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Mr. Ronan Woods
59 Dean Swift Building
Armagh
Northern Ireland
BT60 1HW

11 May 2023

Re: Pre-Planning Reference PAC/LRD1/008/23; Development at Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18

Dear Sir/Madam,

Further to our Section 247 pre-planning meeting on the 11th of May 2023, regarding your proposed amendments to the permitted Strategic Housing Development (SHD) permission ABP-304405-19 at Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18, I can confirm that pursuant to Section 32(A) of the Planning and Development Act, and Section 247(7) of same, as outlined below:

32A. (1) A person who intends to apply for permission under this Part—

(a) for large-scale residential development,

(b) on land—

(i) that is not located in a strategic development zone, and

(ii) the zoning of which facilitates its use for the purposes proposed in the application,

(referred to in this Act as a "prospective LRD applicant") shall not make the application unless at that time he or she holds an LRD opinion, or written confirmation referred to in section 247(7), in relation to the proposed LRD provided not more than 6 months before the date of the application.

AND

S. 247 (7) Where a planning authority receives a request under this section in relation to a proposed development in respect of a part of which (referred to in this section as the "permitted development") permission has already been granted under section 9 of the Planning and Development (Housing) and Residential Tenancies Act 2016 or on foot of an application in accordance with section 32A, and the planning authority is satisfied, having compared the proposed development to the permitted development, that—

*(a) the proposed development is substantially the same as the permitted development,
and*

*(b) the nature, scale and effect of any alterations to the permitted development are not
such that require the consultation process to be repeated,*

*the planning authority may determine, notwithstanding subsection (1A), that no
consultation is required under this section in relation to the proposed development and
may provide a confirmation in writing to the person who made the request to that effect.*

The Planning Authority can confirm that it has been determined that subject to the provisions within Section 247(7) of the Act, no further consultation is required in this instance and the applicant may proceed with the lodgement of the application for amendments to the permitted SHD permission ABP-304405-19, at Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18.

Yours faithfully,



Ger Ryan
Senior Planner