



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
307788-20**

Strategic Housing Development	Demolition of existing buildings construction of 180 no. apartments, creche and associated site works.
Location	CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12.
Planning Authority	South Dublin County Council
Prospective Applicant	AAI Walkinstown Limited
Date of Consultation Meeting	2 nd December 2020
Date of Site Inspection	31 st October 2020
Inspector	F. Fair

1.0 Introduction

- 1.1.1. 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

- 2.1.1. The subject site, approximately 0.93 ha in area, is broadly triangular in shape, and located on the northern side of Ballymount Road Lower. While located within the functional area of South Dublin County Council, it immediately adjoins the county boundary with Dublin City Council to the north and east. It is located approximately 230 metres west of the Walkinstown Roundabout. It currently contains a large flat and pitched roof two storey industrial building and yard with associated parking. The boundaries of the site to the north and east include mature hedge and tree planting. The site is bound to the west and south by other industrial uses and to the north and east by residential development in the form of Walkinstown Crescent.
- 2.1.2. The site is within walking distance (5 minutes or 400-500 m) to high frequency urban bus services, namely the 27 and 77A which serve the Walkinstown Roundabout every 10 minutes providing direct linkages to Tallaght and Dublin City Centre; the Kylemore Red Line Luas Stop is located within c.1,000m north of the subject site.

3.0 Proposed Strategic Housing Development

- 3.1.1. Permission is sought for the demolition of existing warehouse / factory buildings and ancillary office on site, and the construction of a residential development of 180 no. residential units and all ancillary site development works. The proposed development comprises of 2 no. studio units, 62 no. 1 bed apartments, 17 no. 2 bed (3 person) apartments, 93 no. 2 bed (4 person) apartments and 6 no. 3 bed (5 person) apartments, provided in 2 no. apartment blocks ranging in height from 3-8 storeys.

Parameter	Site Proposal
Application Site	0.93 ha
No. of Units	<p>180 no. units in 2 apartment blocks</p> <ul style="list-style-type: none"> - 2 no. studio units (1%) - 62 no. 1 bed apartments (35%) - 110 no. 2 bed apartments (61%) - 6 no. 3 bed apartments (3%)
Other Uses	<ul style="list-style-type: none"> - 25 child creche (340 sq. m with outdoor play area 115 sq. m) - Gym 188 sqm - Communal lounge area (182sq.m) and shared dining area, concierge, meeting rooms
Residential Density	193.4 units / ha
Site Coverage	51%
Plot Ratio	2.34
Building Height	3 – 8 Storey

Dual Aspect	40.6% (11.7 % north facing single aspect)
Open Space	1,530sq.m / 16.4% Podium garden 1,659sq.m / 34.3% linear landscaped area
Car Parking Bicycle Parking / Motorcycle	70 spaces (0.38 spaces per unit) (2 go-car) 416 bicycle spaces / 8 motorcycle spaces
Access	Relocation of existing access on Ballymount road Lower
Part V	18 units (9 one bed and 9 two bed)

National and Local Planning Policy

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)
- 'Design Manual for Urban Roads and Streets' (2013)
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices') (2009)
- 'Architectural Heritage Protection- Guidelines for Planning Authorities

- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)

Local

The statutory Development Plan for the area is the South Dublin County Council Development Plan 2016-2022. The subject lands are located within the defined 'Consolidation Areas within the Gateway' as per the Development Plan Core Strategy. It is the policy of the Council to promote the consolidation and sustainable intensification of development to the east of the M50.

The subject lands are zoned REGEN in accordance with Core Strategy Policy 1 Objective 2 to promote and support the regeneration of underutilised industrial areas (to facilitate enterprise and/or residential led development).

The subject lands are identified as a housing capacity site in Section 1.6.4 of the Development Plan.

Section 1.8.0 of the Development Plan establishes phasing priorities for the delivery of development commensurate with infrastructure. In relation to REGEN lands, it states the following:

"4) Underutilised industrial lands that are close to town centres and transport nodes are designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led regeneration). These lands are serviced and offer significant potential for more intensive employment and/or residential development and associated uses. The transition from underutilised industrial areas is likely to occur on an incremental basis and may need to be supported by an economic regeneration strategy. It is envisaged that not more than 50% of these areas will come forward for housing during the period 2016-2022".

Policy Objective CS6 SLO 1 provides for the following:

"To prepare a Ballymount Local Area Plan for lands zoned REGEN, EE, and LC, stretching southwest from Walkinstown Roundabout along the Greenhills Road (including those areas adjacent to Greenhills Estate) to the M50, north from there to the Red Cow, east from there along the Naas Road to the city boundary, and along

the boundary back to Walkinstown Roundabout. The subject Local Area Plan to be concluded by the end of 2018; and the lands north of this between the M50, the Grand Canal and city boundary currently zoned EE to be considered for inclusion in this plan. The Naas Road Framework Plan (2010) to be taken into consideration during the preparation of the Local Area Plan”.

SEVESO

There are 3 registered SEVESO sites in the wider area:

- Irish Distillers Ltd: Robinhood Road, Fox & Geese, Clondalkin, Dublin 22
- Tibbett and Britten Group Ireland, Robinhood Road, D22
- BOC Gases Ireland. Bluebell Industrial Estate, D12

Based on a review of Council-published information, the Irish Distillers and Tibbett and Britten Group facilities have consultation distances of 300 metres, with a larger 700 metres consultation zone applying to BOC Gases Ireland in Bluebell. With respect to land-use planning, estimations of societal risk are undertaken by the Health and Safety Authority in relation to sites within defined consultation zones. The subject site is located outside the stipulated risk zones and consultation radii for all of the aforementioned SEVESO facilities.

Planning History

- South Dublin County Council granted planning permission for the demolition of existing warehouse/factory buildings and construction of a 3,490 m² food store, 2 no. retail units of 255 m², ESB substation and switch room, bin stores, signage and all ancillary site works on the 10th July 2017 (Registered Reference SD17A/0102 refers). The proposal included a relocated vehicular access to/from Ballymount Road and a surface car park for 99 spaces. The final grant of permission was made pursuant to 19 no. conditions.

Section 247 Consultation(s) with Planning Authority

Two formal pre-application meetings under Section 247 of the Act were undertaken with South Dublin County Council (the Planning Authority) on the 02nd April 2019 and the 02nd July 2019.

Submissions Received

Irish Water

Irish Water has issued a Confirmation of Feasibility for 260 residential units for connection(s) to the Irish Water network(s) subject to the following;

In respect of wastewater;

In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of the network along Walkinstown Ave (Construct diameter 400mm sewers of approximately 570m in length) and Walkinstown Road (Upsize the existing 300mm sewer to diameter 525mm of length approx. 900m). Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. Should the applicant wish to have such upgrade works progressed, Irish Water will require the applicant to provide a contribution of a relevant portion of the costs for the required upgrades. Any consents required for these works that are not in the public domain are the responsibility of the applicant.

In respect of water;

New connection to the existing network is feasible without upgrade.

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.

Documentation Submitted

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, planning statement, Statement of Consistency, Environmental Statement, Childcare Needs Assessment, Part V documentation, Statement of Traffic and Transport Consistency, Housing Quality Assessment, Design Statement, Appropriate Assessment Screening, Traffic Impact Assessment, including statement on DMURs compliance, Preliminary Infrastructure Report, Outline Construction Management Plan, Flood Risk Assessment, Landscape Strategy Report, Tree Survey and associated reports, Photomontages and Daylight/Shading Analysis and Sustainability Reports. I have considered all of the documentation submitted by the prospective applicant, relating to this case.

Planning Authority Submission

In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, South Dublin County Council, submitted their opinion in relation to the proposal. This was received by An Bord Pleanála on 1st September 2020.

The planning authority's 'opinion' included the following matters: copies of record of section 247 consultation, zoning and site designations, site description, planning history; opinions from other departments and an assessment of the proposal.

The report addresses the following:

- Principle is acceptable
- Open Space & Public Realm – concern at level of functionality of the OS layout and level of accessibility.
- Urban Design – greater detail required of how development addresses Ballymount Road Lower, incl. landscaping.
- A more active frontage to Ballymount road Lower

- Enhanced Mix of Units
- Transportation clarification required on traffic data and car parking justification.
- Drainage - The level of surface water attenuation is insufficient.
- It is the view of the Planning Authority that the proposed development will not compromise the future development of the wider regeneration area and that the proposal is acceptable in principle.
- It is the opinion of the Planning Authority that the principle of residential development on the proposed lands accords with the zoning and settlement strategy in the Development Plan subject to meeting the detailed policies and objectives relating to proper planning and sustainable development.
- It is the Planning Authority's opinion that the applicant has satisfactorily met the criteria set out in the Guidelines and SPPR 3 for the level of increased building height proposed. It is recognised that an increase over 3 storeys is reasonable having regard to SPPR 3 and the associated criteria. The proposed heights have taken the adjacent residential development into consideration, being generally lower on the eastern portion of the site and higher to the west, beside the proposed regeneration areas.
- The Planning Authority is of the opinion that:
 - A significant level of work has been carried out in relation to the design and layout of the proposed development. Information has been provided regarding the future residential amenity, which is considered to be acceptable.
 - Further daylight/ shadow analysis is required to demonstrate that all the open spaces will have sufficient daylight to provide usable spaces with high amenity value.
 - A noise impact and air quality assessment should be submitted as part of any planning application and it should be demonstrated how the layout has been informed by the results of the assessment.
 - The bin collection route should be identified in the submission.
 - The percentage of 3 bed units requires increasing

- Further consideration of the lower ground floor uses and land uses to create an active street frontage.
- There is a need for a strong and legible hierarchy in the open space provided as part of this proposed development, with different types of open space provided for in accordance with policies H12, objective 2. The layout needs to clarify the type of open space and access routes (defined as public or communal for residents) and should be designed accordingly. The applicant should provide further details in this regard.
- A rationale is required for each of the access points from the public streetscape into the interior of the development site. The need for full public access onto the site is questioned. All access points are required to have active frontage throughout and passive surveillance to provide welcoming functioning access routes.
- It is of paramount importance as the first major redevelopment in this regeneration area that the new streetscape and public realm is to a very high standard in relation to layout, design, materials and finishes and a sense of place is created. In this context a greater level of details is required for the new streetscape along the public road.
- A greater level of detail in relation to landscaping, public realm and open space is required and is detailed in the report by the Parks Department contained in the Appendices.
- A microclimate assessment for all open spaces, should be provided.
- further information is required regarding a number of matters relating to roads / transportation issues. These are set out in the roads report
- further information is needed regarding a number of matters relating to surface water, in particular in relation to the surface water attenuation calculations. These

Appropriate Assessment

- A Screening Report for Appropriate Assessment was carried out by Dixon Brosnan. The report concludes that the proposed development on its own, and in combination with other plans and projects, will not have a significant effect on qualifying interests and conservation objectives for Natura 2000 sites. No

significant direct or indirect effects on Natura 2000 sites have been identified. An Bord Pleanála is the competent authority in this regard.

Environmental Impact Assessment

- An EIA Screening Report has been submitted. The proposal is sub-threshold. The report concludes that an EIA is not required, however, the final proposed development will also be screened. An Bord Pleanála is the competent authority in this regard.

Consultation Meeting

37.1.1. A Section 5 Consultation meeting took place by way of conference call on the 2nd December 2020, commencing at 9:30am. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

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

1. Principle of the development (REGEN Zoning) and the need for a Masterplan.
2. Development Strategy for the site incl. urban design considerations such as building height and the bulk, scale and mass of blocks; architectural treatment; given the modest scale and character of the surrounding area and visual Impact.
3. Connectivity and Place Making.
4. Residential Amenity (internal and external) open space provision, aspect of units and access to daylight and sunlight.
5. Site Services
6. Any Other Matters

37.1.2. In relation to 'Principle of Development (REGEN Zoning) An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further consideration of the proposed development regard being had to policy Objective CS6 SLO 1 (Subject of Variation no. 3) which provides: 'to initiate a plan led approach to the sustainable regeneration of the brownfield lands in the Naas Road/Ballymount REGEN zoned lands. The plan led approach will include

the preparation of a masterplan in 2019 with a view to preparing a Local Area Plan or other appropriate mechanism for the Regeneration (REGEN) and Local Centre (LC) at Walkinstown zoned lands. The masterplan will provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The spatial planning of the area will be informed by the Naas Road Framework Plan (2010)'. Justification that any proposed application is not premature.

- Justification is required at application stage with respect to whether the proposal constitutes a material contravention regard being had to SLO 1. There is no Masterplan in place and no adopted local area plan applying to the site.
- Further consideration of the developer led Masterplan in the context of strategic and national policy which supports the principle of the preparation a joint urban framework / masterplan by DCC and SDCC for these REGEN lands.
- Consideration of consultation with Dublin City Council (DCC) given the location of the subject site abutting the DCC administrative boundary.

37.1.3. In relation to Development Strategy for the site An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Justification of urban design considerations such as the bulk, scale and mass of blocks.
- Justification of the height, architectural design / treatment and interface with Ballymount Road, Walkinstown Crescent and adjoining public streets.
- Further consideration and justification is required at application stage with respect to whether the proposal constitutes a material contravention regard being had to height and Development Plan Policy. The subject site is not identified for tall buildings exceeding five storeys in an approved plan.
- Further consideration of overbearance, over shadowing and overlooking or perceived issues around these matters.
- Justification for reliance on tree planting and landscaping as a form of mitigation for overlooking, overbearing, overshadowing.

- An overshadowing assessment, daylight / sunlight assessment of the proposed development without proposed and existing landscaping and trees. Worst case scenario.

37.1.4. In relation to connectivity and placemaking, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Justification for height and bulk of the blocks given the change in level of the site in context to surrounding lands and the modest scale and character of existing development.
- Greater detail required of how the development addresses Ballymount Road Lower, incl. landscaping, direct access to non residential uses, active streetscape and the number of entrances proposed at the ground floor of the scheme. It is of paramount importance as the first major redevelopment in this regeneration area that the new streetscape and public realm is to a very high standard in relation to layout, design, materials and finishes and a sense of place is created. In this context a greater level of details is required for the new streetscape along the public road.
- There is a need for submission of a detailed Urban Design Statement and an Architectural Statement, detailing finishes, use of materials and variety in design.

37.1.5. In relation to Residential Amenity, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Further consideration of public and communal open space functionality and layout. A breakdown on the quantum of public open space versus private space should be submitted as part of any application.
- Further daylight/ shadow analysis is required to demonstrate that all the open spaces will have sufficient daylight to provide usable spaces with high amenity value.
- Further consideration to be taken for tree roots at podium level and what affects they may have.
- Clarification required with regard to % and detail of dual and single aspect units proposed within the development.

- Justification of the proposed development given its location, close to existing industrial areas, a noise impact and air quality assessment should be submitted as part of any planning application and it should be demonstrated how the layout has been informed by the results of the assessment.
- Further justification is required of (internal) open space provision, aspect of units, access to daylight and sunlight and mix proposed. In the context of the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', March 2018.
- Detailed analysis of impact of the development on surrounding residential amenity, perceived overshadowing, overlooking, overbearing impacts.
- Justification of the proposed development in terms of proximity to SEVESO sites.

37.1.6. An Bord Pleanála sought further elaboration/discussion/consideration of Site Services:

- Further consideration and clarity in respect of issues pertaining to drainage connections, flood risk and agreements with IW and the Drainage Department of South Dublin Council (wastewater upgrade is required).

37.1.7. In relation to Any Other Matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

- Further clarity and specification of materials, treatments and finishes proposed.
- Clarification and determination of matters raised within the PA Opinion and Appended South Dublin County Council Department reports submitted to ABP on the 01.09.2020 in advance of any application.

37.1.8. 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-307788-20' 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.

Submission from Irish Water

37.1.9. Irish Water has issued a Confirmation of Feasibility for 260 residential units for connection(s) to the Irish Water network(s) subject to the following;

37.1.10. In respect of wastewater: In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of the network along Walkinstown Ave (Construct diameter 400mm sewers of approximately 570m in length) and Walkinstown Road (Upsize the existing 300mm sewer to diameter 525mm of length approx. 900m). Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity. Should the applicant wish to have such upgrade works progressed, Irish Water will require the applicant to provide a contribution of a relevant portion of the costs for the required upgrades. Any consents required for these works that are not in the public domain are the responsibility of the applicant.

37.1.11. In respect of water: New connection to the existing network is feasible without upgrade.

38.0 Conclusion and Recommendation

38.1.1. 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.

38.1.2. 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.

38.1.3. Having regard to all of 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 for strategic housing development** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

38.1.4. 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.

39.0 **Recommended Opinion**

39.1.1. 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.

39.1.2. 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 with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.**

39.1.3. 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. A detailed statement of consistency and planning rationale, clearly outlining how in the prospective applicant's opinion, the proposal is not premature and is consistent with local planning policies having specific regard to the zoning objective of the site REGEN and Policy Objective CS6 SLO 1 (Subject of Variation no. 3) and its applicability to the development site in question.
2. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where the proposed development materially contravenes the Development Plan other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.
3. A visual impact assessment of the proposed development that addresses, inter alia, the scale and massing of the proposal in the context of the transitional nature of the receiving environment, which includes domestic scale two storey development to the east in Walkinstown Crescent. The VIA should also address views along Ballymount Road including the proposed treatment to the public realm.
4. A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details.
5. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2018 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are

considered by the applicant as dual / single aspect, single aspect north facing and which apartments exceeds the floor area by 10%.

6. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.
7. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:
 - (i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
 - (ii) Impact to neighbouring properties devoid of proposed and existing landscaping and trees.
8. Clarification at application stage regarding connection to water and drainage infrastructure having regard to the Irish Water submission, submitted to the Board on the 14.08.2020.
9. Response to issues raised in transportation department report dated 24.08.20, accompanying the PA Opinion dated 01.09.20.
10. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
11. A full response to matters raised within the PA Opinion and Appended City Council Department comments submitted to ABP on the 01.09.2020

39.1.4. 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. An Taisce
3. Heritage Council
4. Fáilte Ireland
5. An Chomhairle Ealaíonn
6. Irish Aviation Authority
7. South Dublin County Childcare Committee.
8. Dublin City Council planning department.

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.

Fiona Fair

Senior Planning Inspector

16.12.2020