

**Subject:** RE: Pre-Planning Request - Strategic Housing Development at Sector 3, Aikens Village (Our Ref. 21120)  
**Date:** Wednesday 27 October 2021 at 14:38:12 Irish Standard Time  
**From:** Pre Planning  
**To:** Michael O'Sullivan  
**Attachments:** image001.png, image002.png

*Planning Department*  
**An Rannóg Pleanála**  
Secretariat Section  
Marine Road, Dun Laoghaire, Co. Dublin  
e-mail: [preplanning@dlrcoco.ie](mailto:preplanning@dlrcoco.ie)  
Tel: 01 2054871 Extension 4519

Pre Application Consultation Ref: PAC/SHD/266/21

Stephen Little & Associates  
Chartered Town Planners and Development Consultants  
26/27 Upper Pembroke Street  
Dublin 2

27-Oct-2021

Re: Pre Application Consultation at Sector 3 Aikens Village, Townland Woodside, Stepside, Co Dublin

Dear Sir/Madam

I acknowledge receipt of your request for a pre application discussion relating to the address above, received in these offices on 27-Oct-2021.

Consultations under Section 247 of the Planning & Development Act, 2000 as amended, in relation to proposed Strategic Housing Developments shall be held within 4 weeks of the date of receipt by the Planning Authority.

Please note your reference number PAC/SHD/266/21, which must be used on all future correspondence.

Yours sincerely

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Secretariat Section  
Planning Department

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**From:** Michael O'Sullivan <michaelosullivan@sla-pdc.com>  
**Sent:** Wednesday 27 October 2021 12:07  
**To:** Pre Planning <preplanning@DLRCOCO.IE>  
**Cc:** Ryan Ger <gerryan@DLRCOCO.IE>; Stephen Little <stephenlittle@sla-pdc.com>; Eleanor MacPartlin

<eleanormacpartlin@sla-pdc.com>

**Subject:** Pre-Planning Request - Strategic Housing Development at Sector 3, Aikens Village (Our Ref. 21120)

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Dear Sir / Madam,

We submit this email and attached Letter, Pre-Planning Application Form and Site Location Map as a request for Pre-Planning Consultation with Dun-Laoghaire-Rathdown County Council in relation to a proposed Strategic Housing Development at lands in the townland of Woodside, Stepside, Co. Dublin.

The proposal comprises some c. 445no. residential units, childcare facility (c. 530 sq. m), residential amenities and all associated and ancillary site development, infrastructure, landscaping and boundary treatment works.

This formal Pre-Planning Consultation is requested pursuant of Section 5(2) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

We confirm that we will be in a position to provide the Planning Authority with the plans and particulars to be discussed at that consultation 2 weeks in advance of any meeting in line with the requirements of the Planning & Development Regulations 2001, as amended.

We would be grateful for your confirmation of this email and look forward to your response at your earliest convenience.

Regards,

Michael O'Sullivan,  
Senior Planner

**STEPHEN LITTLE & ASSOCIATES**

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t. 353-1-676 6507

e. [michaelosullivan@sla-pdc.com](mailto:michaelosullivan@sla-pdc.com)

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**Subject:** Pre Application Consultation Ref: PAC/SHD/266/21  
**Date:** Monday 29 November 2021 at 12:44:59 Greenwich Mean Time  
**From:** Pre Planning  
**To:** Michael O'Sullivan

Dear Michael,

I write regarding your request for a pre-planning meeting under Section 247 of the Act in respect of development at Sector 3, Aikens Village, Townland Woodside, Stepaside, Co Dublin with a view to making an SHD application. This was received by the council under register reference PAC/SHD/266/21.

Unfortunately due to a high volume of applications and consultation requests received at this time, and stretched resources available to respond, we have regrettably had to take the decision not to enter into a consultation under Section 247 in relation to this scheme under this request.

We are aware that S247(1A)(b) of the Planning Act 2000 and Section 5(3) of the 2016 'SHD' Act obliges the planning authority to engage in S247 consultations in respect of SHDs within 4 weeks of the receipt of the request, with subsection (1) requiring that agreement to enter into such consultations shall not be reasonably withheld. It is our position that our inability to enter into this consultation at this time is not unreasonable, on account of the reasons outlined above.

We also note S5(4) of the 2016 Act which sets out that a failure by the planning authority to hold a S247 meeting does not preclude the applicant from seeking a 'Stage 2' tripartite pre-planning with An Bord Pleanala under Section 5 of the 2016 Act.

In the meantime, the applicant is referred to the policy advice given in respect of previous proposals on this site at 'Stage 1', 'Stage 2', and 'Stage 3'.

Kind regards,

David Winrow  
Secretariat Section  
Planning Department

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**Subject:** Phone query in relation to 247 meeting with PA  
**Date:** Wednesday 1 December 2021 at 14:11:10 Greenwich Mean Time  
**From:** Hannah Cullen  
**To:** Michael O'Sullivan

Hi Michael,

I tried giving you a call earlier but the number wouldn't connect me through to yourself, it could be because I'm working from home and the system might not recognise it so apologies for not returning to your call.

I have looked into your query further in relation to Section 5 part 4 of the 2016 Act in which the PA advised you they wouldn't be able to facilitate a 247 meeting.

I have been advised that you can come forward with a pre-application without the 247 meeting being held if you have physical evidence/documentation that shows you requested the meeting and the PA were not able to hold it within 4 weeks of that request. I hope this makes sense, if you want to call me directly you can get me at 01-8737246 or email me as I will be WFH for the rest of the week.

If you wanted to send across any documentation you have I could show my senior to see if it is acceptable.

I hope this is of assistance

Kind regards  
Hannah Cullen

Hannah Cullen  
Executive Officer  
Strategic Housing Unit  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902  
Tel: 01-8737246  
Facs: 01-8722684

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