



An  
Bord  
Pleanála

## Memorandum ABP-313322-22

---

**To:** Planning Inspector  
**From:** Ashling Doherty, Executive Officer  
**Re:** 443 no. residential units (41 no. houses, 402 no. apartments), creche and all associated site works.  
Priorsland, within the townlands of Carrickmines Great and Brennanstown, Dublin 18.  
**Date:** 18<sup>th</sup> July 2022

---

1. Please find hereunder an application for permission for the above-mentioned proposed development. A fee of €80,000.00 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.priorslandshd.ie](http://www.priorslandshd.ie)
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-307784-20 ABP's Opinion was that the documents submitted requires further consideration and amendment to constitute 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. A EIAR has been submitted with this application.
7. An NIS was submitted with this application.
8. No response has been received to date by Irish Water.

9. The public notice was published in the Irish Daily Star newspaper dated 13<sup>th</sup> April 2022. The site notice was erected on 7<sup>th</sup> April 2022.
10. 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: 307784-20
- Irish Water
  - Transport Infrastructure Ireland
  - National Transport Authority
  - Inland Fisheries Ireland
  - Minister for Culture, Heritage and the Gaeltacht (archaeology and nature conservation)
  - Heritage Council (nature conservation)
  - Commission for Railway Regulation
  - The relevant Childcare Committee
  - Department of Education and Skills

Copies of the letters have been submitted

11. The deadline for making submission was 17<sup>th</sup> May 2022 and 8 submissions have been received.
12. The Chief Executives report of Dun Laoghaire Rathdown County Council was received on 7<sup>th</sup> June 2022.
13. Site history identified by the applicant:
- |            |             |         |
|------------|-------------|---------|
| DZ21A/0677 | Residential | Refusal |
|------------|-------------|---------|

File for assessment and report.