



An  
Bord  
Pleanála

## Memorandum ABP-313278-22

To: Sarah Moran, Senior Planning Inspector

From: Hannah Cullen, Executive Officer

Re: Demolition of existing buildings on site except 307/307a South Circular Road, construction of 335 no. residential units (7no. houses, 328 no. apartments), creche and associated site works. White Heather Industrial Estate, South Circular Road and 307/307a South Circular Road and 12a St James's Terrace, Dublin 8.

Date: 23<sup>rd</sup> August, 2021

1. Please find hereunder an application for permission for the above-mentioned proposed development. A fee of €64,623.60 has been submitted with the application. Two printed copies and three electronic copies of the application documentation have been received in accordance with article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017.
2. A website has been created: <https://whiteheatherd8.com/>
3. The planning application was valid.
4. Pre-application consultations in accordance with section 5 of the Act of 2016 were held with under reference ABP-311359-21. ABP's Opinion was that the documents submitted constituted a reasonable basis for an application for strategic housing development.
5. The planning application contains documents submitted in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.
6. An Environmental Impact Assessment Report was submitted with the application.

7. The AA Screening Report concludes that the project is not likely, alone or in combination with other plans or projects, to have a significant effect on any European Sites in view of their Conservation Objectives and on the basis of best scientific evidence and there is no reasonable scientific doubt as to that conclusion
8. The Material Contravention Statement can be permitted under the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016.
9. A response was received from Irish Water on 3<sup>rd</sup> August 2022 which states the applicant has engaged with Irish Water in respect of design proposal and has been issued a Statement of Design Acceptance for the development. Conditions proposed by Irish Water are outlined within the submission received.
10. The public notice was published in the Irish Daily Mail newspaper dated 7<sup>th</sup> April 2022. The site notice was erected on 7<sup>th</sup> April, 2022.
11. The prescribed bodies for the purposes of the application are set out in article 295 of the Planning and Development (Strategic Housing Development) Regulations 2017. The following bodies were circulated with the application documentation in accordance with the advice from ABP:
  - **Irish Water**
  - **Water Ways Ireland**
  - **National Transport Authority**
  - **Transport Infrastructure Ireland**
  - **The Minister for Culture, Heritage and the Gaeltacht,**
  - **The Heritage Council**
  - **An Taisce — the National Trust for Ireland**
  - **Dublin City Childcare Committee.**

Copies of the letters have been submitted.

12. Submissions may be made for a period of five weeks from the date of receipt of the application by ABP, as the application was received on 11<sup>th</sup> April, 2022, the last day for submissions **was 16<sup>th</sup> May, 2022**. 26 submissions have been received.
13. The Chief Executives report of Dublin City Council was received on 7<sup>th</sup> June 2022.

14. Site history identified by the applicant:

<b>Reg Ref/ABP Ref:</b>	<b>Description:</b>	<b>Final Decision PA/ABP</b>
2458/10	amalgamation and change of use of the two existing light industrial/warehouse units to accommodate an An Post delivery service unit and 209sqm additional ancillary accommodation internally including offices and welfare facilities	Final Grant 22/06/2010
4236/09	installation of new pedestrian and vehicular access gates at the front entrance.	Final Grant 16/02/2010
2316/07	Demolition of one existing warehouse and sheds and the construction of two new warehouse / light industrial units, with associated parking.	Final Grant 11/09/2007
1287/00	3.0 metre high palisade fence to the south boundary.	Final Grant 07/12/2000
2433/98	Signage	Refused 14/12/1998

File for assessment and report.