Comhairle Contae County Council

Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. *Ag6 K6C9*
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RECEIVED
02 DEC 2025

01-Dec-2025

Re: Pre-Planning Reference PAC/LRD1/013/25 - Amendments to SHD Development ABP Ref. 311411-21, a previously approved student accommodation-based scheme on the former Baker's Corner site, comprising the introduction of 24 no. additional residential units, as well as providing minor changes to the permitted form of the development blocks.

Dear Sir/Madam,

Further to your Section 247 pre-planning application received on 08-Oct-2025, regarding your proposed amendments to the permitted development as per Strategic Housing Development (SHD) permission ABP Ref. 311411-21, I can confirm that pursuant to

Section 32(A) of the Planning and Development Act, and Section 247(7) of same, as outlined below:

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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 development, as detailed under pre-planning reference PAC/LRD1/013/25, at the former Baker's Corner site, Rochestown Avenue, Dun Laoghaire, Co Dublin, A96TD77.

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The amendments to ABP Ref. 311411-21 that were proposed under PAC/LRD1/013/25 comprise:-

A 4 storey over ground extension of c. 436 sqm to the rear / courtyard elevation of Block A to provide for an additional 12 no. student accommodation units. The reconfiguration of permitted internal circulation and communal amenity spaces to provide for 10 no. additional student accommodation units within Block A. The internalisation of an overhanging roof canopy on the roof terrace of Block A to provide 2 no. additional student accommodation units. The total number of additional student units proposed is 24 no. providing a total of 300 no. units on site.

The proposed development amendment works also comprise the :-

- Removal the permitted building overhang at 5th floor level of Block A.

- Relocation of a switch room and substation to the north-eastern corner of Block A.

- Reduction in size of the screened roof-top terrace areas to Block A and Block B.

- Reduction in height of stair core and lift over-run to western stair core of Block B.

- Reduction in the size of the permitted commercial (retail) units in Block A and Block B owing to the requirement for additional plant space, and insulation treatment.

- All associated elevational changes, site development and landscape treatment works necessary to facilitate the proposed development and consequent amendments proposed.

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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,

Frances Horkan
Senior Executive Planner

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