



An
Bord
Pleanála

**Case Reference:
ABP-303303-18**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 101 no. apartments and associated site works.
High Park, Grace Park Road, Drumcondra, Dublin 9.**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development having regard to the following:

As there is no material change in the proposed development between this current section 5 consultation process and the development subject of the previous section 5 consultation process, ABP-301733-18, it is therefore considered that the matters raised in that Opinion should be addressed in any future application, made under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (a copy of the Opinion relating to ABP-301733-18 is attached for ease of reference).

PLEASE NOTE:

- (i) In the interests of transparency, should an application be made on foot of either Opinion, (ABP-303303-18 or ABP-301733-18), associated files on both pre-application consultation processes will be made public.

- (ii) Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette
Assistant Director of Planning
March, 2019