



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-308298-20

Strategic Housing Development

Demolition of existing buildings on site, construction of 216 Build to Rent apartments, office, restaurant, café and associated site works.

Location

Former Siemens Site, Blackthorn Avenue and Ballymoss Road, Sandyford Industrial Estate, Dublin 18.

Planning Authority

Dun Laoghaire Rathdown County Council.

Prospective Applicant

Palemink Ltd.

Date of Consultation Meeting

11 February 2021.

Date of Site Inspection

9 December 2020.

Inspector

Stephen Rhys Thomas.

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1.0 Introduction

- 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, 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 site is located within the Sandyford Business Estate at the junction of the Ballymoss Road and Blackthorn Avenue opposite a signalised junction between Blackthorn Avenue and Kilmacud Road Upper/St. Raphaela's Road to the immediate north. The site fronts onto the Blackthorn Avenue to the north onto the Ballymoss Road to the east. The lands are level with hardstanding and a single storey building formerly used by the Siemens Group along with some planting to the edges. Stillorgan LUAS stop is located on the northern side of Blackthorn Avenue within 100m of the site which connects the site with Dublin City Centre and to Cherrywood, bus services are also located nearby. There are numerous employers in the area as well as some retail, restaurant units and medical facilities.

3.0 Proposed Strategic Housing Development

- 3.1. It is proposed to clear a site of 0.377 hectares, including the removal of a commercial building, and to erect two apartment blocks comprising 216 units up to 13 and 15 storeys in height with office, restaurant and kiosk units. The detail is as follows:

Number of Residential Units and Breakdown proposed:

Units Type	Number of units	% of each Unit type
1 bed	91	42
2 bed	125	48

Total	216 Units	100%
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Key development details:

Detail	Proposal
Number of Units	216 units
Other uses	Office - 480 sqm Restaurant - 183.5 sqm Café/kiosk - 25 sqm Residential amenity – 579 sqm
Site Area – stated by applicant	0.377 ha red-line boundary
Density	573 units per hectare net (stated by applicant)
Building Height	13 – 15 storeys
Communal Amenity Space	1,330 sqm (external amenity space)
Dual Aspect Apartments	46% (no north facing single aspect units)
Car parking	60 spaces (basement)
Bicycle spaces	534 spaces (248 ground, 286 basement)

4.0 Planning History

4.1. Subject site

D06A/0893 (PL06D.220449) – Permission refused to demolish all existing buildings on site, construct a 20 storey mixed-use development comprising retail space, office space and 71 no. residential units and all ancillary works.

4.2. Adjacent site

ABP-305940-19 - Demolition of existing structures on site and construction of 564 no. build to rent apartments up to 17 storeys, crèche and associated site works.

ABP-301428-18 - Residential development of 460 no. apartments in six 5 to 14 storey blocks, ancillary on-site facilities, basement car parking and bicycle parking, 2 new vehicular accesses and all associated site works.

5.0 Policy

5.1. National Policy

- 5.1.1. The government published the National Planning Framework in February 2018. Objective 3b is that 50% of new homes in cities would be within the existing built up area. Objective 13 is that, in urban areas, planning and related standards in particular building height and car parking, will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected. Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages. Objective 33 seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location. Objective 35 is to increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

5.2. Eastern & Midlands Regional Assembly, Regional Spatial & Economic Strategy (EMRA-RSES).

- Dun Laoghaire Rathdown is located within the Dublin Metropolitan Area (DMA).
- Section 4.4 - There is potential for the re-intensification of employment lands at Sandyford Business Park.
- Section 5.4- Upgrades to the green LUAS line will support development in Sandyford.

- Table 5.1- Strategic Development Areas and Corridors, Capacity Infrastructure and Phasing. New emerging mixed-use centres at Sandyford.

5.3. **Section 28 Ministerial Guidelines**

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 S.28 Ministerial Guidelines are:

- ‘Urban Development and Building Heights Guidelines for Planning Authorities’ - 2018
- ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’ – 2018 (2020)
- ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’) 2009
- ‘Design Manual for Urban Roads and Streets’ 2013 (as amended)
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’)
- ‘Childcare Facilities – Guidelines for Planning Authorities’ 2001

5.4. **Dun Laoghaire-Rathdown County Development Plan 2016-2022**

The site is zoned ‘MOC’, with the objective ‘To provide for a mix of uses, which complements the inner core, but with less retail and residential and more emphasis on employment and services’ as indicated on Map 6 of the County Development Plan 2016-2022.

Residential development is ‘open for consideration’ under this zoning objective. According to Table 8.3.17 of the Development Plan residential development in ‘MOC’ lands shall accord with the Policy for residential within the Mixed-Use Core Areas as outlined in the Sandyford Urban Framework Plan.

5.5. **Sandyford Urban Framework Plan 2016-2022**

The operative plan for the area is the Sandyford Urban Framework Plan 2016-2022 that forms Appendix 15 of the Dún Laoghaire-Rathdown County Development Plan

2016-2022. The site is zoned 'Zone 2: Mixed Use Core Area – Outer Core, Objective MOC to provide for a mix of uses, which complements the Mixed Use Inner Core, but with less retail and residential and more emphasis on employment and services.' Residential development is open for consideration, objectives MC4, MC5, MC6, MC7, MC8 and MC9 all govern the form, mix and pattern of development on this site. The permitted/developed building height limit up to 6 storey.

There are a number of policies and objectives that relate to building height, public realm, wayfinding, infrastructure and transport.

The Dún Laoghaire-Rathdown County Development Plan 2016-2022, is the operative county development plan and contains general policies and objectives in relation to residential amenity standards.

6.0 Forming of the Opinion

6.1. Documentation Submitted

The prospective applicant submitted extensive documentation including drawings of the proposed development and –

- SHD Section 5 Pre-Application Consultation Request Form.
- Cover Letter.
- Planning Report
- Statement of Consistency.
- Material Contravention Statement
- Response to 247 Meeting
- EIA Screening Report
- Part V submissions
- Design Statement.
- Building Lifecycle Report
- Schedule of Areas
- Housing Quality Assessment.

- Landscape and Visual Impact Assessment.
- Photomontages.
- Landscape Design Statement.
- Pre-Planning Engineering Report.
- Traffic and Transport Assessment
- Daylight and Overshadowing Study
- Wind Desktop Study.
- Operational Waste Management Plan.
- Civil Engineering Infrastructure Report including Flood-Risk Assessment.
- Sustainability Report for Planning.
- Build to Rent Design
- Ecological Impact Assessment
- Appropriate Assessment Screening.

6.2. The applicant has submitted a statement of consistency and a statement of material contravention. The material contravention statement addresses the issues of building height and residential quantum and whilst these items are breached by the propose development, the scheme is in accordance with section 28 guidelines and can be permitted.

6.3. **Planning Authority Submission**

6.3.1. 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 copy 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 28 October 2020. The planning authority's 'opinion' included the following matters:

Zoning - the subject site is located in an area zoned 'MOC', where the objective is "To provide for a mix of uses which complements the Mixed Use Inner Core, but with less retail and residential and more emphasis on employment and services. The

subject scheme, which comprises c.20,341 sq m of residential use is considered contrary to the MOC zoning objective. Although residential development is open for consideration in this subject zoning category, the proposal is dominated by a large residential development and this ratio of mixes is in material contravention of the SUFP. As such the principle of the development on these lands is considered unacceptable and contrary to the Sandyford Urban Framework Plan and the Development Plan 2016-2022 to which the SUFP pertains, in terms of zoning.

Quantum of residential development - The development recently permitted by the Board on adjoining lands under Ref. ABP-305940-19, breached the 1,300 units limit established by the objective MC4 setting a total quantum of residential units permitted to date of 1,356 units within zone 1 and zone 2. There is no scope for further residential units on the Mixed Use Core Areas. The proposed development with 216 No. units comprises c. 16% of the total number of units already permitted in zones 1 and 2. It is, therefore considered that, the subject proposal materially contravenes the Objective MC4 of the SUFP. Phasing of development is based upon the delivery of adequate levels of infrastructure and amenity, not simply an arbitrary numerical figure.

Demolition – the proposed demolition of existing building is not considered to be an issue.

Density and Plot Ratio - The proposed development provides for 216 No. apartments on a c.0.377ha site. This results in a density of c.573 units/ha. It is noted that the proposed density is significantly greater than that of the immediate surrounding area, reference is made to the density of c.366 units/ha permitted recently on the neighbouring site to the west. The plot ratio of the proposed development is stated to be 1:6.1. According to Map 2 of the SUFP the maximum development on the subject site is 1:3. The proposed development, therefore, doubles the permissible plot ratio and is in breach of policy SUFP2. The density and the plot ratio it would appear to suggest a potential overdevelopment of the subject site

Building Height - The proposed Blocks (Block 1 and Block 2) are 15 and 13 storeys high, respectively. Map 3 of the SUFP establishes a maximum building height for the subject site of 6 storeys. It should be noted that the 6 storeys restriction is not a blanket limitation and is instead site-specific limitation established on the basis of finely-grained assessment of the site and sites in the surrounding area, as well as the expected site context as envisaged in the SUFP. Unlike the adjoining site to the west, the subject site is not large enough to set its own context and the relationship with structures in the vicinity is key. The prospective development would not result in a coherent streetscape. The Planning Authority does not consider the proposals successfully integrate into the existing streetscape or the streetscape envisaged in the SUFP notwithstanding the permitting of 1 no. 17 storey block to adjoining large site and as such the criteria to Section 3.2 of the Building Height Guidelines have not been met and a departure from the SUFP is therefore not justified.

Residential amenities and separation distances – separation distances between blocks and to the neighbouring site to the west are not sufficient to ensure residential amenities. The development will be B2R, and the communal facilities are not sufficient in terms of quality or quantum.

Sunlight and Daylight - The results of the study of the ADF for the proposed units exceed the recommended BRE values. Notwithstanding, it is noted that some units will experience substandard values in all of the rooms assessed (living room and bedroom(s)) unit L01: B2-10 is an example where this situation arises. The provision of units that will experience substandard daylight values in all the rooms assessed is not deemed acceptable and should be rectified.

Open Space - The subject proposal provides. 450 sq m of public open space in the form of a plaza located at the north east corner which stretches towards the centre of the site. It is noted that fire tender access is provided to the plaza. The proposed public open space comprises approximately 12% of the subject site area. Other figures are used to arrived at a higher open space provision, clarity on the

methodology and usability is required. A concern is expressed that there is insufficient amenity space to support the quantum of development proposed.

Design, Form and Layout – SLO 109 and SLO 121 apply to this site in terms of layout and form. The proposed development will not deliver the quality form of development envisaged by SLO 109 and 121, though a notable building will be delivered, its quality is questioned.

Access and Parking – access to the site is acceptable. There is an under provision of car parking and the applicant should contribute to the cycle infrastructure of the area.

Supporting community infrastructure – childcare demand study and schools demand study is required.

Flooding and Surface Water – technical details are required with regard to surface water management and FRA.

Details are required in relation to taking in charge, Part V and development contributions. The planning authority have stated a list of 54 items that require further information or investigation.

6.4. Other submissions

- 6.4.1. A submission was received from Irish Water and is available on file. In summary, the submission states that with respect to wastewater, network upgrade works are required. The scope of these site-specific local upgrades and the programme of delivery will need to be agreed with Irish Water prior to the applicant progressing to SHD application. Initial high-level modelling results have indicated a flow diversion from Leopardstown Road to Burton Hall is required. In terms of water supply, a new connection main - (Approx.) 20m of new 150mm ID pipe main has to be laid to

connect the existing 6" AC main. Any consents required for works not in the public domain will be the responsibility of the applicant to obtain and where new connections are required the applicant shall bear the cost and confirm any third-party consents.

6.5. The Consultation Meeting

6.5.1. A section 5 Consultation meeting took place via Microsoft Teams on the 11 February 2021, commencing at 10am. 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.

6.5.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advanced and contained the following issues:

1. Sandyford Framework Plan - Zoning Objective 'MOC', commercial/residential mix, phasing, height and density
2. Interface - neighbouring sites and public realm
3. Residential Amenity - sunlight/daylight, dual aspect apartments, residential support facilities and amenities, communal open space
4. Car Parking – Quantum and rationale
5. Any other matters

6.5.3. In relation to the Sandyford Framework Plan - Zoning Objective 'MOC', commercial/residential mix, phasing, height and density, ABP representatives sought further elaboration / discussion on the underlying zoning objective for the site, that requires a mix of employment and residential uses. The planning authority noted that the proposed development is a material contravention of the local plan and a comprehensive approach to the site should be taken in the context of what is planned for the whole of Sandyford. The prospective applicant underlined the suitability of the site for higher density residential uses, did not think that the proposal would contravene the land use zoning but that certain other objectives would be breached, and these are addressed in the material contravention statement. Discussion between the planning authority and prospective applicant revolved

around this issue. Board officials reiterated the need to clarify that the proposed development on land zoned for mixed uses, including residential uses, would not contravene the Sandyford Urban Framework Plan with respect to land use zoning. If this is not the case, an application could not be considered if it fell outside the terms of SHD as detailed at section 3 of the 2016 Act.

- 6.5.4. In relation to the Interface - neighbouring sites and public realm, ABP representatives sought further elaboration / discussion on the how the proposed development fits into the overall area with regard to the townscape and public realm. Further detail required on just how the proposed development will be of a notable building design, as required by the plan. Consider submitting additional cross-sections throughout the site and adjacent sites to illustrate the relationships and connections that are possible. The planning authority would have preferred to have seen a more comprehensive design for the new public plaza/Ballymoss Road and a building design that conformed with the notable building requirement of the plan. The prospective applicant described their landscape and public plaza designs but would discuss further with the planning authority opportunities to extend the public realm approach at this location.
- 6.5.5. In relation to the Residential Amenity - sunlight/daylight, dual aspect apartments, residential support facilities and amenities, communal open space, ABP representatives sought further elaboration / discussion on the need to provide further detail at application stage with regard to meeting residential amenity standards and providing the required amount of data with regard to sunlight/daylight analysis. The planning authority concluded that the site is not highly constrained, and the achievement of the required standards should not be approached with flexibility in mind. The prospective applicant is satisfied that the required standards are met but notes that further detailed work on overshadowing/daylight/sunlight access will accompany an application.
- 6.5.6. In relation to the Car Parking – Quantum and rationale, ABP representatives sought further elaboration / discussion on the amount of car parking provided given the location of the site adjacent to a Luas stop and the build to rent character of the development. The planning authority always seek to achieve car parking levels that facilitate the uses on the site. The prospective application highlighted that the topography of the site easily accommodated the provision of a basement car park

and the quantum provided takes into consideration changing technology and society's changing attitude to transport.

- 6.5.7. In relation to the Any Other Matters, the prospective applicant raised a query with regard to Irish Water document requirements prior to the lodgement of an application, advised to clarify matters with IW. The planning authority noted no significant surface water drainage issues.
- 6.5.8. 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-308298-20' 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.

7.0 Conclusion and Recommendation

- 7.1. 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.
- 7.2. 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 s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.
- 7.3. 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 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.

7.4. 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.

8.0 Recommended Opinion

8.1. 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.

8.2. 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.

8.3. 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. Height and Placemaking

Further consideration/justification of the documents as they relate to the Dun Laoghaire Rathdown Development Plan 2016-2022, specifically Appendix 15: Sandyford Urban Framework Plan, in relation to the scale, height, and design of the proposed development and the potential impact on the adjoining sites and

surrounding environs of Sandyford. While increased residential densities and changes to the townscape in terms of higher elements and taller buildings at this location may be appropriate, the applicant is required to provide adequate rationale and justification to support such additions to the area, including further consideration/justification of the documents as they relate to the potential visual impact of the development and its interaction with adjacent permitted development to the west and underlined by greater consideration of stated objectives in the local plan regarding notable building design and urban plazas. The further consideration/justification should address the proposed design and massing, inter alia the visual impact, and relate specifically to the justification for any material contravention of the plot ratio and height strategy in the development plan, reference should be made to legibility, visual impact, and compliance with Section 3.2 of the Urban Development and Building Heights: Guidelines for Planning Authorities (2018). The further consideration of these issues may require an amendment of the documents and/or design proposal submitted.

2. Residential Amenity

Further consideration/justification of the documents as they relate to the residential amenity strategy for the proposed scheme. The twin block layout outlined for the site should ensure adequate levels of residential amenity for future occupants. In this context the documentation should appropriately and reasonably describe and illustrate good levels of sunlight and daylight penetration to the courtyard amenity spaces north and south of the blocks and illustrate the comfort index and usability of roof terraces and private balconies located at upper levels. In terms of the wider amenity, convenience and public realm, the documentation should demonstrate how apartment block positioning and articulation will assist with activated and comfortable street frontages around the site. All in the context of assisting modern placemaking and improving the overall quality of the urban environment at this key and notable location. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

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 landscaping plan for the site which clearly differentiates between areas of public, communal and private open space and which details exact figures for same. In addition, proposals could be presented that detail how the development will interact and complement the existing or emerging public realm along Blackthorn Avenue and Ballymoss Road. 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 and beyond the site should be outlined. Details of the interface between private and communal areas on and off the site should also be detailed. Additional cross sections, CGIs and visualisations should be included in this regard. The landscaping plan should critically assess the best and most appropriate way to incorporate underground car parking ventilation structures.
2. Detailed quantum and design of open space proposals at all levels including consideration of issues related to wind micro-climate, design, and usability of spaces, in particular at the upper levels.
3. Details of boundary treatment across the site and specifically along the southern and western boundary of the site where levels may change. Detailed cross sections should show any changes in level and the boundary treatment proposed.
4. Detail and justification of location and quantum of resident support facilities and resident services and amenities as defined by the Sustainable Urban Housing Design Standards for New Apartments Guidelines (2018) and accessibility/ease of access to those spaces by future residents.
5. Provide further justification for the level of car and cycle parking proposed and detail the design of cycle parking spaces and secure storage areas. The justification should include an analysis of car and cycle parking demand that is likely to be generated by the proposed development taking account of the locational context and

level of connectivity (by all modes) to services and employment generators. Given the location and availability of public transport, a rationale for the proposed car parking provision should be prepared, to include details of mobility management plans, car parking management strategies and car share schemes.

6. A Materials Strategy that details all materials proposed for buildings, open spaces, paved areas and boundaries. This strategy shall include details of the colour, tone and texture of materials and the modelling and profiling of the materials on each block. The documents should also have regard to the durability of materials and the long-term management and maintenance of the proposed development.

7. A detailed schedule of accommodation (Housing Quality Assessment) which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018 (2020), including its specific planning policy requirements. Particular attention shall be directed to the provision of adequately designed and an appropriate quantum of dual aspect apartments.

8. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.

9. Information for the purposes of screening for EIA as set out in schedule 7A of the Planning and Development Regulations 2001 (as amended) where the application is not accompanied by a full EIAR. The information should be submitted as a standalone document and refer to the potential for cumulative effects in conjunction with other permitted and planned housing and road developments in the area.

10. A detailed Site Specific Construction and Demolition Waste Management Plan.

11. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.

12. Response to issues raised by the Transportation, Drainage Planning, Architects and Parks Divisions of Dun Laoghaire Rathdown County Council, as per the reports submitted in Appendix B of the Planning Authority Report, received 28 October 2020.

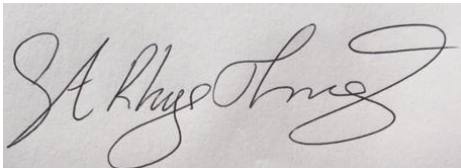
13. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. National Transport Authority
4. Luas Operator – Transdev Ireland
5. Córas Iompair Éireann
6. Commission for Railway Regulation
7. 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 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

A handwritten signature in black ink, appearing to read 'S Rhys Thomas', is centered on a light grey rectangular background.

Stephen Rhys Thomas
Senior Planning Inspector

22 February 2021