



An
Bord
Pleanála

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

**Inspector's Report on
Recommended Opinion
311459-21**

Strategic Housing Development

Demolition of the existing single and two-storey buildings on the site and the construction of 103 residential units in 3 no. blocks (A, B and C) ranging in height from four to five storeys, comprising residential over commercial ground floor uses all over a basement level.

Location

No.2 Firhouse Road and the former Morton's The Firhouse Inn, Firhouse Road, Dublin 24.

Planning Authority

South Dublin County Council

Prospective Applicant

Bluemont Developments (Firhouse)
Limited

Date of Consultation Meeting	24.01.2022
Date of Site Inspection	12 th 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 0.46 ha in area, currently accommodates the premises of a public house, off-licence and barbers shop. It is located at the junction of Ballycullen Road and R114 Firhouse Road, just outside of the M50. Firhouse waterfalls, river Dodder and Dodder Riverbank Park (high amenity area) are located to the north, Mount Carmel Park (which contains a PS) is located to the west and Mount Carmel Park, a housing estate of two storey dwellings, is located to the northeast.

3.0 Proposed Strategic Housing Development

- 3.1.1. Permission is sought for the following:

The demolition of the existing single and two-storey buildings on the site (c. 1326 sqm), including the former 'The Firhouse Inn' public house and off-licence, barbers, betting office, cottage and other ancillary structures, and the provision of 3 no. blocks (A, B and C) ranging in height from three to five storeys, comprising residential over commercial ground floor uses (c. 7138 sqm), all over a basement level.

Table 1, below, sets out Key Site Parameters:

Site Area	0.46 Ha.
No of Units	103 (10 Part V)
Tenure Mix	3 Studio (3%) 48 one bed (47%) 47 two bed (46%) 5 three beds (5%)
Creche	110 sq. m
Café	63 sqm
Retail unit	83 sq. m
Betting Office	80 sq. m
Density	225 u/ha
Dual Aspect	49% (No north facing single aspect included)
Building Height	3 – 5 storeys
Communal Open Space (ha)	620 sq. m
Private Amenity space	2399 sq. m
Car Parking	79 (0.76 spaces per unit)
Cycle Parking	196 (1.43 spaces per unit)
Motorbikes	6
Access	Vehicular access to the site will be via Firhouse Road (R114) on the southern site boundary

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 site is zoned LC – ‘To protect, improve and provide for the future development of local Centres’.

Table 11.9: Use Classes related to ‘LC’ Zoning Objective.

Local Centres are commercial centres that provide day to day services and facilities to cater for a local catchment. Section 5.1.4 (Local Centres) of the Development Plan Policy UC5 Local Centres states: “It is the policy of the Council to encourage the provision of an appropriate mix, range and type of uses in Local Centres, including retail, community, recreational, medical and childcare uses, at a scale that caters predominantly for a local level catchment, subject to the protection of the residential amenities of the surrounding area.

Policy UC1 Overarching: Urban Centres

It is the policy of the Council to continue to develop the County’s network of town centres, village centres, district centres and local centres, based on the following hierarchy:

- Tallaght as the County Town;
- Clondalkin as a vibrant Town Centre;
- Traditional Village Centres as vibrant and sustainable centres;
- A network of District Centres to serve a district catchment; and
- A network of Local Centres and local shops to serve a local catchment.

5.0 Planning History

On this Site

None.

Adjoining Sites

SD15A/0336 on lands to north-west of subject site: Permission refused by SDCC and An Bord Pleanála ABP-246101, June 2016, for residential development consisting of 72 dwelling units including vehicular access from Firhouse Road, all associated site and infrastructural works including foul and surface water drainage, 106 car parking spaces, landscaping and public open space, boundary walls and fences, roads, cyclepaths and footpaths all on a site area of approximately 2.3 hectares. The site is within the curtilage of a Protected Structure Mount Carmel Park (RPS reference 284). On a site adjacent to the Carmel of the Assumption Convent, Firhouse Road and to the west of the residential development at Mount Carmel Park, Dublin 24. The land is now zoned 'High Amenity Dodder Valley'.

- One reason for refusal – design and layout, no. of North facing single aspect apartments – residential amenity matters.

SD20A/0140 to north-west of subject site – Permission granted by SDCC for construction of 2 grass playing pitches: pitch No.1 will measure some 145m long by 90m wide and pitch No.2 will measure some 133m long by 80m wide; club facilities including 4 changing rooms measuring 51sq.m each; storage facilities; function rooms; meeting rooms; physiotherapy facilities; kitchen facilities; wc and circulation space; site works include removal of existing hedgerows and trees; replanting areas; formation of a new pedestrian and vehicular entrance on Firhouse Road; 67 car parking spaces; 24 bicycle spaces; perimeter pathway; fencing and attendant landscaping works.

SD17A/0279 to side of No. 1 Mount Carmel Park – Permission granted by SDCC for demolition of existing garage and construction of semi-detached two-storey, three

bedroom dwelling house with new vehicular entrance and associated landscaping, boundary and site development works.

Section 247 Consultation(s) with Planning Authority

Three formal pre-application meetings under Section 247 of the Act was undertaken with South Dublin County Council (the Planning Authority) on the 13th January 2021, 9th April 2021 and 29th July 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 Water:

The applicant has engaged with Irish Water in relation to a proposed diversion of existing infrastructure (DIV21131) which shall also be provided with a wayleave to the benefit of Irish Water to ensure that it is accessible for maintenance. This assessment is currently ongoing, and the applicant is required to continue to engage with Irish Water Diversions to confirm feasibility of assessment of any potential diversion(s) prior to progressing to SHD application.

In respect of Wastewater:

A wastewater connection for the proposed development is feasible to the 225 mm sewer within the site.

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, Statement of consistency, Statement of Material Contravention, EIA Screening Report, Social Infrastructure Audit, Part V pack and validation letter, Architectural Design Statement, Engineering Services Report, Outline Construction Environmental Management Plan, Outline Construction Waste Management plan, Outline Building Lifecycle Report, Energy and Sustainability Report, Traffic and Transport Assessment Report, Archaeological Impact Assessment, Heritage Assessment, AA screening Report, Ecological Impact Assessment Report (incl. Executive Summary), Bat Habitat Assessment, Landscaping Drawing Pack, Operational Waste Management Plan (OWMP), Daylight Sunlight Report, Preliminary Environmental Site 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 22nd October 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:

- A greater share of other uses at ground level, such as retail, community, recreational, or medical.
- Need to provide appropriate mix in a Local Centre at ground level.
- Need to rationalise frontage to Firhouse Road.

- SDCC does not support the amount, size and configuration of the units (the majority of commercial space is provided below ground).
- Mat Con as it is more than 2 storeys located 35m away from existing low-rise development.
- Height of concern esp. as it addresses Mount Carmel residential estate.
- Transition in height to low-rise development in Mount Carmel Park.
- The key factor in determining appropriate density according to the Apartment Guidelines 2020 is connectivity and accessibility. This is not a centrally located site and is somewhat detached from Tallaght by the Dodder Valley. The bus stop on the site is served by the 75 and 75A buses between Tallaght and Dun Laoghaire, which have peak time frequencies of approx. 20 minutes. The 15 bus on Woodstown is a 15-minute walk, and has a 10-minute frequency at peak times, connecting Woodstown to the city centre. Overall, it is not considered that the site meets the criteria for a 'central and/or accessible urban location'. The main concern in relation to density at this site is design based, in terms of visual impact, sunlight and daylight, and mix of units etc
- Need for adequate lighting of communal open space –
- Impact on trees on north west boundary.
- Proximity to Northern / North-West Boundary
- Urban Design and Architectural Treatment
- Visual Impact Assessment
- Protected views: of the Dodder Valley from the N81, facing south towards the site.
- Public Realm
- Impact Upon Trees to NW
- Buildings very close to the NW Boundary
- Japanese Knotweed
- Natural attenuation - SUDs

- There is an overlap with Area of Geological Interest and close proximity to a structure on the register of protected structures (RPS. No. 285) and registered monument (Duchas No. 022-103), which is located to the south-west.
- Close proximity also to the Dodder Valley High Amenity area (on the north-west boundary).

Consultation Meeting

3.1.2. A Section 5 Consultation meeting took place by way of conference call on the 24th of January 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 'LC' Zoning Objective and CDP Policy.
 - Clarity in respect of location and quantum of non-residential use / uses.
2. Architectural Design Approach:
 - Height, Scale, Massing, Public Realm
 - Material Finishes and Visual Impact.
 - Proximity to boundaries and between opposing blocks.
3. Impact upon adjoining lands, in particular, High Amenity Area to the NW.
 - Landscape Visual Impact, Protected Views and Protected Structures.
4. Response to Issues raised in the CE Report. Including:
 - Access, Transport and Parking,
 - Water Services and Drainage,
 - Ecological Impact.
5. AOB

3.1.3. In relation to compliance with the LC Zoning Objective and County Development Plan Policy An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- There is a need to further address and justify the 'LC' zoning objective, 'To protect, improve and provide for the future development of local Centres', in any application. The location and quantum of non-residential use needs to be further justified. Further consideration of additional retail, community, recreational or medical use in the scheme given the 'LC' zoning objective.
- 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 that a material contravention of H9 Objective 3 of the CPD has been justified in this instance (height set back from existing one and two storey housing) and the plot ratio in conjunction with the building height proposed, regard being had to the South Dublin County Council CDP 2016-2022.
- Consideration that there is no further information facility available to the Board, only in exceptional circumstances, therefore all information submitted needs to be clear and of a high quality and accurate to ensure that the Board can make an informed decision.

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

- Further consideration and justification of urban design considerations such as the height, bulk, scale and mass of the buildings in the context of the existing pattern of development in the area and in the context of existing Development Plan policy.

- Justification of the height, architectural design / treatment and interface with public streets, in particular, from Mount Carmel Park housing development to the northeast and from the adjoining Firhouse 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.
- Further consideration of proximity to boundaries and between opposing blocks, 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 visual impact.
- Further consideration of over shadowing to amenity spaces within the development, to have cognisance to large deciduous broad-leaved trees to the north of the site not within the control of the applicant.
- Further consideration to be taken for tree roots and what affects proposed building foundations may have on trees to the north of the site outside of the control of the applicant.
- 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.
- Clarification required with regard to % and detail of dual and single aspect units proposed within the development.
- Clarity in respect of what is designated as communal open space and what is designated as public open space. Whether it is intended that the public open space will be taken in charge, and if not, a maintenance costs, access and liabilities report, to set out responsibility for open space areas.

3.1.5. In relation to impact upon adjoining lands in particular, High Amenity Area to the NW, Landscape Visual Impact, Protected Views and Protected Structures, An Bord Pleanála representatives sought further elaboration / discussion / consideration on the following:

- The prospective applicant is to provide further details in relation to the impact upon adjoining lands.
- Further consideration of visual impact in terms of views from the immediate surrounding roads and from the N81 from the north.
- Greater detail required of how the development addresses Firhouse 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 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.

3.1.6. 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 the Drainage Department of South Dublin County Council.
- Further consideration of access and parking arrangements proposed, and the observations contained within the Roads Department Report.
- 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.
- There is no provision for further information at application stage.

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

- A diversion of existing infrastructure is required. Further consideration and clarity in respect of engagement with IW any agreements required.
- Clarification and determination of matters raised within the PA Opinion and Appended South Dublin County Council Department reports submitted to ABP on the 22nd October 2021 in advance of any application.

3.1.8. Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-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.

4.0 **Conclusion and Recommendation**

4.1.1. 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.

4.1.2. 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.

4.1.3. 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.

4.1.4. 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.

5.0 **Recommended Opinion**

5.1.1. 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.

5.1.2. 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.**

5.1.3. 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. Development Strategy: Further justification for the proposal in light of the 'LC' zoning objective, 'To protect, improve and provide for the future development of Local Centres', and non-residential uses at ground level proposed. The predominant use proposed in the scheme is residential, a local centre zoning would envisage a greater degree of mixed use in particular at ground level.
2. Architectural Design Approach: Further justification for the height strategy, integration with the wider area and specifically how transition occurs in terms of design, presentation, quality community and place making. A key issue at

this location is the existing environment and specifically how transition occurs between the existing established development along Mount Carmel Park to the north east and the Firhouse Road and the proposed development, cognisance being had that this development will be highly visible on approach from the surrounding area.

3. Landscaping, Materials and Character: Further consideration/justification of the documents as they relate to the visual impact, materials and finishes to the proposed buildings and hard & soft landscaping. The further consideration / justification should address the character and identity and creation of inclusive people friendly neighbourhood, regard being had, inter alia, to the architectural treatment, landscaping, quality public and communal open spaces, pedestrian way finding and connectivity. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.
4. Residential Design - 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 communal courtyards. 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.

5.1.4. 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 of consistency and planning rationale, clearly outlining how in the prospective applicant's opinion, the proposal is consistent with local planning policies having specific regard to the zoning objective of the site, "LC" – local centre and its applicability to the development site in question having regard to the concerns raised in the Planning Authority's opinion.
2. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries, in particular, the Firhouse Road, Mount Carmel Park Housing Estate to the northeast and the Mount Carmel Park high amenity area and Protected Structure grounds including mature deciduous tree line and stone party boundary wall to the north. The statement should be supported by contextual plans and contiguous elevations and sections.
3. 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 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.
4. A visual impact assessment of the proposed development that addresses, inter alia, the scale and massing of the proposal in the context of the

transitional nature of the receiving environment, which includes domestic scale two storey development to the northeast in Mount Carmel Park Housing Estate. The VIA should also address long range views from the N81 and along Firhouse Road including the proposed treatment to the public realm.

5. A report that specifically addresses the proposed building materials and finishes and the requirement to provide high quality and sustainable finishes and details.
6. Justification of location, hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standard.
7. Clarity in respect of what is designated as communal open space and what is designated as public open space. Whether it is intended that the public open space will be taken in charge, and if not, a maintenance costs, access and liabilities report to set out responsibility for open space areas.
8. 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%.
9. A report that addresses issues of residential amenity, 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 blocks within the scheme and to adjacent residential development.

10. 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.
 - (iii) Impact to future residents and Block C, in particular, regard being had to mature trees to the north of the site, in private ownership, outside of the control of the applicant.
11. Clarification at application stage regarding connection to water and drainage infrastructure having regard to the Irish Water submission, submitted to the Board on the 21.10.2021.
12. A full response to matters raised within the PA Opinion submitted to ABP on the 22.10.2021.
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. 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.

15. An up to date Ecological Impact Assessment, inclusive of a Bird and Bat Survey.
16. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.
17. Site Specific Construction and Demolition Waste Management Plan.
18. Details of public lighting.

5.1.5. 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. Heritage Council
3. National Transport Authority (NTA)
4. Transport Infrastructure Ireland (TII)
5. Department of Culture Heritage and the Gaeltacht
6. 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.

Fiona Fair
Senior Planning Inspector
07.02.2022