Comhairle Contae County Council

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Brock McClure
RECEIVED
08 OCT 2026

06-Oct-2026

Re: Pre-Planning Reference PAC/LRD1/021/26; Proposed amendments to the permitted SHD Development Ref. ABP-31141121 and as amended by Reg. Ref. LRD26A/0163/WEB, proposing the construction of an electrical substation of c. 14 sqm and all associated site works necessary to facilitate the development of the proposed infrastructure.

Dear Sir/Madam,

Further to your Section 247 pre-planning application received on 05-Oct-2026, regarding your proposed alterations to the permitted SHD Development Ref. ABP-31141121 and as amended by Reg. Ref. LRD26A/0163/WEB, 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

PEFC
PEFC/16-37-1056

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 Development, known as Baker's Hall, (Formerly Baker's Corner), located at Kill Avenue, Rochestown Avenue, Dun Laoghaire, Co. Dublin, A96 TD77.

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,

Stephen McDermott
Senior Executive Planner