



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-307977-20**

**Proposed Development: 714 no. residential units (583 no. Build to Rent apartment, 131 no. Build to Sell apartments) and associated site works. Milltown Park, Sanford Road, Dublin 6.**

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. Further elaboration, including a map to an appropriate scale, of land uses across the entire Z15 land use zoning at Milltown Park.
2. Further elaboration of how the proposed extent and layout of public open space meets the specific requirements of the Z15 land use zoning objective. This shall consider the treatment of the proposed Public Plaza and access road from

Sandford Road as public open space, as well as measures to improve public access to, and interaction with, the proposed public open space.

3. Further consideration and/or justification of the documents as they relate to the height and design strategy. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site as it relates to height provides the optimal architectural solution for this location within the city and should submit a rationale/justification for the heights, focussing in particular on Block A1. Such justification shall include details of alternative studies or design approaches considered.

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. Irish Water
2. National Transport Authority
3. Minister of Culture, Heritage and the Gaeltacht
4. An Taisce - the National Trust for Ireland
5. Heritage Council
6. An Comhairle Ealaíonn
7. Fáilte Ireland

**PLEASE NOTE:**

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.

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November, 2020