



An
Bord
Pleanála

Oral Hearing Request ABP-304019-22

Date	11 th November 2022
To	Stephen O'Sullivan, Assistant Director of Planning
From	Dáire McDevitt, Senior Planning Inspector

- 1.1. An Bord Pleanála received an oral hearing requests from Santry Forum with regard to File Ref. No. ABP-304019-22
- 1.2. There is provision within the Act of 2016 to hold an Oral Hearing in respect of a SHD application, section 18 of the Act refers. However, as the intention of the legislation is to fast-track SHD applications, the holding of oral hearings will be the exception. The legislation provides that An Bord Pleanála should have regard to the exceptional circumstances requiring the urgent delivery of housing and only hold a hearing where there is a compelling case for one.
- 1.3. The case made by the observers requesting an oral hearing revolves around the following: traffic and transportation, fire safety, environmental impact, mental health, ecology, flooding, infrastructure capacities, compliance with land use zoning objectives, material contravention of the Development Plan, aggregated development, impact on local community and facilities and planning matters including inter alia height/scale/massing and planning history.

The applicant has submitted an EIAR, that I have considered to be adequate.

- 1.4. As far as the other matters go, they all form part of the various elements of my assessment throughout my report and I find that the applicant has provided a sufficient amount of detailed analysis to answer any questions I or the Board may have. In addition, I note the thoroughness and detailed considerations provided by the planning authority, statutory consultees and other observers that allows me to be

satisfied that I have a considerable amount of detail before me to allow for a reasoned decision to be made by the Board.

- 1.5. I do not consider that there is a compelling case to hold a hearing and that the necessary information is held on the file.

Recommendation

It is recommended that An Bord Pleanála refuse the request of the observers for an oral hearing in accordance with section 18 of the Planning and Development (Housing) and Residential Tenancies Act 2016 for the reasons outlined above.



Dáire Mc Devitt



Stephen O' Sullivan