



An
Bord
Pleanála

Memorandum ABP-313338-22

To: Inspector
From: David Behan EO
Re: 207 no. Build to Rent apartments. Junction of Ravens Rock Road and Carmanhall Road, Sandyford, Dublin 18.
Date: 11th July 2022

1. Please find hereunder an application for permission for the above-mentioned proposed development. A fee of €39,113.00 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.tacksandyfordshd.ie
3. The planning application was validated on 14th April 2022.
4. Pre-application consultations in accordance with section 5 of the Act of 2016 were held with under reference ABP-308186-22. 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 (see attached Record of Meeting, Inspector's Report and ABP Opinion)
5. The planning application contains documents submitted in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.
6. An EIAR has been lodged in respect of the above application.
7. The Appropriate Assessment Screening Report concludes that the site will effectively operate as a closed loop system regarding discharges with no aquatic or terrestrial connectivity with Natura 2000 receptors as defined within this report; and there is sufficient distance between the Site and all Natura sites that

the Site will not cause disturbance / displacement of those species that form the part of the qualifying interests of the Natura 2000 Sites.

8. The Material Contravention Statement can be permitted under the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016.
9. In respect of water Irish Water states that the proposed connection can be facilitated. In respect of Wastewater, there is sufficient capacity to facilitate the proposed development
10. The public notice was published in the Irish Daily Star newspaper dated 13th April 2022. The site notice was erected on 13th 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
 - Transport Infrastructure Ireland
 - National Transport Authority
 - The Relevant Childcare CommitteeCopies 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 14th April 2022, the last day for submissions was 18th May 2022. 18th submissions have been received.
13. The Chief Executive's Report of Dún Laoghaire Rathdown County Council was received on 8th June 2022
14. Site history identified by the applicant:
(D05A/0566) Retail/commercial. (Grant)

File for assessment and report.