



An
Bord
Pleanála

Memorandum ABP-313281-22

To: Planning Inspector

From: Helen Keane, Executive Officer

Re: Demolition of 'Winterbrook', and the former dwelling attached to Barrington Tower (a protected structure), construction of 534 no. Build to Rent apartments, creche and associated site works.
"Barrington Tower", Brennanstown Road, Dublin 18.

Date: 4th July 2022

1. Please find hereunder an application for permission for the above-mentioned proposed development. A fee of f €80,000 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: www.barringtontowershd.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-311304-22. ABP's Opinion was that the documents submitted constitute a reasonable basis for an application for strategic infrastructure development.
5. The planning application contains documents submitted in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.
6. A EIAR has been submitted with this application.
7. An NIS was submitted with this application.
8. The Material Contravention Statement can be permitted under the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016.

9. No response has been received to date by Irish Water.
10. The public notice was published in the Irish Daily Star newspaper dated 8th April 2022. The site notice was erected on 7th 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:
 - National Transport Authority
 - Irish Water
 - Transport Infrastructure Ireland
 - The Minister for Culture, Heritage and the Gaeltacht,
 - The Heritage Council
 - An Taisce — the National Trust for Ireland
 - Fáilte Ireland
 - Dun Laoghaire Rathdown County Childcare Committee

Copies of the letters have been submitted
12. 27 submissions have been received.
13. The Chief Executives report of was received on Dún Laoghaire-Rathdown County Council.
14. Site history identified by the applicant:

PL06D.227861 Residential Grant		
D07A/0161/E	Residential	Grant
D10A/0104	Retention	Refuse
D11A/0127	Retention	Grant

File for assessment and report.

*Upload to Surdbord as a word document, name the document 'Screening 30_____',
Put 'Screened' in the Date Lodged Column of the Excel list.
Print the document and put on the file.*