



An  
Bord  
Pleanála

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

**Inspector's Report on  
Recommended Opinion**

**311038-21**

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Strategic Housing Development	Demolition of existing motor showroom, construction of 241 no. BTR apartments, creche and associated site works.
Location	Agneli Motors Site, Greenhills Road, Tallaght, Dublin 24.
Planning Authority	South Dublin County Council
Prospective Applicant	Green Optical Limited
Date of Consultation Meeting	12 <sup>th</sup> November 2021
Date of Site Inspection	5 <sup>th</sup> November 2021
Inspector	F. Fair

## 1.0 Introduction

- 1.1.1. Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority and the documentation received from the prospective applicant, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

## 2.0 Site Location and Description

- 2.1.1. The subject site, approximately 0.85 ha in area, consists of a motor showroom in the form of an L shaped double height commercial building and surface car parking. The site is roughly rectangular in shape and is located on the corner of the Greenhills Road in Tallaght. The area is quite varied in nature with commercial/industrial areas located to the north, south, east and west, and residential properties located to the north and north-east.

## 3.0 Proposed Strategic Housing Development

- 3.1.1. Permission is sought for the following:
- 241 build to rent residential apartments including 89 one-bedroom units and 152 two-bedroom units.

**Table 1**, below, sets out Key Site Parameters:

<b>Parameter</b>	<b>Site Proposal</b>
<b>Application Site</b>	0.85 ha
<b>No. of Units</b>	241 no. BTR units in one apartment block  - 89 no. 1 bed apartments (37%)  - 152 no. 2 bed apartments (63%)
<b>Density</b>	283 u/ha
<b>Other Uses</b>	2,397sq.m of commercial space ground and first floor level in 9 commercial units, including a creche (307 sq. m – 61 children).
<b>Plot Ratio</b>	3:1 (LAP identifies suitable plot ratios for Greenhills as in the range of 0.5:1 (Low) and 1:1 (High))
<b>Building Height</b>	3 - 9 Storey
<b>Dual Aspect</b>	39%
<b>Internal Amenity Space</b>  <b>External Amenity Space</b>	601sq.m of internal amenity space at ground and first floor levels  1,919sq.m of external amenity space provided in a podium courtyard at first floor level and rooftop terraces at third, fourth, sixth, eighth and ninth floor levels.

<b>Car Parking</b>	184 & 4 creche drop off
<b>Bicycle Parking / Motorcycle</b>	640
<b>Access</b>	Vehicular access from the upgraded existing access from Greenhills Road and an additional vehicular access point on Greenhills Road.
<b>Part V</b>	To be agreed with PA

## 4.0 National and Local Planning Policy

### National

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant Section 28 Ministerial Guidelines are:

- ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’)
- ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2018)
- ‘Design Manual for Urban Roads and Streets’ (2013)
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’) (2009)
- ‘Architectural Heritage Protection- Guidelines for Planning Authorities
- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)

### Local

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

The application site is subject to zoning objective 'REGEN' – 'To facilitate enterprise and/or residential led regeneration within the CDP (2016-2022). The application site is also located within the Tallaght Town Centre LAP (2020-2026) lands and within an area that is designated as 'Greenhills'.

Section 3.6 of the LAP sets out the land use mix/urban function of the Greenhills neighbourhood as follows:

*Predominantly business, enterprise and employment area with higher value commercial, industry and distribution and potential for limited mixed uses along Greenhills Road, proximate to Airton Road, where it can integrate effectively with existing and established uses.*

In addition, the Greenhills area has five key objectives that include GH1-GH5 (inclusive).

In terms of the land uses proposed both residential and childcare facilities are listed as 'Permitted in Principle' under the REGEN land use zoning objective. The proposal also includes 'commercial' units; however, the exact uses have not been specified by the applicant. It is recommended that further clarity on these uses should be provided, and that the applicant should have regard to the uses specified in table 11.4 and Schedule 5 of the CDP as well as section 3.6 of the LAP.

## **5.0 Planning History**

### **SD15A/0190**

Permission granted for change of use of part of existing industrial unit to motor showroom (1050sq.m); forming 2 customer entrances; forming new offices at first floor level (130sq.m); removal of part of existing first floor structure (470sq.m) to

allow for forming void over ground floor display area; demolition of existing two storey structure to front elevation (52sq.m); forming new glazed façade; new wall cladding; new attached illuminated signage, all to front and side elevations; 4 free standing illuminated pylon signs, 4 flag poles and associated site works and boundary treatments.

### **SD04A/0196**

Permission granted for retention of the partially completed single storey extension to the side granted planning permission for warehousing use as part of P.A. Reg. Ref. S98A/0417 and will consist of the subdivision and change of use of the existing buildings on site into two semi-detached units for retail warehousing use. Changes include revisions to elevations, car parking etc.

### **S99A/0076**

Permission granted for relocation of the existing western boundary fencing to the Greenhills Road to facilitate the construction of a footpath and the retention of the existing southern boundary fencing to the estate access road including vehicular and pedestrian access gates at existing unit.

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

A formal pre-application meeting under Section 247 of the Act was undertaken with South Dublin County Council (the Planning Authority) on the 21<sup>st</sup> May 2021.

### **Submissions Received**

#### Irish Water

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

In respect of Wastewater:

Connection is feasible to the network to the east of the site within Hibernian Industrial Estate.

## **Forming of Opinion**

Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide brief detail on each of these elements hereunder.

## **Documentation Submitted**

The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, completed application form, planning statement, Design Statement, Housing Quality Assessment, Statement of Consistency with Planning Policy, Statement of Material Contravention, EIA Screening Report, Landscape and Public Realm Design Statement and Masterplan, Site Specific Flood Risk Assessment Report, Traffic and Transport Assessment Report (including DMURS compliance statement), Outline Construction Management Plan, Construction and Demolition Waste Management Plan, Operational Phase Waste Management Plan, Daylight, Sunlight and Overshadowing Study, AA screening Report, Ecological Statement, Sustainability Statement, Aviation Impact Assessment, Design, Townscape and Visual Impact Assessment. I have considered all of the documentation submitted by the prospective applicant, relating to this case.

## **Planning Authority Submission**

In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, South Dublin County Council, submitted their opinion in relation to the proposal. This was received by An Bord Pleanála on 3<sup>rd</sup> September 2021.

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

The report addresses the following:

- The proposal is not in accordance with the Tallaght Town Centre Local Area Plan (2020 – 2026) or the South Dublin County Development Plan (2016 – 2022) in terms of density, unit mix and building heights.
- The building heights and plot ratio proposed to facilitate the level of density and number of units, is a significant concern. The LAP has been prepared in respect of and is consistent with the Building Height Guidelines (2018) as well as best practice urban design principles. The LAP sets out a height strategy and plot ratio that are deemed to be appropriate for this specific location. The proposal would be significantly above the recommended maximum height and plot ratio which is a significant concern and could not be supported by the Planning Authority at Stage 3.
- Significant concerns with the heights proposed and in particular the heights above six storeys.
- The intensity proposed is not considered to be appropriate to its location and surrounding context. The unit mix proposed, which would consist of one and two bed apartments, is a significant concern and would be contrary to Objective RE2 of the LAP and policy H8 of the CDP.
- The inclusion of 100% of the units as BTR is not considered appropriate to this location.
- There are significant concerns with the design and layout proposed. The bulk, mass and scale of the proposed buildings would lead to monolithic buildings.
- Significant concern to proposed western elevation with the Greenhills Road, the quality of the public and communal spaces, and the potential impact on the surrounding area.
- IW Servicing Issues
- Standard of Accommodation
- Residential Amenity
- Parking and Access
- Further clarity on childcare facility



- Further clarity on community facilities and the level of access proposed for non-residents.

## **Consultation Meeting**

32.1.1. A Section 5 Consultation meeting took place by way of conference call on the 12<sup>th</sup> of November 2021, commencing at 10.00am. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

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

### 1. Compliance with CDP Policy and the Tallaght LAP 2020.

- Density/ Unit Mix/ Tenure
- Plot Ratio and Height Strategy,
- Mat Con Issues

### 2. Architectural Design Approach:

- Integration with the wider area,
- Layout, height, scale, massing, separation distances, materials, and visual impact.

### 3. Residential Amenity

- Overlooking
- Separation distances & set back from boundaries.
- Daylight and Sunlight
- Overshadowing (both to proposed open space and neighbouring properties)
- Quantum and quality of outdoor amenity space
- Resident support services & facilities

### 3. Issues Raised in the CE Report

### 4. AOB

32.1.2. In relation to compliance with the CDP Policy and the Tallaght LAP 2020 An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Further consideration and or justification of the proposed development regard being had to Policy H10 Mix of Dwelling Types of the CDP which seeks to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.
- Further consideration and or justification of the proposed development regard being had to unit mix proposed, which would consist of one and two bed apartments, which would be contrary to Objective RE2 of the LAP and policy H8 of the CDP. Objective RE 2 within section 5.2 of the LAP states that it is policy of the Council to ensure an appropriate housing mix is provided within the LAP lands, therefore a minimum of 30% of units within any new residential development (in the form of either apartments or houses but excluding student accommodation schemes) shall have a minimum of 3 bedrooms.
- Further consideration and or justification of the tenure mix being proposed (that being 100% build-to-rent with no build-to-sell units), and the plot ratio in conjunction with the building height proposed, given the provisions of the Tallaght Town Centre Local Area Plan (TTCLAP) 2020-2026 in relation to tenure mix and intensity of development.
- Further consideration that a material contravention of the Tallaght Town Centre LAP 2020 – 2026 has been justified in this instance (height, plot ratio, unit mix, set back from existing dwellings) regard being had to recent similar BTR precedent cases in the Tallaght area, since the adoption of the TTCLAP 2020 – 2026.

32.1.3. In relation to architectural design approach for the site An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- Justification of urban design considerations such as the bulk, scale and mass of the building.
- Further consideration for height and bulk of the building given the location of the lands on the periphery of the TTCLAP lands and justification as to how the proposal complies with the urban function set out in the LAP.
- Justification of the height, architectural design / treatment given the sites context to surrounding lands and the modest scale and character of existing development, in particular, interface with Greenhills Road, Tymonville Court, Tymonville Road and adjoining public streets.
- Further consideration of visual impact in terms of views from the immediate surrounding streets.
- Greater detail required of how the development addresses Greenhills Road, incl. landscaping, direct access to non residential uses, active streetscape and the number of entrances proposed at the ground floor of the scheme. It is of paramount importance as the first major redevelopment in this regeneration area that the new streetscape and public realm is to a very high standard in relation to layout, design, materials and finishes and a sense of place is created. In this context a greater level of details is required for the new streetscape along the public road.
- There is a need for submission of a detailed Urban Design Statement and an Architectural Statement, detailing finishes, use of materials and variety in design.

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

- Further consideration of overbearance, over shadowing and overlooking or perceived issues around these matters.
- Justification for reliance on tree planting and landscaping as a form of mitigation for overlooking, overbearing, overshadowing.

- There is a requirement to carry out a daylight and sunlight assessment as part of any future application. The assessment should set out where the proposal complies with relevant BS or BRE standards and any noncompliance or shortfall should be clearly identified, justified and mitigation measures proposed.
- Further consideration of over shadowing to amenity spaces within the development and to adjoining properties and their amenity spaces.
- Further consideration and justification of useability, location and layout of open space and public realm strategy. A breakdown on the quantum of public open space versus private space should be submitted as part of any application. Contribution in lieu of any shortfall to be considered and discussed with the PA.
- An overshadowing assessment, daylight / sunlight assessment of the proposed development without proposed and existing landscaping and trees. Worst case scenario.
- Further consideration to be taken for tree roots at podium level and what affects they may have.
- Clarification required with regard to % and detail of dual and single aspect units proposed within the development.
- Further justification is required of (internal) open space provision, aspect of units, access to daylight and sunlight and mix proposed. In the context of the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', March 2020.
- Detailed analysis of impact of the development on surrounding residential amenity, perceived overshadowing, overlooking, overbearing impacts.

32.1.5. In relation to issues raised in the CE report An Bord Pleanála sought further elaboration/discussion/consideration of the following:

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

- Further consideration of access and parking arrangements proposed, and the observations contained within the Roads Department Report.
- Further consideration, with respect to issues raised by Public Realm & Parks Division.
- Further consideration, with respect to issues raised by the housing department with respect to Part V.
- Consideration that any arguments made by the applicant in relation to layout and design, visual impact and open space quantum, ecology, bats and birds will need to be justified at application stage.
- Clarification that all items raised by the PA in their report submitted to the Board are addressed, further meetings should be sought to resolve outstanding issues.

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

- Ensure all provisions of S299B are addressed within EIA Screening.
- Need to have cognisance to Part V changes.
- Further clarity and specification of materials, treatments and finishes proposed.
- Consistency between all drawings and documentation, no room for inaccuracies, drawings need to be accurate and legible.
- Clarification and determination of matters raised within the PA Opinion and Appended South Dublin County Council Department reports submitted to ABP on the 03<sup>rd</sup> September 2021 in advance of any application.

32.1.7. 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-311038-21' 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.

### 33.0 Conclusion and Recommendation

- 33.1.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 33.1.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicants, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines and local policy via the statutory plans for the area.
- 33.1.3. Having regard to all of the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act 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.
- 33.1.4. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

### 34.0 Recommended Opinion

- 34.1.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and

amendment in order to constitute a reasonable basis for an application under section 4.

34.1.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, **An Bord Pleanála is of the opinion that the documentation submitted requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.**

34.1.3. 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. Placemaking, scale, character and identity: Further consideration / justification of the documents as they relate to the visual impact, interaction and integration with the wider area in particular the Greenhills Road, Tymonville Court and Tymonville Road – The further consideration / justification should address the scale, character and identity of the proposal, creation of a sustainable neighbourhood, regard being had for the future residential population, inter alia, to the architectural treatment, the scale, height, mass, design, materials and finishes, also landscaping, quality public and communal open spaces and public realm,. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
2. Intensity of Development: Further consideration and / or justification of the documents as they relate to the height, scale, massing, plot ratio, tenure mix and tenure type and overall intensity of development given the provisions of the Tallaght Town Centre Local Area Plan 2020 – 2026, the location of this site on the periphery of the TTCLAP lands and regard should be had to all recent SHD decisions in the LAP area since since the adoption of the TTCLAP 2020 – 2026.
3. Residential Amenity - Further consideration/justification of the documents as they relate to the quality of the proposed residential amenity. This consideration should have regard to, inter alia, the 'Guidelines for Planning

Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’); the ‘Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities’ in particular with regard to number of single aspect and north facing units, and daylight and sunlight access to internal habitable areas and in particular to the communal courtyard. Shadow Impact Assessment of communal open spaces, private open space and public open spaces. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating, inter alia, to layout of the proposed development, improving the quality and providing extended hours of daylight and sunlight to the internal courtyards and to the public open space.

34.1.4. Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where the proposed development materially contravenes the Development Plan and / or LAP other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.
2. A visual impact assessment of the proposed development that addresses, inter alia, the scale and massing of the proposal in the context of the transitional nature of the receiving environment, which includes domestic scale single and two storey development to the north in Tymonville Court and Tymonville Road. The VIA should also address views along Greenhills Road including the proposed treatment to the public realm.



3. A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details.
4. Justification of hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standard and justification is required with respect to height and shadow analysis, in particular of communal open space. A response to the contribution suggested by the planning authority in accordance with Section 48(2) (c) of the Planning and Development Act 2000 in lieu of public open spaces provision.
5. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect, single aspect north facing and which apartments exceeds the floor area by 10%.
6. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.
7. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:

- (i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
  - (ii) Impact to neighbouring properties devoid of proposed and existing landscaping and trees.
8. Clarification at application stage regarding connection to water and drainage infrastructure having regard to the Irish Water submission, submitted to the Board on the 07.09.2021.
  9. Response to issues raised in transportation department report, the Public Realm & Parks Planning Report and Housing Report accompanying the PA Opinion dated 03.09.21
  10. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
  11. A full response to matters raised within the PA Opinion submitted to ABP on the 03.09.2021.
  12. Justification of the proposed development given its location, close to existing industrial areas, a noise impact and air quality assessment should be submitted as part of any planning application and it should be demonstrated how the layout has been informed by the results of the assessment.
  13. A life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban housing: Design Standards for New Apartments (2020). The report should have regard to the long-term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped

areas, child friendly spaces, pathways, and all boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.

14. As per SPPR7 of the Sustainable Urban housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2020 the development must be described in the public notices associated with a planning application specifically as 'Build to Rent' housing development and a covenant/legal agreement is required at application stage for BTR development.
15. A rationale or evidence based justification that the proposed resident support facilities and resident services and amenities are appropriate and accord with SPPR7 (b) of the Apartment Guidelines 2020.
16. A Microclimate Impact Assessment.
17. Where an EIAR is not being submitted the applicant should submit all necessary information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 for the purposes of EIAR screening.
18. An up to date Ecological Impact Assessment, inclusive of a Bird and Bat Survey.
19. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
20. Site Specific Construction and Demolition Waste Management Plan.

34.1.5. Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the

following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. An Taisce
3. Heritage Council
4. Fáilte Ireland
5. An Chomhairle Ealaíonn
6. Irish Aviation Authority
7. Department of Defence
8. South Dublin 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.

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Fiona Fair  
Senior Planning Inspector  
23.11.2021