

Subject: RE: Rathborne 725 LRD Retail Amendment - S.247 Pre-Plan Meeting Request Email 1/4
Date: Wednesday 8 May 2024 at 15:08:18 Irish Standard Time
From: [REDACTED]
To: [REDACTED]
CC: [REDACTED]
Attachments: [REDACTED]

Dear Rian,

I refer to our Section 247 pre-planning consultation last week (3 May 2024) by video call regarding the information submitted by email dated 29 April 2024 in relation to a potential application for planning permission to amend the SHD development permitted under SHD0016/20 (ABP-307656-20), and subsequently amended by ABP-312262-21 (our ref SHD0016/20A), LRD6029/22-S3, and LRD6039/23-S3.

Proposed amendments as discussed were as follows:

- *minor changes to Block 1 only, consisting of the following: internal revisions to the ground floor undercroft level parking layout, provision of 1no. accessible car parking space, addition of retail unit entrance/exit; the relocation of substation and meter rooms on the first floor, resulting in a subsequent minor internal floor area decrease to the permitted café unit (c.7sqm), a minor relocation of doorway, and external façade changes to accommodate the relocation of the substation and the addition of windows and ventilation louvres; with associated minor landscaping changes including the omission of 1no. visitor parking space. The development as otherwise permitted under ABP-307656-20 (as amended) remains the same*

In this context, I confirm that 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 an LRD meeting, and that no further pre-planning consultation is required in relation to the proposed development.

As discussed, the amendments will be assessed under the Dublin City Development Plan 2022-28. We look forward to receiving your planning application in due course.

The applicant is advised that this declaration relates only to the issues itemised above. The applicant is advised that any additional amendments submitted with any future Stage 3 LRD application based on this declaration may be considered invalid.

Kind regards,
Natalie

[REDACTED]

[REDACTED]

[REDACTED]