



An  
Bord  
Pleanála

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

**Inspector's Report on  
Recommended Opinion  
ABP-310800-21**

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<b>Strategic Housing Development</b>	131no. dwellings (10x duplex units and 121x apartments) in 3no. blocks from 3-8 storeys in height.
<b>Location</b>	Quadrant House, Chapelizod Road, Chapelizod, Dublin 20
<b>Planning Authority</b>	Dublin City Council
<b>Prospective Applicant</b>	Linders of Smithfield Ltd
<b>Date of Consultation Meeting</b>	20 <sup>th</sup> September 2021
<b>Date of Site Inspection</b>	13 <sup>th</sup> September 2021
<b>Inspector</b>	Rachel Gleave O'Connor

## 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 to the north eastern side of Chapelizod Road, with the Phoenix Park situated to the rear of the site. Chapelizod town centre is approximately 150m to the west and the immediate area surrounding the site is characterised by a mix of residential and commercial uses, including The Mullingar House pub on the corner of the main junction for the town centre. A terrace of 2 storey residential dwellings is located to the north west of the site, while an apartment development is currently under construction situated to the south east, and known as Springvale.
- 2.2. The Chapelizod Architectural Conservation Area (ACA) overlaps the site to the west and bounds it on two sides as it extends up Chapelizod Road into the town centre area. A number of protected structures are situated within the ACA to the west and south east of the site. A right of way is also situated within the western end of the site and extends to the south via a laneway onto Chapelizod Road.
- 2.3. Currently occupying the site there are commercial buildings, including Linders motor car sales, servicing and repairs, as well as the Magic Moments Creche.

## 3.0 Proposed Strategic Housing Development

- 3.1. The proposed development involves 131 no. residential units as follows:

Unit Type	Number
2 Bed Duplex	6 (5%)

3 Bed Duplex	4 (3%)
Studios	8 (6%)
1 Bed Apartments	42 (32%)
2 Bed Apartments	55 (42%)
3 Bed Apartments	16 (12%)
Total	131

The development has a stated net residential density of c. 225.8 units/ha based on a development area of c. 0.58 ha. The development scheme comprises the following:

- Demolition of existing structures on the site and construction of 131 no. dwellings, comprising 10x duplex units (comprising 6x 2 bed and 4x 3 bed) and 121 no. apartments, comprising 8x studios, 42x 1 bed, 55 x 2 bed and 16x 3 bed units, in 3 no. blocks varying in height from 3 to 8 storeys over basement level.
- Blocks are arranged in a perimeter block enclosing a central communal courtyard space.
- Apartment block A is an L-shaped block, 4 storeys in height to the western end and 5 storeys to its northern end, accommodating 60 no. apartments.
- Apartment block B is a rectangular shaped block, part 5, part 7 and part 8 storeys in height (with height stepping up from south to north). At the ground floor of Block B are ancillary residential amenity spaces in the form of a concierge and amenity space that is supplemented by shared / communal work spaces. It accommodates 61no. apartments.
- Block C comprises 3 storey townhouses in the form of duplex units that are situated to the south of the courtyard fronting Chapelizod Road, with the main apartment buildings orientated north / south bounding the courtyard.
- The proposed development includes associated site works, including soft and hard landscaped open space, that includes a publicly accessible plaza space of approximately 537sqm. Communal open space in a central courtyard

providing 964sqm and rooftop amenity spaces of 427sqm and 287sqm on the southern parts of block B and block A respectively. A small semi-private space will mainly serve the 4 no. ground floor units within Block A of 132sqm.

- Ancillary uses include a 300sqm gym at basement level and concierge / co-working areas totalling 133.4sqm at ground level.
- Vehicular, pedestrian and cycle access and egress via Chapelizod Road.

## 4.0 Planning History

- 4.1. DCC Ref. WEB1122/19: Permission granted by ABP on (site known as) 2B, Chapelizod Village, (rear 2 Mullingar Terrace), Chapelizod, Dublin 20, adjoining the subject site to the West, for the erection of a detached 4-bedroom 2-storey-dwelling and all related works, accessible through an existing semi-private laneway.
- 4.2. DCC Ref. 3946/19: Permission granted for continuance of use of crèche as per approved planning Ref. No. 2295/14 and retention of additional area in the facility for change of use as a crèche / Montessori school, with revised car parking layout, using existing pedestrian & vehicular entrances from Chapelizod Road.
- 4.3. DCC Ref. 2295/14: Permission granted for a change of use from existing office use to crèche use including fenestration alterations to the front elevation, new signage, provision of new entrance ramp to the main front entrance and new fire escape ramp to the side entrance with new door in existing wall, construction of new boundary walls to sides, new secure play area to the front of the building with associated fence and gate, revised parking layout, and all associated internal alterations and site works. The development will use the existing pedestrian and vehicular entrance from Chapelizod Road.
- 4.4. DCC Ref. 3133/01: Permission granted for the refurbishment of the existing front facade to office/showroom building facing public road to include installation of glazing, aluminium cladding and entrance canopy.
- 4.5. Surroundings:
- 4.6. DCC Ref. 3515/19: Part 8 Housing Scheme (Adjoining site to the East). Permission granted for 71 No. apartments arranged in six blocks with associated parking and site amenity space as well as a new Scout/ Community Hall. The proposed new

buildings range from 3-5 storeys in height. Three 3-storey blocks addressing Chapelizod Road; three 5-storey blocks are located to the north/ rear of the site.

- Block A, a 3 storey high building consists of 9 no. apartments 3 no. 2-bedroom and 6 no. 1-bedroom.
- Block B, a 3 storey high building consists of 6 no. 2-bedroom apartments.
- Block C, a 3 storey high building consists of 6 no. 2-bedroom apartments.
- Block D, a 5 storey building consists of 15 no. apartments, including 5 no. 3-bedroom; 5 no. 2-bedroom and 5 no. 1-bedroom.
- Block E, a 5 storey building, consists of 25 no. apartments, including 5 no. 3-bedroom; 10 no. 2-bedroom and 10 no. 1-bedroom.
- Block F, a 5 storey block consists of 10 no. 3-bedroom apartments.

Ground floor units are own-door access. Block A, B & C are approached directly from Chapelizod Road. Ground floor terraces that address Chapelizod Road are screened by trees planted behind the existing stone wall. A pocket park space is located at the centre of the scheme.

Plant room, bin stores and bicycle parking enclosures are located within separate enclosures with green planted roofs. A total of 44 no. car parking spaces are distributed through the site. The Scout/ Community Hall consists of a 150 sq.m general purpose, hall space, with associated facilities, meeting and storage spaces. Chapelizod and environs are designated an architectural Conservation Area (ACA) by Dublin City Council. The subject site is immediately adjacent to the ACA boundary line. The site lies adjacent to the Phoenix Park, included in the Record of Monuments and Places (RMP) of County Dublin. The site is bounded to the rear by the historic park perimeter enclosing stone wall, itself a protected structure in the Dublin City Development Plan 2016-2022; RPS 6781.

- 4.7. DCC Ref. 4185/17: Permission granted by ABP on Backlands to the rear of No. 9 Mullingar Terrace for the demolition of existing vacant factory building and construction of a terrace of three no. 2-storey dwellings and all associated landscaping and drainage works (ABP Ref. ABP-301189-18).

## 5.0 National and Local Planning Policy

### 5.1. Section 28 Ministerial Guidelines

5.1.1. Having considered the nature of the proposal, the receiving environment and 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) 2009
- Design Standards for New Apartments Guidelines for Planning Authorities 2020
- Design Manual for Urban Roads and Streets (DMURS) 2019
- The Planning System and Flood Risk Management (including the associated Technical Appendices) 2009
- Childcare Facilities Guidelines for Planning Authorities 2001
- Urban Development and Building Heights Guidelines for Planning Authorities 2018
- Architectural Heritage Protection Guidelines for Planning Authorities 2011

### 5.2. National Planning Framework

5.3. The NPF seeks to achieve compact urban growth by targeting a greater proportion (40%) of future housing development to be within and close to the existing 'footprint' of built-up areas and plans for growth of 490,000 to 500,000 people in the Eastern and Midlands Region.

5.4. The National Planning Framework includes a specific Chapter, No. 6, entitled 'People Homes and Communities'. It includes 12 objectives among which 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.

5.5. 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.

5.6. Objective 35 seeks to increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

#### 5.7. **Dublin City Development Plan 2016-2022**

5.7.1. Zoning: The site is zoned 'Objective Z1 – To protect and improve residential amenities' within the Dublin City Development Plan 2016-2022.

5.7.2. General: The Dublin City Council Development Plan 2016-2022 contains the planning policies applicable to the site. The policy chapters, especially Chapters 4 – Shape and Structure of the City, 5 – Quality Housing, 11 – Built Heritage and Culture, and 12 – Sustainable Communities and Neighbourhoods, detailing the policies and objectives for residential development, the preservation of the character and setting of Architectural Conservation Areas and Protected Structures, and making good neighbourhoods and standards respectively, should be consulted to inform any proposed residential development. Policy SC25 in Chapter 4, concerns the promotion of development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture befitting the city's environment and heritage and its diverse range of locally distinctive neighbourhoods, such that they positively contribute to the city's built and natural environments. This relates to the design quality of general development across the city, with the aim of achieving excellence in the ordinary, and which includes the creation of new landmarks and public spaces where appropriate. (Chapter 16 deals with Development Standards: Design, Layout, Mix of Uses and Sustainable Design. Section 16.7.2 deals with Height Limits and Areas for Low-rise, Mid-Rise and Taller Development, Section 16.10 – Standards for Residential Accommodation).

## 6.0 **Forming of the Opinion**

6.1. 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 a brief detail on each of these elements hereunder.

## 6.2. Documentation Submitted

6.2.1. 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. This information included, inter alia, the following:

- Application Form for a Section 5 Pre-Application Consultation Request in respect of a Strategic Housing Development;
- Cover letter;
- Planning Report and Statement of Consistency;
- Material Contravention Statement
- Part V Submission
- Landscape and Visual Impact Assessment and associated Views
- Architects Design Statement
- Schedule of Accommodation
- Housing Quality Assessment
- Architectural drawings;
- Architectural Heritage Impact Assessment
- Socio Economic and Infrastructure Assessment including childcare assessment
- Archaeological Impact Assessment
- Natura Impact Assessment
- Daylight Assessment
- Energy and Sustainability Report
- Landscape Design Statement
- Engineering drawings;
- Traffic and Transport Assessment;
- Mobility Management Plan



- Site Specific Flood Risk Assessment
- Engineering Services Report

6.2.2. Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required.

6.2.3. I have reviewed and considered all of the above-mentioned documents and drawings.

### **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, Dublin City Council, submitted a copy of their section 247 consultations with the prospective applicant and also their opinion in relation to the proposal. The planning authority's 'opinion' included the following matters:

- The development is consistent with the land-use zoning objectives for the site.
- The site coverage and plot ratio are acceptable. Noted that the provision of 537sqm of site area for public open space is slightly below the 10% requirement.
- The site is considered suitable for high density development, subject to the provision of a high quality scheme that protects the residential and visual amenities of the wider area.
- The proposed design and materials area acceptable. The linear arrangement and siting of Block B closely relates to that of the adjacent apartment block within the Springvale development, this will provide for some continuity between these adjoining emerging developments.
- The Planning Authority has no objection in principle to the approach used in particular the design rationale to integrate the proposal into the streetscape along Chapelizod and setting back the higher elements which follows the approach taken on the adjoining DCC Springvale Development.

- The development represents a material contravention of the development plan with respect to the height of the 8 storey block proposed. It is considered that this landmark element is not appropriate to the character of the site or the area. The provision of a building rising above the current maximum 5 storey character of the area is not appropriate. The planning authority is of the opinion that either a removal of the 'pop-up' in its entirety or a further reduction in height should be considered in order to provide for a more coherent cityscape at this location, as required by Section 6.2.2.2 of the City Development Plan.
- Potential for overlooking of the Mullingar Terrace properties and rear garden areas from balconies in the proposed development. The potential for amenity impact upon windows/balconies in the DCC Springvale Development also requires further detail.
- The Planning Authority is concerned regarding the extent of the impact of the proposal on daylight / sunlight conditions within the Springvale Development.
- The proposed housing mix is acceptable, floor areas are acceptable, sufficient number of dual aspect units, note north facing units overlooking Phoenix Park.
- Floor to ceiling height and storage is acceptable.
- Noted that units 10, 11, 12 & 13 at ground floor in Block A have no private amenity space, with a semi-private space provided. It should be demonstrated that use of this space would not undermine the amenity of residents to units 10 & 11 and that the space itself would have adequate access to sunlight in order to ensure that it would remain useable throughout the year.
- Relationship between balconies to ground floor units 2-6 in Block A and adjoining concrete terraced seating to the north should be reviewed to protect amenity.
- Relationship of some units to one another is less than satisfactory, balconies in close proximity to bedrooms of separate apartments (direct overlooking and noise / disturbance likely).
- The majority of ground floor communal space is overlooked by units ensuring passive supervision. Measures to ensure accessibility and safety and security of the rooftop amenity space should be demonstrated. Access of residents in Block C to rooftop space should also be confirmed.

- Concern regarding the usability of the urban plaza. Clarification required of the expected activities possible in the proposed plaza area of the public open space.
- All areas of exterior amenity space should be included in sunlight assessment.
- The applicant has not clearly set out the frequency of bus services during peak hours and whether any existing high frequency services operates in this corridor.
- The access route for cyclist from ramp to proposed cycle parking stores should be clearly marked.
- Right of way access via the Mullingar Lane is noted as well as right of way along the western boundary. Impact on the existing lane for Mullingar Cottage and sightlines needs to be assessed.
- Vehicular access requirements for the substation to be clarified and demonstrated. The layby overlaps with the Surface Water Attenuation Storage. The applicant should clarify if there are any conflicts. Temporary bin collection storage at surface level should be clarified and minimise impact on the footpath.
- The division is satisfied with the proposed cycle parking quantum. Car parking layout is generally acceptable, auto tracking requested. A car parking ratio of 0.6 would be more appropriate for this location. A replacement creche facility is not proposed and the existing facility has been included within the baseline data presented.
- The Conservation Officer has advised that the proposal is relatively close to the historic park perimeter enclosing stone wall – a protected structure in the DCC Plan. Therefore site sections are necessary and consideration of whether foundations will have potential impact on the wall. Protection measures should also be indicated.

#### **6.4. Irish Water**

- 6.4.1. The submission from Irish Water (dated 11<sup>th</sup> August 2021) states that a Confirmation of Feasibility has been issued for a development of 131 units on the site.
- 6.4.2. It is noted that all development is to be carried out in compliance with Irish Waters Standards Codes and Practices. Irish Water does not permit build over of its assets

and the separation distances as per Irish Waters Standards Codes and Practices which must be achieved.

## **6.5. Consultation Meeting**

- 6.5.1. A section 5 Consultation meeting took place via a video conference on the 20<sup>th</sup> September 2021. 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 advance and contained the following issues:
1. Height / design and associated potential impact upon the area;
  2. Daylight and sunlight both within the proposed development and impact upon surrounding areas;
  3. Impact upon amenity of adjacent residents, including separation distances;
  4. Open space and private amenity space provision;
  5. Potential impact on Deerpark wall; and
  6. AOB.
- 6.5.3. 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-310800-21' 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 section 28 Ministerial Guidelines, and local policy, via the statutory development plan for the area.

- 7.3. Having regard to all of the above and to the preliminary nature of the submitted documentation, 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 strategy and relationship to boundaries - as set out in the Recommended Opinion below.
- 7.4. 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.
- 7.5. 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.

## 8.0 Recommended Opinion

- 8.1. 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.
- 8.2. Following consideration of the issues raised during the consultation process and having regard to the opinion of the planning authority, and submissions received from statutory consultees referred to under Section 6(10) of the Act, 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.

In the opinion of An Bord Pleanála, the following issues 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:

Design Strategy

The prospective applicant should provide further justification and/or detail in relation to the arrangement of the proposed 8 storeys building on the site. In particular, the prospective applicant should provide further justification and/or detail in relation to the following:

- (i) How potential impact on the residential amenity upon surrounding areas has influenced the proposed design, particularly in relation to height.
- (ii) Whether alternative designs have been considered (of varying mass / scale, and/or, proximity to boundary), alongside potential impacts. (To this end, details of such alternatives and options should be submitted).
- (iii) To what extent the preservation of future permeability into the park is realistic, and this is unduly influencing the layout of proposed buildings on the site, in particular where an increase in potential or actual impact arises for neighbouring sites.

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

Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

1. A Daylight, Sunlight and Overshadowing Assessment is required to demonstrate how the proposed development responds to recommendations in the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (the BRE guidelines). The methodology of the BRE guidelines should be followed and

clearly stated within the submitted assessment. Further consideration is required of how the assessment of impact upon existing structures reflects the methodology in the BRE guidelines. Analysis of all proposed units on each floor should be provided until it can be demonstrated that all units on a floor meet recommended targets, at which point it can be logically assumed units above will also pass (where a stacked arrangement to room use is proposed). APSH analysis of both the proposed accommodation and existing properties should be provided. Overshadowing analysis of all exterior amenity areas both within the development and in surrounding areas should also be provided.

2. A plan showing separation distances between the development to existing adjacent properties should be included, annotating key distances between boundaries, buildings, balconies and windows.
3. Landscape drawings clarifying the quantum of public open space proposed and the quality, functionality / usability of the public urban plaza proposed.
4. Consideration is required of whether the reliance upon 'semi-private' external space adheres to external private amenity space standards under the Apartment Guidelines. Measures to ensure accessibility, safety and security of rooftop amenity areas should also be confirmed. A plan of landscape proposals clearly delineating communal and private spaces should also be provided, as well as a detailed breakdown of the total area of same. Consideration of how the design of the landscape and provision of furniture/equipment will facilitate use of these spaces for both adults and children is also required.
5. Clarification of potential impact upon Deerpark wall and protective measures to mitigate these impacts. Additional details are also required in relation to comments from the Archaeology Officer at the Planning Authority.
6. Additional CGIs and photomontages are required, particularly from the Phoenix Park. Photomontages should include winter views.
7. Clarification of the approach to childcare provision is required, that recognises the loss of the existing creche (Magic Moments) on the site as part of the development.

8. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
  9. Additional details and/or revised proposals in relation to ecology and landscape, having regard to comments from the Parks, Biodiversity and Landscape Services at the Planning Authority. An ecological impact assessment should detail any potential impacts upon adjacent sensitive habitats.
  10. Additional details and/or revised proposals in relation to comments from Waste Management at the Planning Authority.
  11. Additional details and/or revised proposals in relation to comments from Transportation Planning at the Planning Authority.
  12. Additional details and/or revised proposals in relation to comments from the Drainage Division at the Planning Authority.
  13. Additional details and/or revised proposals in relation to comments from Environmental Health at the Planning Authority.
  14. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development.
  15. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.
- 8.3. 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. Minister for Culture, Heritage and the Gaeltacht (Built Heritage and Nature Conservation)
  2. The Arts Council / An Chomhairle Ealaíon



3. Fáilte Ireland
4. The Heritage Council
5. An Taisce – The National Trust for Ireland
6. Inland Fisheries Ireland
7. Waterways Ireland
8. Irish Water
9. Transport Infrastructure Ireland
10. National Transport Authority
11. Dublin City 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.

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Rachel Gleave O'Connor

Planning Inspector

1<sup>st</sup> October 2021