



An  
Bord  
Pleanála

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## Planning and Development (Housing) and Residential Tenancies Act 2016

### Notice of Pre-Application Consultation Opinion

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**Case Reference: ABP- 304166-19**

**Proposed Development: 164 no. residential units, commercial/retail space, community room and associated site works.**

**Balscadden Road and 66 Main Street, Howth, Co. Dublin.**

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 constitute a reasonable basis for an application for strategic housing development.

Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Revisions to the architectural drawings to account for the conditions imposed under ABP 301722-19.
2. Full rationale for the preferred construction traffic route as well as the alternative considered from a traffic and environmental perspective.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. National Transport Authority.
2. Minister for Culture, Heritage and the Gaeltacht.
3. Heritage Council.
4. An Taisce.
5. Irish Water.
6. Fingal County Childcare Committee.

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Rachel Kenny  
Director of Planning  
May, 2019