



An
Coimisiún
Pleanála

Memorandum
ACP-324275-26
Reg Ref No:
WEBLRD6093/26-S3B

To: Sorcha Skelly, SEO

S. Skelly 9/6/2026

From: Laura Grady Lawlor, EO

Re: Large-Scale Residential Development: Demolition of existing structures on site, refurbishment and reuse of Tabor House and the Chapel, provision of 562 No. residential units comprising 6 courtyard houses and 556 No. apartment units, a café/restaurant and a creche. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The Planning Application may also be inspected online at the following website set up by the applicant:
www.sandfordplanninglrd2.ie.

Milltown Park, Sandford Road, Dublin 6, D06V9K7

Date: 5th June 2026

Dublin City Council granted permission subject to 26 conditions for the above-mentioned large scale residential development on 17th April 2026. A third party appeal was received from BPS Planning and Development Consultants, on behalf of Cherryfield Avenue Residents' Association on 11th May 2026.

The appeal was circulated to the applicant, Sandford Living Limited, and to the planning authority on 12th May 2026. The last date for responses is 8th June 2026.

A further third party appeal was received from Armstrong Planning on behalf of Norwood Park Residents Association on 12th May 2026. The appeals were cross circulated on 15th May 2026 with the last date for responses being 11th June 2026.

A response was received from Thornton O'Connor Town Planning, on behalf of the applicant, Sandford Living Limited on 5th June 2026.

The last date for observations is 8th June 2026.

The Commission have received two responses to date. An observation was received from Gwenda McInerney on 27th May 2026 and an observation was received from Mary Lane on 3rd June 2026.

Prescribed Bodies

Irish Water were notified under Article 28 of the Planning and Development Regulations 2001-2018 by the planning authority at planning application stage.

History

History file ABP-317921-23 has been requested to be attached to the file and can be described as follows:

"LRD - Construction of 636 apartments and associated site works. Demolition of structures on site including Milltown Park House. The application together with the Environmental Impact Assessment Report may be inspected online at the following website set up by the applicant: www.sandfordplanninglrd.ie at Milltown Park, Sandford Road, Dublin 6, D06 V9K7."

The Commission Granted Permission with Revised Conditions, but the application is currently under Judicial Review with the High Court.

History file ABP-311302-21 was applied for under Strategic Housing and can be described as follows:

"Demolition of existing structures on site, 671 no. Built to Rent apartments, creche and associated site works at Milltown Park, Sandford Road, Dublin 6. (www.sandfordplanning.ie)"

This case went to Judicial Review and is now remitted back to the Commission under reference number ABP-322160-25 and is currently at Inspectorate level.

EIAR

An Environmental Impact Assessment Report (EIAR) was submitted to the planning authority with the planning application.

The EIAR is uploaded on to the An Coimisiún Pleanála website.

This LRD appeal file has statutory objective to be decided within **16 weeks** from 11th May 2026, i.e., **by 31st August 2026**.

File forwarded for comments.