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

19 March 2024

Re: Pre-Planning Reference PAC/LRD1/008/24; Development at Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18

Dear Sir/Madam,

Further to your Section 247 pre-planning request on the 12th of March 2024, regarding minor amendments to the permitted development as per Strategic Housing Development (SHD) permission reference 304405-19 as amended by Large-scale Residential Development permission reference LRD23A/0557 which comprises 428no. apartments, a creche, 4no. local/neighbourhood retail units and associated site works. The proposed development incorporates the following amendments: (I) Reconfiguration of the basement layout (II) Omission of travelator with associated reconfiguration of landscaping works at ground level (III) Amendments to floor plans layouts and internal configurations that will include for minor modifications to (a) retail floor areas (b) creche layout (c) provision of a new entrance to Block 1 Core A via the boulevard concierge (d) relocation and resizing of meter rooms in cores A, B and E (e) provision of off-loader room in lieu of switch room Core E (IV) Amendments to the apartment layouts which will include for (a) corridor width internally (b) amendments to units in apartment block 2, core E (c) amendments to gable apartment block 2, core E level 6 (d) amendments to duplex configuration in block 2 (V) Amendments to the balcony design (VI) Amendments to the external facades to include for a deck access walkway and associated works (VII) Amendments to communal roof terraces to include for provision of external projecting lobby that will facilitate level access to communal roof terraces in block B1, Core B. (VIII) Amendments to the roof layout and design with the plant enclosure area at Core F removed, the provision of photo voltaic panels, amendments to parapet heights and lift over-runs along with provision of access ladders for maintenance, 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

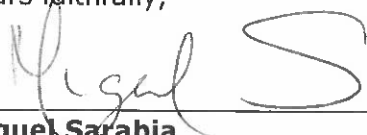
(b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated, the planning authority may determine, notwithstanding subsection (1A), that no consultation is required under this section in relation to the proposed development 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 minor amendments to the permitted development as per Strategic Housing Development (SHD) permission reference 304405-19 as amended by Large-scale Residential Development permission reference LRD23A/0557 which comprises 428 no. apartments,

a creche, 4no. local/neighbourhood retail units and associated site works. The proposed development incorporates the following amendments: (I) Reconfiguration of the basement layout (II) Omission of travelator with associated reconfiguration of landscaping works at ground level (III) Amendments to floor plans layouts and internal configurations that will include for minor modifications to (a) retail floor areas (b) creche layout (c) provision of a new entrance to Block 1 Core A via the boulevard concierge (d) relocation and resizing of meter rooms in cores A, B and E (e) provision of off-loader room in lieu of switch room Core E (IV) Amendments to the apartment layouts which will include for (a) corridor width internally (b) amendments to units in apartment block 2, core E (c) amendments to gable apartment block 2, core E level 6 (d) amendments to duplex configuration in block 2 (V) Amendments to the balcony design (VI) Amendments to the external facades to include for a deck access walkway and associated works (VII) Amendments to communal roof terraces to include for provision of external projecting lobby that will facilitate level access to communal roof terraces in block B1, Core B. (VIII) Amendments to the roof layout and design with the plant enclosure area at Core F removed, the provision of photo voltaic panels, amendments to parapet heights and lift over-runs along with provision of access ladders for maintenance., at Rockbrook, Carmanhall Road, Sandyford Business District, Sandyford, Dublin 18.

Section 247(8) of the Act: 'A determination under subsection (7) shall not prejudice the performance by the planning authority of its functions under this Act or any regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.'

Yours faithfully,



Miguel Sarabia
Senior Executive Planner