



An  
Bord  
Pleanála

## **S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016**

### **Inspector's Report on Recommended Opinion ABP-302632-18**

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<b>Strategic Housing Development</b>	257 residential units, creche and all associated works.
<b>Location</b>	Saint Teresa's, Temple Hill, Blackrock, Co. Dublin
<b>Planning Authority</b>	Dun Laoghaire Rathdown County Council
<b>Prospective Applicant</b>	Oval Target Limited.
<b>Date of Consultation Meeting</b>	5 <sup>th</sup> November 2018
<b>Date of Site Inspection</b>	15 <sup>th</sup> October 2018
<b>Inspector</b>	Joanna Kelly

## 1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

## 2.0 Site Location

- 2.1 The development site has a stated site area in the application form of 4.55ha and is located on zoned lands within the development boundary of the Blackrock LAP 2015, approximately 1.5km south of Blackrock Village centre, within the jurisdiction of Dun Laoghaire Rathdown County Council. The site would appear to have once formed part of the Rockfield Estate; Rockfield Public Park is located south of the development lands. Access to the site is via the N31 directly in front of a gate lodge, a protected structure, which sits perpendicular to the N31 beyond the location of the current access gates and avenue to the site. The existing gate and avenue serves St. Teresa's, a Victorian, two storey over basement protected structure and also St. Catherine's (Daughters of Charity) and all associated structures including a Quaker cemetery located to the south of the development lands.
- 2.2. There are existing institutional structures located within the site which it is proposed to demolish. It was not possible to gain access into these structures at time of inspection, however they appear to be unoccupied for some time. It is unclear whether St. Teresa's is occupied. The Alzheimer Ireland Unit is located west of the Victorian structure and is located within the walled garden area. Access to this unit which offers respite care is via entrance gates along the N31 that are also a protected structure located to the northern section of the site serving St. Louise's Park also, a small development of traveller accommodation. The entrance gates at this location were re-located in the 1980's from the southern section of the site where

the gate lodge is located to this area following works to upgrade the dual carriageway.

### 3.0 Description of proposed development

The applicant is proposing a residential development comprising of 257 residential units which are to be provided in 14 no. structures within the site. It is proposed to convert St. Teresa’s House to 6 no. apartments. The Gate Lodge, a protected structure, is being re-located (de-constructed and re-constructed) as part of the proposal.

The unit mix is as follows:

**Table 1: Unit Mix**

<b>Apartments</b>	
1 bed	103
2 bed	109
3 bed	38
3 bed Duplex units	6
Gate Lodge – 2 bed	1
<b>Total Apartments</b>	<b>257</b>

A creche facility is also proposed as part of the development.

### 4.0 Planning History

#### Current Application

**D18A/0954** Current application by Oval Target seeking permission for the construction of a new entrance gateway at the entrance, consisting of 2 no. 2.1m high granite clad piers, each with the words 'Daughters of Charity' engraved thereon,

a pair of 1.8m high single painted steel pedestrian gate and matching painted steel railings over a granite clad plinth wall, all with ancillary controls. The gateway will be across the existing entrance drive, inside the boundary with the adjoining property, St Teresa's House (also a Protected Structure).

### **Adjoining Site to the west**

**File Ref. No. 05A/1596**                      Permission granted for Revisions and amendments to previously planning application reg. ref. D03A/1047 for the development of the grounds within the walled garden. The development will consist of a new day care and respite centre for people with Alzheimer's disease and new headquarters facilities for the Alzheimer Society of Ireland. The walls of the walled garden are a Protected Structure and are therefore to be retained. The building is to be contained within the walls of the walled garden and a new opening for access is to be formed in the elevation facing Temple Hill Road. The building is single storey with some rooms being double height and with clerestory windows. A large area of the existing garden is to be retained as smaller gardens for use by the Alzheimer patients and staff at the centre. A strip of the existing hardstanding directly in-front of the wall is to be used for car parking and drop off. The proposal includes the demolition of the small greenhouse, the shed and out-building contained within the garden walls.

## **5.0 National and Local Planning Policy**

### **5.1. National**

Having considered the nature of the proposal, the receiving environment, the documentation on file, including submission from the planning authority, I am of the opinion, that the directly relevant section 28 Ministerial Guidelines are:

- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
- 'Design Manual for Urban Roads and Streets' (DMURS)
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices')

- ‘Childcare Facilities – Guidelines for Planning Authorities’
- ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’

Other relevant national guidelines include:

- Project Ireland 2040, National Planning Framework.
- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999.
- Architectural Heritage Protection, Guidelines for Planning Authorities.

## 5.2. Local Policy

### 5.2.1 Dun Laoghaire Rathdown County Development Plan 2016-2022

Dun Laoghaire-Rathdown County Development Plan is the statutory plan for the lands in question. Chapter 2 deals with ‘Sustainable Communities Strategy. The following are some of the more pertinent policies and objectives within the development plan which pertain to the lands in question.

**Policy RES3:** Residential Density provides that it is Council policy to promote higher residential densities provided that proposals ensure a balance between the reasonable protection of existing residential amenities and the established character of areas, with the need to provide for sustainable residential development. In promoting more compact, good quality, higher density forms of residential development it is Council policy to have regard to the policies and objectives contained in the following Guidelines:

- ‘Sustainable Residential Development in Urban Areas’ (DoEHLG 2009)
- ‘Urban Design Manual – A Best Practice Guide’ (DoEHLG 2009)
- ‘Quality Housing for Sustainable Communities’ (DoEHLG 2007)
- ‘Irish Design Manual for Urban Roads and Streets’ (DTTaS and DoEHLG 2013)

- 'National Climate Change Adaptation Framework – Building Resilience to Climate Change' (DoECLG 2013).

**Policy RES14: Planning for Communities** – it is Council policy to plan for communities in accordance with the aims, objectives and principles of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide'. In all new development growth areas, and in existing residential communities it is policy to ensure that proper community and neighbourhood facilities are provided in conjunction with, and as an integral component of, major new residential developments and proposed renewal/redevelopment areas, in accordance with the concept of sustainable urban villages outlined under Policy RES15.

#### 5.2.2 Blackrock Local Area Plan 2015-2021

Chapter 3 of the LAP deals with Urban Structure and Character and section 3.5.1 in particular provides a 'Site Framework Strategy: St. Teresa's and Dunardagh'. There are a number of specific objectives i.e. DS5-DS17 and design principles pertaining to the site. The strategy also provides guidance on height, density and housing mix objectives.

### 6.0 **Forming of the Opinion**

Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submission and the discussions which took place during the tripartite consultation meeting. I will provide a brief detail on each of these elements hereunder.

## 6.1 Documentation Submitted

6.1.1 The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and article 285 of the Planning and of the Planning and Development (Strategic Housing Development) Regulations 2017.

6.1.2 The information submitted included *inter alia*: a completed SHD Application form and cover letter including inter alia, schedule of documents; Planning Report; Statement of Consistency; Exceptional Circumstances Report; EIAR Screening report; Letter of Consent from DRCC; Architectural and Master planning Design Statement; Architectural and Engineering Drawings; Part V booklet; Housing Quality Assessment; Landscape Design Booklet and Drawings; Pre-Planning Drainage and Water Supply Report; Ground Investigation Report; Architectural Heritage Impact Assessment' Conservation Method Statement/Pre-lease Schedule of Condition report; Ecological Impact Assessment; DMURS Design Statement; Visual Impact Assessment and Photomontages; Daylight and Sunlight Analysis.

6.1.3 I have reviewed and considered all of the documents and drawings submitted.

## 6.2 Planning Authority Submission

6.2.1 In compliance with section 6(4)(b) of the Act of 2016 the planning authority for the area in which the proposed development is located, Dún Laoghaire Rathdown County Council, submitted a note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 22nd October 2018.

6.2.2 The planning authority's opinion included the following matters:

- **Minutes of Section 247 Consultations** – Minutes are provided within the report.

- **Internal Reports** – Reports are noted from the Transportation, Drainage, Conservation Division & Architects Department, Housing and Parks and Landscape Services and Public Lighting Section.
- **Planning history** – No record of significant planning applications on site.
- **Policy Context** – An outline of relevant policies for the site are detailed in the report. The lands are zoned for ‘residential’ use and there is an objective to protect and/or provide for Institutional use on open lands as well as an objective to protect and preserve trees and woodland. A portion of the lands are zoned ‘F’ – ‘to preserve and provide for open space with ancillary active recreational amenities’. Applicant is requested to demonstrate that Blocks E1-E5 are located entirely within land zoned ‘A’ and do not encroach upon land zoned ‘F’. The principle of accommodating a higher density development at this location is generally accepted and encouraged. However, this is subject to the proposals compliance with the relevant objectives, requirements and design principles of the Site Framework Strategy.
- **Density** – Planning Authority is satisfied that a higher density development is acceptable.
- **Residential Mix** – it is considered that the current proposal provides an appropriate mix of housing types, sizes and tenures on the site given its location.
- **Height, Scale and Design** – The range of building heights across the site as prescribed in Map 12 of the Blackrock LAP generally range from 3-5 storeys. The PA indicate three blocks which are not ‘compliant’ with the guidance i.e. Block A1, B4 and C3. Block A1 is a continuous 4 storey block and the strategy recommends a maximum height of three (western end) and five storey (eastern end). The rationale to provide a stepped building height at this location is to allow for an appropriate transition in height to the established low-rise residences further to the west (Barclay Court). It is recommended a greater set back at the upper floor level is introduced on its western side. With regard to B4 it is set out that this block will be elevated relative to the lands along Temple Hill Road which act to further compound its overall visual impact when viewed from the south-east. It is recommended that the height of Block B4 be reduced by 1 storey. With regards to C3, located to the rear of St.



Teresa's House the PA has concerns of the impact of a new Block immediately to the rear of the protected structure and seek and improved setting for the protected structure.

- **Public Realm** – With the provision of an active ground floor frontage for Blocks A1-B3 and the removal and replacement of the existing boundary treatment to Temple Hill Road, the PA is satisfied that the proposal satisfies Objective DS5 of the Site Framework Strategy and the proposal will provide for an enhancement of this street edge. The PA is satisfied that the proposal is in accordance with Objective DS6, DS7 and DS9. With regard to DS8 it is set out that it is necessary to preserve views between Rockfield Park and St. Teresa's. Blocks E4 and E5 are separated by a distance of c. 26m which will act to frame views of St. Teresa's from Rockfield Park. With regard to DS10, and the relocation of the gate lodge, an 'Exceptional Circumstances report' has been prepared by the applicant. Reference is made to the Chief Executive's advice against the include on the gate lodge on the record of protected structures. The PA set out that it is a question for ABP to determine if the cumulative factors presented in this report together constitute "exceptional circumstances" within the meaning of Section 57 (10)(b) of the Planning and Development Act, 2000 as amended.
- **New Location of the Gate Lodge** – The PA are of the view that the new location of the Gate Lodge is not the optimum location. The preferred location is at the entrance to Rockfield Park as discussed and presented on an earlier masterplan layout. A detailed Method Statement with specifications for works and materials will be required as part of any formal application. In the event of a formal application more detailed reports are required in respect of works to St. Teresa's.
- **Development on lands around St. Teresa's** – The main area of concern from a built heritage view is Block C3. The applicant was informed of the Planning Authority's concerns of the impact of a new Block to the immediate rear of the Protected Structure during pre-planning discussions. It is an objective of the Council to ensure that any development shall include the creation of an improved setting for the protected structure. PA is satisfied that the scheme is consistent with DS11, DS12 and DS17.

- **Junction Improvements** - With regard to DS15 reference is made to the requirements of the Transportation Department.
- **Site Framework Strategy Design Principles** – A summary of the proposal against the relevant design principles is included in the report.
- **Apartments Standards, Dwellings and Amenities** – All apartments proposed comply with national guidelines and generally exceed the floor area requirements. The PA is generally satisfied with separation distances between blocks, however there are concerns with regard to the proposed separation distance between Block A1 and B1 and the potential for overlooking between the habitable rooms of bedrooms and living rooms.
- **Impact on Adjoining Amenities** – The PA has concerns about the upper floor level of Block A1. Concern is raised with the height of Block B4 and it is recommended that the upper floor be removed. Concerns are raised about overlooking to the Alzheimer Society of Ireland from the upper floor of Block C1. Consideration should be given to the reduction in the fourth floor level footprint of E1 to E5 and the incorporation of a greater setback from the northern boundary to reduce the visual impact of the upper floor level when viewed from the surrounds.
- **Private/Public Open Spaces** – Proposal is acceptable affording a good standard of amenity to future occupants.
- **Bin Storage** – Applicant to prepare an Operational Waste Management Plan, Environmental Management Construction Plan and Detailed Construction Waste Management Plan.
- **Taking in Charge** – No details have been submitted.
- **Part V-** Proposals are outlined.
- **Drainage Planning** – Report outlines details required by Drainage division of the local authority.
- **Transportation Planning** – Details regarding transportation from the transportation section is outlined. It is indicated that 283 parking spaces are required.
- **Public Lighting** – Further information is required in respect of lighting.
- **Appropriate Assessment** – Parks and Landscape services have recommended the inclusion of conditions if permission is granted.

- **Conclusion and Issues ABP may wish to consider** – A summary of the issues that ABP may wish to consider are provided in the conclusion.

#### **6.4 Submission from Irish Water**

A submission was received from Irish Water and is available on file. In summary, the submission states that the proposed development is a standard connection, requiring no network or treatment plant upgrades for water or wastewater by either the customer or Irish Water. No third party consents are required for these connections. A diversion of a 900mm water main on site will be necessary. No third party consents will be required.

### **7.0 Consultation Meeting**

7.1 A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on 5<sup>th</sup> November 2018, commencing at 11.30 am. Representatives of the prospective applicant, Dun Laoghaire Rathdown County Council and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

7.2 The main topics raised for discussion at the tripartite meeting were as follows:

1. Development Strategy for the site having regard to the specific objectives and design principles in the Blackrock Local Area Plan.
2. Architectural Heritage and conservation to include rationale for deconstruction and reconstruction of Gate Lodge.
3. Traffic and transportation to include movement and connectivity
4. Building Height Strategy
5. Surface Water Management and Flood Risk
6. Any other matters

7.3 In relation to, the Development Strategy for the site having regard to the specific objectives and design principles in the Blackrock Local Area Plan, ABP

representatives sought further discussion/elaboration on how the proposed strategy for the site is consistent with provisions provided for in the Blackrock LAP.

- 7.4 In relation to Architectural Heritage and conservation to include rationale for deconstruction and reconstruction of Gate Lodge, ABP representatives sought further discussion/elaboration on the cultural and heritage value and details of all former uses of the existing structures on site; rationale for deconstruction and reconstruction of Gate Lodge and proposed new location of the Lodge; concerns raised by the PA in respect of the clubhouse.
- 7.5 In relation to Traffic and transportation to include movement and connectivity, ABP representatives sought further discussion/elaboration on proposed new arrangements pertaining to the access/egress on Temple Hill, proposals to accommodate any future lands that would be developed south of the development lands, and details regarding requirements set out in the Transportation Department's report referred to in the planning authority's opinion.
- 7.6 In relation to Building Height Strategy, ABP representatives sought further elaboration/discussion on how the proposed building heights are consistent with local planning policies objectives and the Building Height Strategy in the CDP.
- 7.7 In relation to Surface Water Management and Flood Risk, ABP representatives sought further elaboration/discussion on potential for displaced waters particularly having regard to the portion of site within Flood Zone B and comments contained in the Drainage report of the Planning Authority's opinion.
- 7.8 In relation to Any Other Matters, ABP representatives sought further elaboration/discussion on Part V agreement, feasibility for basement car park having regard to bedrock type, and discrepancies between floor plans and elevational details. It was also suggested that there should be consistency between all documents/information submitted with any application.

7.9 Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-302632-18' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

## 8.0 Conclusion and Recommendation

8.1 Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and as amended by Section 50 of the Planning and Development (Amendment) Act 2018.

8.2 I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines, and local policy via the statutory plans for the area.

8.3 Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage as set out in the recommended Opinion below.

8.4 Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment** in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

8.5 I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the

specified information will assist the Board at application stage in its decision-making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

## 9.0 Recommended Opinion

- 9.1 An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 9.2 Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion, that the documentation submitted **requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**
- 9.3 In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development.

### 1. Architectural, Cultural Heritage and Conservation Considerations

Further consideration and/or justification of the documents as they relate to the architectural, heritage and cultural value of existing structures on site. Details should provide reference to all former historical and contemporary uses of structures on the site. A photographic record of all existing structures on site including those proposed for demolition should be provided. Consideration of the inter-connectivity of former and current land-uses both within the site and

surrounding area, in particular lands at Dunardagh, should also be considered in the context of heritage and cultural assessment.

Further consideration for the rationale for the deconstruction and relocation of the Gate Lodge, a protected structure, is required which specifically addresses the issue of precedent and alternatives as raised in the Planning Authority's Conservation Officer's report. A detailed method statement for such is also required. Further consideration should also be given to the new proposed location of the Gate Lodge having regard to the original function and association of the lodge with St. Teresa's House and the original entrance gates and avenue that serve the house.

Further consideration should also be given to the Planning Authority's opinion and concerns raised therein with regard to the potential impact on protected structures and consideration of an appropriate response to such matters having regard to the overall design strategy proposed by the applicant. Further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

## 2. Access, Movement and Connectivity

Further consideration and/or justification of the documents as they relate to the proposed improved access and junction arrangements on Temple Hill and associated works on third party lands. Consideration should be given to the existing road network, pedestrian and cycle paths and the consequential impacts on layout arrangements for all street users. All works should as far as possible be included in the red-line boundary and relevant letters of consent to carry out such works, where they occur on third party lands, should be included with any application. Regard should be given to any existing public rights of way.

Further consideration of vehicular, cycle and pedestrian connections including legibility and permeability through the development site to Rockfield Park, the N31 and lands south of the development site at Dunradagh. A layout plan highlighting such connections should be provided.

Further consideration of these issues may require an amendment to the documents and/or design proposal submitted.

### 3. Urban Design Response and Height

Further consideration and/or justification of the documents as they relate to the height and design strategy for the site.

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 site. The proposed development shall have regard to inter alia, national policy including the National Planning Framework and Sustainable Urban Housing: Design Standards for New Apartments (March 2018) and local planning policy, the site's context and locational attributes.

Consideration of the potential impact on existing residential amenities of the area by way of overlooking and/or overshadowing. Regard should be given to the change in levels across the site. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

### 4. Surface water management and Risk of Flooding

Further consideration of documents as they relate to surface and storm water management for the development lands and the risk for displaced or increased discharge of waters downstream. This further consideration should have regard to the requirements of the Council in respect of surface water treatment and disposal and SUDS measures proposed for the scheme. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices'). Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.



8.4 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. A layout plan with the zoning objectives overlain on the proposed residential blocks to provide clarity regarding location of residential units vis-à-vis the open space lands.
2. Landscaping proposals including an overall landscaping masterplan for the development site and a site layout plan indicating the full extent of tree retention and removal. Details of proposed tree protection measures during construction. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
3. An Archaeological Impact Assessment.
4. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with contiguous residential developments, the adjoining Alzheimer services unit, the N31, and existing protected structures on site.
5. Details of existing and proposed levels across the development site relative to adjoining lands in particular contiguous residential properties. Full details of any changes in levels proposed should be provided.

6. All existing watercourses and utilities that may traverse the site including any proposal to culvert/re-route/underground existing drains/utilities should be clearly identified on a site layout plan.
7. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).
8. A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
9. A construction and demolition waste management plan.
10. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of the public open spaces, surface water management proposals having regard to sub-catchments within the scheme and Part V provision.
11. A site layout plan indicating all areas to be taken in charge.
12. Relevant consents to carry out works on lands that are not included within the red-line boundary. The prospective applicant is advised that all works should as far as possible be included within the red-line boundary.
13. The information referred to in article 299B (1)(b)(ii)(II) and article 299B(1)(c) [if applicable] of the Planning and Development Regulations 2001-2018

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. Transport Infrastructure Ireland
3. Córas Iompair Éireann
4. Minister for Culture, Heritage, and the Gaeltacht
5. Heritage Council
6. An Taisce – the National trust for Ireland
7. An Comhairle Ealaíon
8. Fáilte Ireland
9. Dun Laoghaire Rathdown County Childcare Committee

**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 2018 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Joanna Kelly

Senior Planning Inspector

13<sup>th</sup> November 2018