



An  
Bord  
Pleanála

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

**Inspector's Report on  
Recommended Opinion  
307010-20**

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<b>Strategic Housing Development</b>	489 apartments, crèche and associated site works
<b>Location</b>	Golf Lane, Carrickmines, Dublin 18
<b>Planning Authority</b>	Dun Laoghaire- Rathdown County Council
<b>Prospective Applicant</b>	Bowbeck DAC
<b>Date of Consultation Meeting</b>	July 22 <sup>nd</sup> , 2020
<b>Date of Site Inspection</b>	
<b>Inspector</b>	L. Dockery

## 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 and the documentation received from the prospective applicant, 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 and Description

2.1 The application site comprises the sites of a number of former residential properties – previously known as Tintagel, Auburn, Keelagues, Villa Nova & Arda Lodge. These houses have been demolished with the site now overgrown. The site changes in level from south to north by c.10 metres.

2.2 The site is bounded to the north and north-east by the M50 Carrickmines Interchange. The Glenamuck Stream which is part culverted runs along the north/north east of the site. To the south east the site addresses Golf Lane which is currently a cul-de-sac which provides access to a number of existing one-off houses and a residential scheme known as Blackberry Estate. South of the site there are 3 existing residential properties Creggan, Shangran & Waterville. Further south of Golf Lane there are the Carrickmines Green and Carrickmines Manor residential developments which includes apartments in a number of blocks ranging up to 5 storeys in height. West of the site is The Park Carrickmines Retail Park and offices. The LUAS Green Line from Cherrywood to the City Centre is located to the north with the Ballyogan stop c.900 metres from the subject site.

2.3 The application site has a stated area of 1.8 hectares.

### 3.0 Proposed Strategic Housing Development

3.1 The proposed development comprises the construction of 489 residential apartments, crèche and associated site development works. It is stated in the documentation that an EIAR will be submitted at application stage.

The following details are noted:

Parameter	Current Proposal	Previous Refusal (ABP-302336-18)
Application Site	1.8 ha	2.6 ha
No. of Units	489 apartments in 7 blocks	489 apartments
Density	272 units/ha	139 units/ha
Height	4-12 storeys with landmark 18-22 storey building	4-6 storeys
Other Uses	Crèche facility- 230m <sup>2</sup> Gym-506m <sup>2</sup> Shop (retail) 268m <sup>2</sup>	Childcare- 280m <sup>2</sup> Residents Gym & ancillary amenity- 471 m <sup>2</sup>
Parking	310 car parking spaces (294 for residents/ 16 for crèche/retail/café) 696 bicycle parking spaces	289 car parking spaces 624 bicycle parking spaces
Vehicular Access	From Golf Lane	From Golf Lane
Dual-Aspect	54%	62%
Part V	49 units in Block A1	25 units
Unit Mix	31 x studio (6%) 188 x 1 bed (38%) 230 x 2 bed (47%) 38 x 3 bed (9%)	0 x studio 63 x 1 bed (25.2%) 133 x 2 bed (53.2%) 54 x 3 bed (21.6%)

## 4.0 National and Local Planning Policy

### 4.1 National

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions 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')
- Sustainable Urban Housing: Design Standards for New Apartments (2018)
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)
- Design Manual for Urban Roads and Streets (2013)
- The Planning System and Flood Risk Management (including the associated 'Technical Appendices') (2009)
- Childcare Facilities – Guidelines for Planning Authorities

Other documents of note are:

- National Planning Framework, 2018
- Regional Spatial and Economic Strategy for the Eastern and Midland Region, 2019

### 4.2 Local

The Dun Laoghaire Rathdown County Development Plan 2016-2022 is the operative County Development Plan.

#### Zoning

'Objective A' which seeks to 'protect and/or improve residential amenity'.

Building Height Strategy contained within Appendix 9

The following objectives are noted:

Objective **131** relates to lands to the northwest of the site where it is an objective to provide for the development of a Neighbourhood Centre in the north-east 'quadrant of the Park, Carrickmines, with a net retail floorspace cap of 6000 sq.m. and a leisure facility, which will help meet the existing and future retail and leisure needs of the growth areas of Carrickmines, Stepside-Ballyogan and Kiltiernan-Glenamuck'.

**SLO 135** seeks to prepare a Local Area Plan for Ballyogan and Environs with the subject site within the area.

**Objective 161** aims '*to conserve and protect Carrickmines Castle site and to proceed to implement the Carrickmines Castle Conservation Plan 2015-2025*'

**SLO 52** which aims "*to implement and develop the lands at Cherrywood in accordance with the approved Strategic Development Zone Planning Scheme.*"

6-year and long term roads objectives are outlined in Tables 2.2.5 & 2.2.6 of the operative CDP which include the infrastructure related to the Cherrywood SDZ (necessary roads infrastructure as detailed in Cherrywood SDZ Planning Scheme).

Ballyogan and Environs Local Area Plan 2019-2025 applies

- Identifies this site as within the Carrickmines Quarter as Neighbourhood 16-Old Glenamuck Road- target net density of 55 units/ha (Table 5.4)
- Table 5.5 Building Height states 'The M50 corridor gives capacity for higher buildings in this neighbourhood.'

**Policy BELAP RES4 – Locations for Higher Buildings:** The locations identified as 'RES4' in Glencairn, North, Kilgobbin South, Mimosa-Levmoss, Racecourse South, The Park Carrickmines, and Old Glenamuck Road are considered as suitable locations for higher buildings within the BELAP area (see Figure 11.1). It is anticipated that all bar one of these locations would be suitable for residential buildings, consistent with the prevailing zoning objective. The designation at The Park Carrickmines is subject to 'E' Zoning Objective, where residential is 'open for

consideration' under the County Development Plan and as such, any proposed use mix would need to display compliance with this zoning objective.

**Policy BELAP RES5 – Building Height by Scheme:** Any planning application for a scheme which proposes buildings in excess of 4 storeys shall be accompanied by an analysis of building height and positioning of buildings with reference to the following issues:

- Impacts on the immediate and surrounding environment – streetscape, historic character.
- Impacts on adjoining structures, with a focus on overlooking and impact on residential amenity.
- Relationship to open spaces and public realm.
- Views and vistas.
- Daylight and sunlight, including shadow analysis where appropriate.
- Wind and microclimate analysis
- Impacts on residential amenity of these buildings from noise sources such as motorway noise.
- Placemaking and the ability of taller buildings to assist with legibility and wayfinding within a Neighbourhood.

The following is noted pertaining to the development site:

- There is an objective 'to preserve Trees and Woodland'
- Site is partially located within Flood Zones A and B
- Identified within Green Corridor 6 linking Marley Park with Shanganagh Park.
- Falls within an area subject to a Section 49 Supplementary Development Contribution Scheme for LUAS Line B1.
- The north-eastern portion is designated as an area of archaeological potential, within the southern limit of the constraints area for Carrickmines Castle (RMP DU026-005001-5). Carrickmines Castle which is located north of the M50 and is a national monument.

## 5.0 Planning History

### Subject Site:

#### ABP-302336-18

Permission REFUSED for 250 apartments, crèche, gym, resident's amenity space and associated site works on overall site area of 2.6 ha with maximum height of seven stories. The reason for refusal was as follows:

Given the location of the site within the built-up area of Carrickmines, proximate to public transport linkages, to the M50 major transport corridor and to both established and emerging social, retail and employment facilities, it is considered that the proposed design strategy as it relates to height and design does not provide a landmark building which is considered necessary in order to achieve the optimal architectural solution for this strategic gateway site. Furthermore, and notwithstanding the acceptability of the proposed density, it is considered that the overall design of the scheme is monolithic and repetitive and represents an inappropriate design response to the site, given its locational context, which has the capacity to accommodate a building of much greater height and architectural significance than that proposed. Accordingly, the proposed development is considered to be contrary to national policy as set out in the National Planning Framework and section 28 Ministerial Guidance and is considered to be inconsistent with the proper planning and sustainable development of the area.

#### D06A/1157

Permission GRANTED for 4 houses and 121 apartments with 3 blocks of 5-6 storeys over basement car parking (site area of 1.25ha)

#### D07A/1496

Permission REFUSED for two apartment blocks of 6-8 storeys providing 109 apartments, crèche community room, medical centre, beauticians, 2 small retail units and 2 small offices with 2-3 storey commercial block providing gym and retail – reasons related to excessive density, overdevelopment by reason of excessive height, scale and bulk, inadequate mix of housing, impact on residential amenity of future residents

D08A/0590 (PL06D.232551)

Permission REFUSED by ABP for 90 apartments in 3 blocks ranging from 6-8 storeys, 2 storey crèche, basement car parking with development reduced to 88 units within 6 storeys following FI. One reason for refusal which related to proximity of Blocks E and F to the M50 resulting in unacceptable substandard levels of residential amenity

Nearby Sites:

To east - Ref. D15A/0530 – Permission GRANTED for a single storey curved dwelling with sedum roof.

To south – Ref. D11A/0197 Permission REFUSED for the demolition of bungalow known as 'Waterville' and construction of 19 no. apartments in 2 five-storey blocks for three reasons relating to prematurity depending on proposed future road layout for the area, piecemeal development and undesirable precedent, impacts on residential amenities

Site to West of Glenamuck Road- Ref. D18A/0257 (ABP-304396-19) –Permission GRANTED on appeal at lands known as Quadrant 3, The Park for a neighbourhood centre (including retail, retail services and restaurant/café uses), retail warehouses, cinema and other leisure space, 130 residential units, crèche, office space, car showroom, medical centre, linear park and all ancillary site works. The maximum height of the proposed development is 29.4 metres.

## 6.0 **Section 247 Consultation(s) with Planning Authority**

6.1 It is stated by the planning authority that a pre-application consultation took place with the planning authority on 16<sup>th</sup> January 2020.

## 7.0 **Submissions Received**

### Irish Water

Confirmation of Feasibility issued for this site for 480 no. residential units.

This is a standard connection, requiring no network or treatment plant upgrades for water or wastewater by wither the customer or Irish Water.

## 8.0 **Forming of 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 submissions and the discussions which took place during the tripartite consultation meeting. I shall provide brief detail on each of these elements hereunder.

### 8.1 **Documentation Submitted**

- 8.1.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, completed application form, a completed pre-connection enquiry feedback form from Irish Water, Planning Report/Statement of Consistency, Environmental Report, photomontages, Daylight and Sunlight Analysis Report, Part V details, architectural drawings, Landscape Design Statement, Traffic and Transport Assessment, engineering drawings and Engineering Services Report.
- 8.1.2. I have considered all of the documentation submitted by the prospective applicant, relating to this case.

## 8.2 Planning Authority Submission

8.2.1 In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, Dun 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 22<sup>nd</sup> May 2020.

The planning authority's 'opinion' included the following matters: section 247 consultations, internal reports, development proposal, planning history, site and surrounding area, policy context, principle of proposal, housing/Part V, height, density, residential accommodation/standards, unit mix, apartment standards, elevations/external finishes, permeability/pedestrian flow, flooding/drainage issues/wayleaves, open space/public realm; protection of adjoining residential amenity, transportation issues, noise impact, sunlight and daylight access, crèche, wind, taking in charge; public lighting, EIAR/AA Screening and other issues.

The PA acknowledges the potential of accommodating a higher density of development at this location. However, the scheme's acceptability is subject to the proposal demonstrating a high standard of design given its prominent location on the M50. In addition, it is necessary to provide an architectural response which considers the residential amenity of properties in the vicinity and provide a quality residential environment for future occupants. Whilst a taller building would be acceptable in principle, the subject site is not located within an area identified for 'landmark' status and the overall development must still comply with the overall Core Strategy and Settlement Hierarchy of the CDP 2016.

The detailed report concludes as follows:

- Potential overdevelopment of the site- concerns regarding proposed density and height in its current form
- Notes design rationale for a distinct landmark building in light of previous refusal on site
- However overall height in this context is based upon the proposed 12 storey building being a lower 'non-landmark' built form, which in itself is not accepted by the PA as a justifiable scale of development, when considered in relation to

the Core Strategy and Settlement hierarchy and the Ballyogan & Environs LAP

- Proposed gateway 'landmark' building at this location along the M50 does not suitably consider the settlement status of the Cherrywood SDZ lands, which are located to the NE and SE- lands are not taken cognisance of, having regard to designated settlement and development areas as set out in Core Strategy of CDP
- Concerns regarding residential amenity of neighbouring dwellings adjoining the site- highlight need for additional detail regarding proposed boundary treatments at all residential interfaces
- Concerns regarding usability and accessibility of communal open spaces- concern regarding micro-climate quality and future residential amenity- particular concern regarding daylight/sunlight access to the central area of open space located between Blocks A2 and A3, given proposed building heights
- Proposal for new bridge link and pedestrian crossing connecting the subject site to Glenamuck Road is welcomed- universal access through the site and into adjoining lands should be provided
- Proposed pathway and cycle path along perimeter of site and along northern site edge are not included within red line boundary
- Concerns regarding significant level of tree loss on site
- Applicant should ensure the Kiltiernan Link Road reservation along the full extent of the Golf Lane site development frontage is maintained free of development. Additional details required in relation to boundary treatment. Recommended that KLR and associated margins be included on drawings
- Full details of all proposed works at Glenamuck Road and Golf Lane to be provided. All works to be carried out at applicant's expense.
- Should address all issues raised in Cherrywood Development Agency Project Team report, Parks and Landscape Services report, Housing Drainage and Transportation Services reports.

8.2.2 I have reviewed and considered all of the documentation submitted by the planning authority relating to this case.

### 8.3 Consultation Meeting

8.3.1 A Section 5 Consultation meeting took place via Microsoft Team due to Covid-19 restrictions in place on the 22<sup>nd</sup> day of July 2020, commencing at 09.30 am.

Representatives of the prospective applicant, the planning authority and An Bord Pleanála participated. An agenda was issued by An Bord Pleanála prior to the meeting.

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

- Proposal in context of previous refusal on site under ABP-302336-18
- Concerns raised by PA in relation to height, density, core strategy, tree loss, open space
- Residential Amenity
- Biodiversity
- Transport and Accessibility
- Drainage Matters
- Any other matters

8.3.3 In relation to proposal in context of previous refusal on site, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Discussed previous refusal on site, ABP-302336-18
- Query regarding reduction in site area and inclusion of amenity space along stream/toucan crossing across Glenamuck Road

8.3.4 In relation to concerns raised by PA, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Height/scale/density of proposed development in the context of PA concerns; the existing pattern of development in the area and in the context of existing local and national policy;
- Justification/rationale for height/density proposed
- Consistency with core strategy

- Proposal in context of tree loss from both landscape character and ecology viewpoints
- Materials/finishes and the need to provide a high quality development
- Quantum of public open space provision and the desire to ensure that it is functional and usable; accessible for all; daylight/sunlight; interface between open space areas; landscaping/boundary treatments; amenity of rooftop terraces
- Permeability/accessibility- both within the site and through to wider area

8.3.5 In relation to residential amenity, An Bord Pleanála representatives sought further elaboration/discussion/consideration on the following:

- Potential/perceived impacts on nearby residential properties development in terms of overlooking, overshadowing, overbearing and noise
- Compliance with Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018); daylight/sunlight analysis; micro-climate analysis; wind; noise

8.3.6 In relation to biodiversity, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Report of Parks and Landscaping Services Department of planning authority, as contained in Appendix B of Chief Executive Opinion
- Potential ecological impacts, having regard to extent of tree loss; proximity to stream and river

8.3.7 In relation to traffic and transportation, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Report of Transportation Division of planning authority, as contained in Appendix B of Chief Executive Opinion
- Details relating to excavation/haulage routes/ construction traffic management

8.3.8 In relation to drainage matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Report of Drainage Planning Division of planning authority as contained in Appendix B of Chief Executive Opinion
- Report of Irish Water to An Bord Pleanála dated 21<sup>st</sup> May 2020

8.3.9 In relation to other matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Submission of schedule of floor areas; Building Lifecycle Report Plan; landscaping/boundary treatments; interface with Golf Lane; submission of CGIS/visualisations/cross sections including views from outside immediate area; waste management; dual aspect units; procedural matters relating to red line boundary; archaeology

#### 8.4 **Conclusion and Recommendation**

8.5 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.

8.6 I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, 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.

8.7 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: **constitutes a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.**

8.8 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

The Board 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.

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 would constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**

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 arising from this notification:

Notwithstanding that the documentation submitted constitutes a reasonable basis for an application for strategic housing development to An Bord Pleanála, the applicant is advised to address the following:

1. 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, in the context of the concerns raised by the PA in relation to the 12-storey element (Block A3), provides the optimal architectural solution for this site and should submit a rationale/justification for the heights/setbacks proposed. Further justification/consideration of the documents as they relate to the overall block structure and the relationship between the blocks (height/scale/massing/proportions) should also be submitted. CGIs,

visualisations and cross sections, as necessary, should be submitted which clearly show the relationship between the proposed development and existing development in the immediate and wider area; from strategic viewpoints within the Cherrywood SDZ and from strategic viewpoints along the M50, and which illustrates the topography of the area.

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.

Furthermore, the applicant is advised that an appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically addresses any matter that maybe considered to materially contravene the said plan, if applicable, should be submitted.

2. Further consideration of documents as they relate to the layout of the proposed development particularly in relation to permeability and the criteria set out in the Urban Design Manual relating to 'Connections' which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the Design Manual for Urban Roads and Streets. The configuration of the layout particularly as it relates to the creation of a legible pedestrian/cycle pathway from the Glenamuck Road through to Golf Lane should be given further consideration. Proposals for pedestrian access across the Glenamuck Road should also be examined.
3. A Materials Strategy that specifically addresses the proposed materials and finishes for buildings, open spaces, paved areas and boundaries, having regard to the requirement to provide high quality and sustainable finishes and details. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials (including any cladding or framework system) on each block. Particular attention is required in the context of the strategic location and visibility of the site and to the long term management and

maintenance of the proposed development. A Building Lifecycle report should also be submitted in this regard, which includes an assessment of the long term running and maintenance costs associated with the development in accordance with Section 6.13 of the 2018 Guidelines on Design Standards for New Apartments.

4. A report which address existing and future residential amenity and which includes matters such as daylight/sunlight analysis, micro-climate/wind impacts and noise impacts, together with proposals to address any such impacts, if necessary. A Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers and neighbours of the proposed development, should include details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. A month-by-month assessment of average daylight hours within the public open space should be provided within the Daylight and Sunlight Analysis document to allow for a full understanding of the year round level of overshadowing of the primary outdoor recreation areas for the development should be submitted.
5. A housing quality assessment which provides specific information regarding the proposed apartments and which demonstrates compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments, including its specific planning policy requirements. This should also include a schedule of floor areas for all proposed units, clearly setting out the aspect (single, dual, triple) of each unit
6. A detailed landscaping plan for the site which clearly differentiates between areas of public, communal and private open pace and which details exact figures for same. Details should also include proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Pedestrian permeability through the site should be outlined. Details of the interface between private, public and communal areas should also be detailed. Additional cross sections, CGIs and visualisations should be included in this regard.

7. Additional details in relation to surface water management for the site, having regard to the requirements of the Drainage Division as indicated in Appendix B of the Planning Authority's Opinion (undated report). Any surface water management proposals should be considered in tandem with a Flood Risk Assessment specifically relating to appropriate flood risk assessment that demonstrates the development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk.
8. Additional details and justification for the proposed development in relation to roads, access and circulation, having regard to the report of the Transportation Division of the planning authority (dated 05<sup>th</sup> May 2020) as detailed in Appendix B of their Opinion.
9. Additional details and justification for the proposed development, having regard to the report of the Parks and Landscape Services Division of the Planning authority (dated 16<sup>th</sup> April 2020) as detailed in Appendix B of their Opinion.

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. Department of Culture, Heritage and the Gaeltacht
3. Transport Infrastructure Ireland
4. National Transport Authority
5. An Taisce-the National Trust for Ireland
6. Heritage Council
7. Dun Laoghaire Rathdown County Childcare Committee
8. Irish Aviation Authority

**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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Lorraine Dockery  
Senior Planning Inspector

31<sup>st</sup> July 2020