 2 bedroom units) with associated private balconies/terraces; bicycle parking; bulky

items stores; bin stores; plant and switch rooms; 2 no. esb substations; green roofs and pv panels at roof level.

(d) *Block 4 is a 5-storey apartment building comprising 113 apartments (76 no. 1 bedroom units, 37 no. 2 bedroom units) with associated private balconies/terraces; bin stores; bicycle stores; bulky item stores; 2 no. esb substations; plant and switch rooms; green roofs and pv panels at roof level; and undercroft car parking (62 no. car parking spaces and 2 no. motorcycle parking spaces).*

(e) *5 no. own-door houses (comprising 2 no. 2 storey, 3-bedroom detached units; and 3 no. 2 storey, 3-bedroom terraced units) with associated private balconies/terraces.*

(f) *The proposed development will also comprise 202 no. car parking spaces (140 spaces at surface level and 62 no. at undercroft level and including EV and Accessible spaces), 752 no. bicycle parking spaces (comprising short-term surface spaces, long-term spaces in bike stores and cargo bike spaces), 2 no. motorcycle parking spaces, refuse and storage areas, plant, landscaping, open space, boundary treatment, public lighting, drainage, and all infrastructural and engineering works necessary to facilitate the proposed development, including connections to existing services at the Ninth Lock Road and New Nangor Road. Vehicular access will be via the existing industrial estate road off Ninth Lock Road.*

A dedicated website has been set up for the LRD application, which may be viewed at: www.elmfieldlrd.ie."

The applicant is committed to delivering a high-quality development at Elmfield, with a diverse range of residential unit types, complemented by facilities for the enjoyment of residents. The proposed development will contribute to the realisation of the housing and population targets for the Clondalkin Area. The proposed development is consistent with South Dublin County Development Plan 2022-2028, the Clondalkin Local Planning Framework and all relevant regional and national planning policies.

In support of this request, please find enclosed the following:

- Confirmation of payment of the pre-application fee (€56,840 paid by EFT);
- Completed LRD Planning Application Form;
- Copy of Newspaper Notice;
- Copy of Site Notice;
- Copy of Part V Validation Letter;
- Copy of Landowner Letter of Consent;
- Copy of Applicant Letter of Consent to Agent;
- Copy of Application Form 19, prepared by DOWNEY;
- Copy of Planning Report & Statement of Consistency, Statement of Response to South Dublin

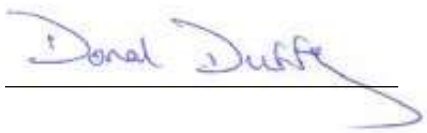
County Council LRD Opinion, Community and Social Infrastructure Audit and List of Documents, Maps & Drawings prepared by DOWNEY;

- Copy of Schedule of Accommodation, Site Layout Plan, Site Location Map, plans and elevations and Design Statement, prepared by O'Mahony Pike Architects;
- Copy of Engineering Services Report, Surface Water Management Strategy and drawings, and DMURS Compliance Statement, prepared by GK Consulting Engineers;
- Copy of Traffic and Transport Assessment, Quality Audit and Mobility Management Plan, prepared by PMCE Consulting Engineers;
- Copy of Landscape Plans and report, prepared by Austen Landscape Architects;
- Copy of Energy & Climate Action Report, Climate and Sustainable Report, as well as Lighting Layout, Lighting Report and Impact Assessment, prepared by Lawlor Consulting;
- Copy of Telecommunications Assessment, prepared by ISM;
- Copy of Daylight & Sunlight Assessment, prepared by Digital Dimensions;
- Copy of Aeronautical Assessment, prepared by O'Dwyer & Jones;
- Copy of the Ecological Impact Assessment Report (including bat surveys) and AA Screening Report, prepared by Altemar;
- Copy of the Operational Waste Management Plan, Resource Waste Management Plan and Construction Environmental Management Plan, prepared by AWN.
- Copy of the Glint and Glare Assessment by Macroworks;
- Copy of the Microclimate Report by RWDI;
- Copy of the Arborist Report and drawings, prepared by Charles McCorkell;
- Copy of Site-Specific Flood Risk Assessment, prepared by McCloy Consulting Engineers.

The application documentation may also be inspected online at the following website set up by the applicant: www.elmfieldlrd.ie. The appropriate fee has been paid by EFT to the Planning Authority.

We trust that the enclosed plans and particulars pertaining to this planning application are in order and look forward to a favourable decision from South Dublin County Council in due course.

Yours sincerely,



Donal Duffy MIPI
Director
For and on behalf of DOWNEY