



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-304524-19

Proposed Development: Demolition of existing pre-fab classroom structure, construction of 536 no. units (104 no. houses and 432 no. apartments) and associated site works.

Lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5.

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. Natura Impact Statement (NIS) to assess potential effects on relevant designated sites with regard to their conservation objectives, including potential effects associated with the usage of the development site by specific species for winter feeding. Particular attention is drawn to the reasons for refusal issued in relation to ABP-302225-18, relevant points raised by statutory consultees and the planning authority, all in order to prepare a

comprehensive and suitably robust NIS. All relevant research and field survey results should be attached as appendices.

2. A planning report that includes:
 - (a) detailed chronology of all relevant planning applications on or adjacent to the site, including legal challenges or judgements as appropriate.
 - (b) an up to date planning report should also include all references to relevant guidelines and regulations published since the previous application was lodged.
 - (c) a report and/or drawings that clearly show any changes between that previously applied for and that which it is now intended to apply for.
3. A layout drawing that shows all relevant open space areas, roads and pedestrian linkages to St. Anne's Park proposed to be taken in charge by the planning authority.

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. The Minister for Culture, Heritage and the Gaeltacht (in relation to archaeological heritage protection and nature conservation)
2. The Heritage Council
3. An Taisce
4. An Comhairle Ealaíonn
5. Fáilte Ireland
6. Irish Water
7. Transport Infrastructure Ireland
8. National Transport Authority
9. Dublin City Childcare Committee

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