



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
ABP-310751-21**

Strategic Housing Development	574 no. Build to Rent apartments, creche and associated site works.
Location	Marmalade Lane, Gort Mhuire, Dundrum, Dublin 14
Planning Authority	Dun Laoghaire Rathdown County Council
Prospective Applicant	1 Wyckham Land Limited
Date of Consultation Meeting	20 th September 2021
Date of Site Inspection	13 th September 2021

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 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, which has a stated net site area of 3.4918 hectares, is located to the east and south of Gort Muire, Carmelite convent, Dundrum, Dublin 16. The site is accessed from Wyckham Avenue, off Wyckham Way to the NW corner. It currently comprises open, agricultural lands. The lands fall from the southern boundary towards its NE corner, and ground levels vary across the site by approximately 10 metres. The subject site is located approximately 1.1km by foot from the LUAS line at Balally and 1.3km by foot from Kilmacud LUAS stop. It is less than 1km from Dundrum Town Centre and approximately 3 km to the Sandyford Business Park. St. Tiernan's school is located immediately to its north. There are a number of bus routes in the vicinity. The uses in the immediate vicinity are primarily residential, educational, institutional and recreational. To the south and east are mature, two-storey residential housing developments and the rear gardens of Parkvale and Wesley Lawns border the site. There are a number of apartment developments on Wyckham Avenue, ranging in height from 5-8 storeys.

3.0 Proposed Strategic Housing Development

- 3.1.1. The development will comprise a 'Build to Rent' (BTR) apartment development consisting of 5 no. blocks ranging in height up to 10 storeys (over basement/ undercroft parking). The apartment will provide for 574 no. apartments (comprising

356 no.1 -beds, 211 no. 2-beds & 7 no. 3-beds). All residential units provided with private balconies/terraces to the north/south/east/west elevations.

3.1.2. The BTR development will also include Resident Support Facilities & Resident Services & Amenities. The development will also include a creche. Provision of car, cycle and motorcycle parking spaces, bin storage and plant areas.

Vehicular/pedestrian/cyclist accesses including to/from Wyckham Avenue and Ballawley Park. Associated works to the existing Carmelite Centre access road and entrance. All associated site development works, open spaces, landscaping, boundary treatments, and services provision (including ESB substations)

3.1.3. The following development parameters are noted:

Parameter	Site Proposal		
Application Site	4.19 ha (2.87 ha net)		
No. of Dwelling Units	574	Other Uses	Creche 691.7 sq. m. Café 110.2 sq. m.
Density	200 unit/Ha (net)		
Height	Up to 10 storeys		
Car Parking	181 no. spaces		
Part V	60 no. units		
Residential Amenity Facilities	1,509 sq. m.		

3.3 The breakdown of the residential units is described as follows:

Unit Type	1 bed	2 bed	3 bed	Total
Apartments	356	211	7	574
%	62%	37%	1%	100%

4.0 National and Local Planning Policy

4.1. National Planning Framework

The National Planning Framework supports increases in densities generally, facilitated in part by increased building heights. It is set out that general restrictions on building heights should be replaced by performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth (NPO Objectives 13 and 35 refer). 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.

4.2. Regional Policy

Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031 (RSES)

The primary statutory objective of the Strategy is to support implementation of Project Ireland 2040 - which links planning and investment through the National Planning Framework (NPF) and ten year National Development Plan (NDP) - and the economic and climate policies of the Government by providing a long-term strategic planning and economic framework for the Region.

- RPO 3.2 - Promote compact urban growth - targets of at least 50% of all new homes to be built, to be within or contiguous to the existing built up area of Dublin city and suburbs and a target of at least 30% for other urban areas.
- RPO – 4.1 – Settlement Hierarchy – Local Authorities to determine the hierarchy of settlements in accordance with the hierarchy, guiding principles and typology of settlements in the RSES.
- RPO 4.2 – Infrastructure – Infrastructure investment and priorities shall be aligned with the spatial planning strategy of the RSES.
- 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.

The site lies within the Dublin Metropolitan Area (DMA) – The aim of the Dublin Metropolitan Area Strategic Plan is to deliver strategic development areas identified in the Dublin Metropolitan Area Strategic Plan (MASP) to ensure a steady supply of serviced development lands to support Dublin’s sustainable growth.

Key Principles of the Metropolitan Area Strategic Plan include compact sustainable growth and accelerated housing delivery, integrated Transport and Land Use and alignment of Growth with enabling infrastructure.

Transport Strategy for the Greater Dublin Area 2016-2035

The Transport Strategy for the Greater Dublin Area 2016-2035 provides a framework for the planning and delivery of transport infrastructure and services in the Greater Dublin Area (GDA). It also provides a transport planning policy around which other agencies involved in land use planning, environmental protection, and delivery of other infrastructure such as housing, water and power, can align their investment priorities.

The Strategy sets out the necessary transport provision, for the period up to 2035, to achieve the above objective for the region, and to deliver the objectives of existing national transport policy, including in particular the mode share target of a maximum of 45% of car-based work commuting established under in “Smarter Travel – A Sustainable Transport Future”.

4.3. Section 28 Ministerial Guidelines

The following is a list of section 28 Ministerial Guidelines considered of relevance to the proposed development. Specific policies and objectives are referenced within the assessment where appropriate.

- ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’).(2009)
- ‘Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities’ (Updated December 2020)

- Urban Development and Building Height, Guidelines for Planning Authorities, 2018.
- ‘Design Manual for Urban Roads and Streets’ (DMURS) (2019) / DMURS Interim Advice Note – Covid 19 (2020)
- ‘The Planning System and Flood Risk Management’ including the associated ‘Technical Appendices’.
- ‘Childcare Facilities – Guidelines for Planning Authorities’.
- Architectural Heritage Protection – Guidelines for Planning Authorities (2011)

4.4. Local Policy Context

Dun Laoghaire Rathdown County Development Plan 2016-2022

Zoning

‘Objective A’ which seeks to ‘protect and/or improve residential amenity’

Map 1 shows the Carmelite Centre lands are also indicated with an ‘INST’ symbol which is listed on the Map Index under “Other Objectives” and is separate to the “Use Zoning Objectives”. The INST designation is stated as “To protect and/or provide for Institutional Use in open lands.”

There is an objective ‘to protect and preserve Trees and Woodlands’. Two tree symbols located on the site, one to the eastern boundary and one to the western boundary of the subject site.

The ‘Gort Muire Centre’ (RPS No. 1453) is listed in the Record of Protected Structures in Appendix 4 of the Plan and is described as ‘water gardens, garden walls and farm building complex, house, ornamental ironwork, conservatory and water tower’. The description refers to the overall Gort Muire complex. The Gort Muire complex is outside of the site as outlined in red. I also note Gort Muire Gate Lodge and Entrance Gates (RPS No. 1446).

Policy RES5 of the County Development Plan states that “Where distinct parcels of land are in institutional use (such as education, residential or other such uses) and are proposed for redevelopment, it is Council policy to retain the open character and/or recreational amenity of these lands wherever possible, subject to the context of the quantity of provision of existing open space in the general environs”.

Section 2.1.3.5 states that “It is recognised that many institutions in Dun Laoghaire-Rathdown are undergoing change for various reasons. Protecting and facilitating the open and landscaped ‘parkland’ settings and the activities of these institutions is encouraged. Where a well-established institution plans to close, rationalise, or relocate, the Council will endeavour to reserve the use of the lands for other institutional uses, especially if the site has an open and landscaped setting and recreational amenities are provided. Where no demand for an alternative institutional use is evident or foreseen, the Council may permit alternative uses subject to the zoning objectives of the area and the open character of the lands being retained.”

Section 8.2.3.4(xi) notes a minimum open space requirement of 25% of the total site area (or population based provision, whichever is the greater).

Section 2.1.3.5 states that in the development of institutional lands the average net densities should be in the region of 35-50 units per ha but that in certain instances higher densities will be allowed where it can be demonstrated that they contribute towards the designation retaining the open character and/or recreational amenities of the lands.

Policy UD1: It is Council policy to ensure that all development is of high quality design that assists in promoting a ‘sense of place’. The Council will promote the guidance principles set out in the ‘Urban Design Manual – A Best Practice Guide’ (2009), and in the ‘Design Manual for Urban Roads and Streets’ (2013) and will seek to ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design.

Policy UD6: It is Council policy to adhere to the recommendations and guidance set out within the Building Height Strategy for the County

Dundrum is designated a Major Centre in the Metropolitan Area in the Core Strategy Figure 1.1. The site is also included in Figure 1.3 as part of the 410 ha of serviced land which are to yield 18,000 residential units. It is further noted in section 1.2.5.1 that “In addition to the major parcels of zoned development land detailed above, the ongoing incremental infill and densification of the existing urban area will generate, over time and on a cumulative basis, relatively significant house numbers”. It is

stated that a new Local Area Plan is to be prepared for Dundrum during the life of the County Plan. The site is located a short distance outside the indicative map for the Local Area Plan.

Chapter 2 outlines that the Council is required to deliver c.30,800 units over the period 2014 – 2022. It is stated that the Council in seeking to secure this objective will focus on three strands, namely: increasing the supply of housing; ensuring an appropriate mix, type and range of housing; and, promoting the development of balanced sustainable communities.

There are a number of policies and objectives within the operative County Development Plan in relation to residential development; urban design principles, transport, building heights and other such matters.

Housing policies (section 2.1.3) include:

Policy RES3: Residential Density, which promotes higher residential densities in the interests of promoting more sustainable development whilst ensuring a balance between this and ensuring the reasonable protection of residential amenities and established character of areas;

Policy RES4: Existing Housing Stock and Densification, which encourages the densification of existing housing stock to retain population levels,

Policy RES7: Overall Housing Mix, which encourages the provision of a wide variety of housing and apartment types.

Policy AR1 relates to Protected Structures and Part(iv) is to “Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.”

Policy ST3: It is Council policy to promote, facilitate and cooperate with other transport agencies in securing the implementation of the transportation strategy for the County and the wider Dublin Region as set out in Department of Transport’s ‘Smarter Travel, A Sustainable Transport Future 2009 –2020’ and the NTA’s ‘Greater Dublin Area Draft Transport Strategy 2016-2035’. Effecting a modal shift from the private car to more sustainable modes of transport will be a paramount objective to be realised in the implementation of this policy.

Appendix 9 details the Building Height Strategy. Section 4.8 relates to 'residual areas' and states that a maximum of 3-4 storeys may be permitted in appropriate locations - for example on prominent corner sites, on large redevelopment sites or adjacent to key public transport nodes - providing they have no detrimental effect on existing character and residential amenity. Furthermore, it states that there will be situations where a minor modification up or down in height by up to two floors could be considered and these factors are known as 'Upward or Downward Modifiers'.

Section 4.8.1 Upward Modifiers

It is stated that Upward Modifiers may apply where: the development would create urban design benefits; would provide major planning gain; would have a civic, social or cultural importance; the built environment or topography would permit higher development without damaging appearance or character of an area; would contribute to the promotion of higher densities in areas with exceptional public transport accessibility; and, the size of the site of e.g. 0.5 ha could set its own context. To demonstrate that additional height is justified, it will be necessary for a development to meet more than one 'Upward Modifier' criteria.

Table 8.2.3 sets out the residential land use car parking standards as follows:

Residential Dwellings - 1 space per 1-bed and 2-bed unit

2 spaces per 3-bed unit

Apartments - 1 space per 1 bed unit

1.5 spaces per 2 bed unit

2 spaces per 3-bed unit+

Table 4.1 sets out the cycle parking standards as 1 short stay space per 5 units and 1 long stay space per unit.

5.0 Planning History

- 5.1.1. 308157-20 Grant permission for 628 no. Build to Rent apartments, childcare facility and associated site works. Condition No. 3 - ABP required the omission of two blocks, C and D. This condition subsequently reduced the number of units permitted to 466 no. apartments, a maximum of 197 no. car parking spaces and 26 no. Go Car spaces and a minimum of 982 no. bicycle parking spaces.

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

6.1. A section 247 pre-application consultation took place with Dun Laoghaire Rathdown County Council on 04/03/21 and details of same are set out in Appendix A of the Planning Authority's submission on this pre-application.

7.0 **Irish Water Submission**

7.1. Irish Water: Irish Water has issued the applicant a Confirmation of Feasibility for connections to the Irish Water network. The applicant is required to engage with Irish Water prior to advancing to SHD application.

8.0 **Forming of the Opinion**

8.1. 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 below.

8.2. **Documentation Submitted**

8.2.1. 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 and I have had regard to same.

8.3. **Planning Authority Submission**

8.3.1. 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 have submitted a copy of the record of their section 247 consultations with the prospective applicant and their opinion in relation to the proposal.

8.3.2. Dun Laoghaire Rathdown County Council has also submitted a report on this pre-application submission which I have summarised below. Issues raised within the internal reports are also summarised below.

- Principle acceptable
- Open space provision acceptable

- Extent of tree removal acceptable/examine impact of underground services
- Reduction in the size of signage
- Proposed density acceptable
- Compliant with Policy RES5 and with the institutional objectives
- No Masterplan submitted/required under S 8.2.3.4(xiv) of the Dev Plan
- Inconsistencies in the labelling of the blocks
- Building Height Strategy – max of 3 to 4 storeys as well as upward/downward modifiers
- Max of 4 storeys permissible on the subject site/proposal materially contravenes the Dev Plan
- Does not meet the criteria under Section 3.2
- Form/massing not modulated/Protected structure on the adjoining site
- No Photomontages showing impact on the protected structure in particular the water tower
- Length and height of block B is considered monolithic
- More 3 beds needed
- 9% fall below 1.5% ADF standard
- No VSC analysis of surrounding developments
- Greater setbacks from surrounding developments should be examined
- High number of ensuites/no standalone bathrooms
- Impacts on the protected structures/relationship of the development with the water tower
- Separation distances of just 11m between habitable rooms/overbearing and overlooking
- Impact on residential and visual amenities of the Carmelite centre/In particular building located north of Block D
- Impact Gort Muire

- Block B will appear overbearing
- Reduce the scale of Block E /Relationship to dwelling at Wesley Lawns
- 44% are dual aspect/PA considers 50% minimum applies/not all are true dual aspect
- Concerns regarding number of single aspect north facing apartments/length of corridors in Block B
- No laundry facilities proposed
- Proposed cycle link is shown on Map A14 through the subject site/how is this addressed
- Additional cycle connections recommended/need to be delivered with the scheme
- Maintain potential for a future access to the adjoining site
- Location of crèche drop off spaces should be made clear
- Ratio of 0.3 spaces per unit provided/ratio of 1 to 1.1 spaces per unit recommended
- Cycle parking – under provision of residential cycle parking/overprovision of visitor
- Access to cycle parking – mostly provided in the basement of Block B

Internal Reports

Drainage - Additional detail needed in relation to surface water/SUDS and flood risk.

Transport – consider amendments to the site layout to facilitate maintaining potential for a future access to the adjoining site/planning application for Educate Together showed the location of the SHD crèche outdoor play area as a possible link road/connection to the St. Tiernan’s School site/Possibility of a cycleway through the site from Wykham Avenue to Ballaly park/Also links to be provided to Wesley Heights to the southeast of the site/east Ballaley Park/School

Car parking – ratio of 0.3 car spaces/unit proposed/‘Intermediate Urban Location’ – reduced standard of 1.0 to 1.1/29 car club spaces are provided/Stacked cycle provision /distribution of cycle parking

Parks/Landscaping – Impact of underground attenuation tanks/existing trees should be protected/recommendations set out

Housing – Condition recommended.

8.2.3 Consultation Meeting

8.3.3. A Section 5 Consultation meeting took place via Microsoft Teams on the 20th September 2021. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. The main topics raised for discussion at the tripartite meeting were based on the agenda that issued in advance and contained the following issues:

1. Principle/Planning History
2. Design and Conservation
3. Residential Standards
4. Existing Residential Amenity
5. Transport
6. Trees/Environment Screening
7. Site Services/Flood Risk

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 310751-21' which is on file.

8.3.4. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

8.4. Conclusion

8.4.1. 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.

8.4.2. I have examined all of the 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, including section 28 Ministerial Guidelines and local policy via the statutory plans for the area.

- 8.4.3. Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following elements – Design including height and massing of the proposed residential blocks - as set out in the Recommended Opinion below.
- 8.4.4. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment in order to constitute a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 8.4.5. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision-making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

9.0 **Recommended Opinion**

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.

- 9.1.1. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the

opinion that the documentation submitted **requires further consideration and amendment** to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.

9.1.2. In the opinion of An Bord Pleanála, the following issue will need to be addressed in the documents submitted to which section 5 (5) of the Act of 2016 relates that could result in the constituting a reasonable basis for an application for strategic housing.

1. Scale and Massing

Further consideration/justification of the documents as they relate to the scale, form, and visual impact of the proposed buildings, in particular Block B. The further consideration / justification should address the proposed scale and massing of the proposed blocks and the potential visual impact of same from surrounding residential areas. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

9.1.3. 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:

1. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act. In this regard the implications of the likely adoption of the Dun Laoghaire-Rathdown Development Plan 2022-2028 on the acceptability, or otherwise, of all aspects of the proposed development should be clearly set out in the submitted documentation.
2. Justification, and where appropriate amendment, to demonstrate that the proposed car parking quantity is appropriate, having regard to local, regional and national policy on same. To this end, matters raised in at the Tri-Partite Meeting

and as set out in the Planning Authority's submission on this proposal, including that as set out within the Transportation report should be addressed in any report/justification relating to the outlined transport issues.

3. A Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, which includes 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. This report should address the full extent of requirements of BRE209/BS2011, as applicable.
4. Justification, and where appropriate amendment, to demonstrate that the proposed residential amenities and residential support facilities are sufficient to serve the proposed development, in accordance with SPPR 7 of the Apartment Guidelines.
5. A Housing Quality Assessment (HQA) which provides the specific information regarding the proposed apartments units as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December, 2020). The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. In relation to same, the concerns raised by the Planning Authority in relation to the quantum and nature of the proposed dual aspect units should be addressed in any application.
6. Additional CGIs/visualisations/3D modelling including visuals showing the relationship between the proposed development and the Protected Structures on the site, including the Water Tower.
7. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of external finishes, the treatment of balconies and boundary treatments. In this regard, the location of the screening for a number of the ground floor units appears to be outside the redline boundary of the site and the applicant should address same in the application documentation.
8. Drainage details such as would clearly address and respond to comments within the internal report from the Drainage Division of the Planning Authority, namely

additional details as relates to surface water proposals and additional details as relates to Flood Risk.

9. All supporting technical/environmental reports to be updated as required.
10. A plan of the proposed open spaces within the site clearly delineating public, communal and private spaces, and the relevant zoning objective that pertains to each area of open space. Additional details of tree protection measures are also required, specifically in relation to those trees to be retained on the northern boundary of the site.
11. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
12. 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. The notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.

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. Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
3. An Taisce
4. Heritage Council
5. Transport Infrastructure Ireland
6. National Transport Authority
7. Dún 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.

Rónán O'Connor
Senior Planning Inspector

Date: 29th November 2021