



An
Bord
Pleanála

S. 6(7) of Planning and Development (Housing) and Residential Tenancies Act 2016

Inspector's Report on Recommended Opinion ABP-302127-18

Strategic Housing Development	Student Accommodation comprising 471 bedspaces within 85 apartments with all ancillary services
Location	NUIG Northern Campus, Dangan, Upper Newcastle, Galway City.
Planning Authority	Galway City Council
Prospective Applicant	National University of Ireland Galway
Date of Consultation Meeting	21 August 2018
Date of Site Inspection	9 August 2018
Inspector	Una Crosse

1.0 Introduction

Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

The site, which is largely scrubland, comprises 5.7 ha of which 2.3 ha is the proposed development footprint with remainder proposed as a habitat enhancement area. The site is part of the Northern Campus of NUIG. The site is adjoined to the north by scrubland and the Corrib River with a greenway/pathway running along the northern boundary of the site. To the south and west the site is adjoined by the existing Corrib Village student accommodation and the newly constructed accommodation known as Goldcrest Village. The recently constructed Science Research Building and Life Sciences Building are located to the south and south east of the site. The park and ride facility accommodating c.500 cars and the bus terminus are located to the northwest. To the immediate east of the site there is a recorded monument (unclassified ringfort). Access to the Campus is from the Upper Newcastle Road which serves the Northern Campus with the site accessed from the internal road network.

3.0 Proposed Strategic Housing Development

The proposal comprises a student accommodation development of 471 bedspaces comprising 85 apartments in 4, 5 and 6 bed units as follows:

Unit Type	No. of Units	%	No. of Bedspaces
4- bed units	15	17.5	60
5-bed units	9	10.5	45
6-bed units	61	72	366
Total	85		471

The development is proposed in 5 blocks as follows:

Block	Height	Accommodation additional to bedspaces
A	5	Commercial/retail unit of 347 sq.m/plant/substation/comms/workshop, laundry & linen store
B	5	Cycle Store
C	4	Student Services
D	4	
E	4	

Student Services (522 sq.m) are proposed in Block C and include group study/mixed use area, 4 meeting rooms and other ancillary uses such as toilets and security design. A commercial unit of 347 sq., is proposed in Block A.

It is proposed to use the accommodation for tourist accommodation outside of academic term times. The proposal also includes changes to the internal road network including provision of an access road with disabled parking and a bus pick-up/drop-off area. 4 disabled parking bays are proposed on site. 214 bicycle parking spaces are proposed in a secure shelter at Block B with 43 dispersed around the site and 4 at the commercial unit.

Development Parameters

Parameter	Site Proposal
Application Site	5.7 ha of which 2.3ha is development footprint with remainder includes habitat enhancement area.
Area of Development	Gross Floor Area 15,873 sq.m (external)
No. of Apartments	85
No. of Bedspaces	471
Other Uses	Student Services – 522 sq.m in Block C Commercial Unit – 347 sq.m in Block A Ancillary (stores, laundry, workshop) – 263 sq.m dispersed
Car Parking	4 bays (plus access to park and ride)
Bicycle Parking	214 spaces in secure shelter at Block B with 43 dispersed and 4 at the commercial unit.
Plot Ratio	None stated and no standard in City Plan for CF zone
Vehicular Access	From internal access road.
Density	40 units per ha on 2.3 hectares
Open Space	Series of courtyards within Blocks

4.0 Planning History

4.1. On NUIG Lands

Ref.15/221 (ABP-PL61.246079) - Permission granted to NUIG for student accommodation comprising 429 bedspaces in 57 units in 5, 4 & 3 storey blocks on Campus with the accommodation also proposed for short-term letting during summer months.

Ref. 11/121: Permission was granted for the three and four storey Life Course Studies Building and associated development with access of the Newcastle Road through the access road to Corrib Village.

Ref. 09/133: Permission was granted for the four storey Science Research building with access from the Corrib Village Access Road.

PL 61 232557/ Ref. 08/539: The planning authority decision to grant Permission for a residential development of forty units to NUIG was overturned following a third party Appeal. The reason for refusal related to conflict with the designation and zoning of the lands according to the development plan for institutional use for the future use of the university facilitating the long term strategic development of the campus.

Ref. 04/475: Permission was granted for the park and ride facility on the northern NUIG campus with access from the entrance to the Corrib Village.

Ref. 03/410: The planning authority decision to grant Permission for further student accommodation development including social and commercial buildings, tennis courts and roads and services was upheld following appeal. The grant of permission was not taken up.

Refs.91/848 and 92/213. Permission was granted for additional student accommodation at the Corrib Village.

Ref. 89/820: This is the original grant of planning permission planning for 109 student apartments and staff housing. This was the initial Corrib Village development.

4.2. **Other Student Accommodation Developments**

ABP-301693-18 – Current application under SHD for 394 bedspaces within 63 apartments at the site of the Westwood House Hotel.

PL61.246807 (Ref. 16/40) – Permission granted for redesign and change of use of 3 storey office building over basement car park to provide 4 storey building over basement car park comprising 77 student and self-catering holiday apartment suites. This site is located at Sandyfort Business Centre, Bohermore on land zoned CI.

PL61.247406 (Ref. 16/156) Five storey block of managed student accommodation (147 bedspaces/46 units) modifying/ superseding previously permitted apartments under planning register reference 13/306 at Fairgreen Road.

ABP-300613-18 (Ref. 17/21) – Permission sought for predominantly student accommodation scheme (c. 10,747 sqm) provided in 2 blocks (consisting of a total of 345 no. bedrooms) at Queen Street/Dock Road – currently on appeal.

5.0 National and Local Planning Policy

5.1. National Policy

5.1.1. Project Ireland 2040 - National Planning Framework

The recently published National Planning Framework references student accommodation at section 6.6 and states that demand for student accommodation exacerbates the demand pressures on the available supply of rental accommodation in urban areas in particular. In the years ahead, student accommodation pressures are anticipated to increase. The location of purpose built student accommodation needs to be as proximate as possible to the centre of education, as well as being connected to accessible infrastructure such as walking, cycling and public transport. It states that the National Student Accommodation Strategy supports these objectives.

The NPF also includes a number of relevant objectives as follows: Objective 31 which seeks to prioritise the alignment of targeted and planned population and employment growth with investment in: - the expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development. Objective 13 states that in urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well designed high quality outcomes in order to achieve targeted growth. Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.

5.2. Section 28 Ministerial Guidelines

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant S.28 Ministerial Guidelines are:

- ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’)
- ‘Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities’
- ‘Design Manual for Urban Roads and Streets’ (DMURS)
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’)
- Framework and Principles for the Protection of the Archaeological Heritage (1999)
- Urban Development and Building Heights, Guidelines for Planning Authorities Consultation Draft August 2018

The following documents are also considered relevant:

- Dept. of Education and Skills ‘National Student Accommodation Strategy’ (July 2017)
- Dept. of Education and Science ‘Guidelines on Residential Developments for 3rd Level Students Section 50 Finance Act 1999’ (1999).
- Dept. of Education and Science ‘Matters Arising in Relation to the Guidelines on Residential Developments for 3rd Level Students Section 50 Finance Act 1999.’ (July 2005)

5.3. Local Planning Policy

5.3.1. Galway City Council Development Plan 2017-2023

Zoning

The site is zoned **CF** the objective of which is '*to provide for and facilitate the sustainable development of community, cultural and institutional uses and development of infrastructure for the benefit of the citizens of the city*'.

The plan refers to the following in respect of uses which may contribute to the zoning objective depending on the CF location and scale of proposed development:

“Additional uses, which are allied to/or have an established supporting relationship with the primary use on lands in the NUIG and GMIT campus such as collaborative activities with industry and student accommodation”.

Student Accommodation

Section 11.29 of the Plan deals with Student Accommodation and states that the City Council supports the provision of high quality, professionally managed, purpose built student accommodation on/off campus at appropriate locations in terms of access to sustainable and public transport modes and third level institutes, in a manner that respects the residential amenities of the surrounding area.

Student accommodation should be designed to be attractive, accessible, safe, and minimise adverse impacts on the surrounding area while creating mixed, healthy and inclusive communities. The nature, layout and design of the development should be appropriate to its location and context and should not result in an unacceptable impact on local character, environmental quality or residential amenity. Proposals should be designed to be safe and secure for their occupants whilst respecting the character and permeability of the surrounding area. An appropriate management plan should be part of student accommodation applications to minimise potential negative impacts from occupants and the development on surrounding properties and neighbourhoods and to create a positive and safe living environment for students. Adequate open space of suitable orientation should be provided within developments.

Proposals for student accommodation should comply in general with the design standards promoted in the *Guidelines on Residential Development for Third Level Students* (DES 1999), the subsequent supplementary document (2005) and the *Student Accommodation Scheme*, (ORC 2007) unless superseded by new standards. Alternative design standards will be required to show that they are adapted from other international standards and prevailing best practice.

When assessing planning applications for student accommodation consideration will be given to the following:

- The location and accessibility to educational facilities and the proximity to existing or planned public transport corridors and cycle routes;
- The potential impact on local residential amenities;
- Adequate amenity areas and open space;
- The level and quality of on-site facilities, including storage facilities, waste management, bicycle facilities, leisure facilities, car parking and amenity;
- The architectural quality of the design and also the external layout, with respect to materials, scale, height and relationship to adjacent structures. Internal layouts should take cognisance of the need for flexibility for future possible changes of uses;
- The number of existing similar facilities in the area. In assessing a proposal for student accommodation the Council will take cognisance of the amount of student accommodation which exists in the locality and will resist the over-concentration of such schemes in any one area, in the interests of sustainable development and residential amenity.
- Details of the full nature and extent of use of the proposed use of the facilities outside of term time.
- Consideration regarding compliance with Part V arrangements for social housing will not be required where the accommodation is for student accommodation of a recognised third level institution.
- All permissions for student accommodation shall have a condition attached requiring planning permission for a change of use from student accommodation to other types of accommodation. Future applications for change of use will be resisted except where it is demonstrated that continuing over-provision of student accommodation exists in the city.

6.0 Prospective Applicant's Case

The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, a Completed Application Form, Cover Letter, letter of consent from Cork County Council, Planning Report and Statement of Consistency, Natura Impact Statement, Ecological Impact Assessment, Architectural and Urban Design Statement including an area schedule, Archaeological impact Assessment and test trenching results, Operational Management Plan (Campus Living Management Values), Statement of Compliance with DMURS, Traffic and Transport Assessment, Mobility Management Plan, Flood Risk Assessment, Engineering Planning Report, Irish Water PCE, Utilities Report, Sustainability Report, Outlines Construction Management Plan Noise Impact Assessment, Daylight and Overheating Report, External Lighting, Landscape Design Report, Architectural Drawings, Engineering Drawings and Landscape Masterplan. Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required. The applicant's case is summarised in the document entitled Planning Report and Statement of Consistency as follows:

- NUIG Strategic Plan 2015-2020 aims to deliver 900 additional bedspaces on Campus by 2020 with 429 under construction and proposal achieving target;
- Archaeological impact assessment and test trenching undertaken;
- River Corrib c.230m from the site is both an RPS (RPS 8501) and an SAC (Lough Corrib SAC – Site code 000297);
- Consultation meeting held with NPWS in addition to pre-planning meetings with GCC and neighbour consultation;
- Proposal does not trigger EIA as 85 number units with physical characteristics of the project, location of the project with regard to environmental sensitivities of geographical areas, description of aspects of environment likely to be significantly affected outlined;

- A screening statement with reference to Annex III EU Directive 2014/52/EU is outlined;
- National Policy Objective 32 in NPF promotes the expansion and consolidation of third level facilities at locations where this will contribute to regional development.
- 2015 HEA report estimates unmet demand of c.25,000 bedspaces which is impacting on private rental sector and projected increase in international students increasing pressure on availability;
- Rebuilding Ireland identifies importance of providing well designed and located student accommodation to avoid additional pressures in private rental sector;
- National Student Accommodation Strategy 2017 seeks to ensure there is an increase in level of supply of purpose build accommodation with target of additional 21,000 bedspaces;
- Design Standards for New Apartment Guidelines 2018 include guidance for shared accommodation schemes and while do not address student accommodation same principles should be applicable and noted guidelines stated that there should be a default of no car parking and a strong central management regime;
- Objectives of the Sustainable Residential Guidelines and DMURS are outlined;
- Site specific flood risk assessment proposed to comply with Flood guidelines;
- Regional Planning Guidelines 2010-2022 include specific policies on education supporting the development and expansion of all 3rd and 4th level facilities in the region;
- Sections 5.1 and 7.4.2 of Galway City Plan provide support and consolidation for long term future and sustainable expansion opportunities and infrastructural support for NUIG;
- Proposal consistent with CF zoning objective and policy on student accommodation In section 11.29 with Table outlining compliance with same;
- Appendix B provides a cumulative assessment of student accommodation schemes within the City area with all the existing and proposed schemes outlines in Table 1 and outlined on a Map (Figure 1);

7.0 Planning Authority Submission

A submission was received by An Bord Pleanála on the 10th August 2018 from Galway City Council. The 'opinion' of the planning authority included, inter alia, the following:

- Record of the Section 247 meeting held, planning history, the proposed development, the documents submitted and a site description;
- Evolution of design influenced by sites constraints and opportunities as documented in the Urban Design Report which references the College Masterplan which also informed the layout;
- Similar principle to those in Phase 1 applied where block's align along edge of proposed masterplan route with intention to integrate into wider masterplan area which has been modified to address Annex 1 Habitat Zones;
- Land use zoning objectives allow for the consideration of student accommodation with reference to Policy 2.2 and Policy 11.29 of the Galway City Plan;
- Proposal accords in general with guidelines in Policy 11.29.
- On campus location enables use of sustainable means of transport with site linked to Park and Ride Shuttle bus route but should be no encouragement of car use by students and located close to a proposed high frequency GTS bus route on the main N59.
- Transport required more elaboration as behaviour change a significant factor in change to more sustainable modes and not clear what residual capacity is available within the P&R with requirement that arrangement and dedication of spaces in the P&R be more clearly clarified with use of spaces outside of term time not an issue;
- Some overture should be made to secure a Coke Bike Station nearer the development with Corrib Village at a remove;
- Clarity of capacity and timing of shuttle bus required;
- Dispersed cycle storage throughout the site might be better;
- Location on campus and at a remove from residential community in Newcastle, not considered development will have a negative impact on adjacent residential amenity and in combination with a management regime can remedy a

satisfactory relationship with the area with additional on campus accommodation potentially reducing nuisance elsewhere within the neighbourhood;

- Noise impact assessment satisfactory if attenuation measures implemented and Campus Living document in addition to experience with existing residential complexes proposal should be managed satisfactorily;
- Layout provides adequate formal open space and high quality landscape and ecological amenity with more elaboration required on active sports with potential for links within the masterplan strategy for run routes or informal kickabout;
- Timetabling of use of sports facilities required to ensure availability given loading of new student population with access/signage to play facilities for summer letting required;
- Ancillary and retail facilities on site appropriate and acceptable integrated with clarity required on retention of existing retail facility in Corrib Village;
- Pattern and design of layout disjointed given masterplan being retrofitted with clarity required regarding masterplan link road delivery with its development to a significant level concurrent with proposed development to stitch campus together;
- Architectural quality including design, form, layout and scale acceptable with campus having no specific design references other than scale to which the proposal will marry in comfortably with specification of finishes required;
- Layout commendably acknowledges natural environmental assets of the site with rehabilitation and management of Annex 1 habitat complementary to the scheme;
- Proposal acceptable from archaeological context with approach of providing sufficient reserve for the monument and monitoring during construction accords with City Plan policies;
- Breakdown of apartment units comparable to Phase 1 and acceptable and scale not overconcentration given very generous scale of Campus to accommodate built form and also delivery in reasonable balance with student numbers in NUIG;
- Use for tourist accommodation out of term acceptable;
- No density standards on CF lands with development assessed on urban design and architectural standards and linking in with balance of the Campus;

- PA satisfied subject to masterplan route being delivered to the site in conjunction with way finding to ensure all desired appropriate line movements are accommodated;
- ABP consenting authority for AA and any appropriate mitigation measures deemed reasonable by ABP should be applied;
- Implementation of Habitats Management Plan concurrent with building the accommodation positive and sustainable with framework requirement for implementation, monitoring and management in conjunction with the scheme;
- Surface water proposal adequate with particular services to be located above the 1:1000 year flood level with need for some clarity regarding operation of attenuation above and below ground level and operation during storm event and note clear where the area to the north drains into and is this will cause excess flows in the system with clarification required;
- Retail shop considered an important facility to cater for Campus and neighbourhood needs;

7.1. **Other Prescribed Bodies**

Submissions were received from Irish Water and Development Applications Unit in relation to the proposal and are appended to this report.

8.0 **The Consultation Meeting**

A Section 5 Consultation meeting took place at the offices of Galway City Council on the 21st August 2018, commencing at 11.30 AM. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.

The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advance and contained the following issues:

1. Development Strategy for the site including height, density, materials and campus masterplan/strategy.
2. Quantum, nature, location and access to communal facilities
3. Ecology and Appropriate Assessment

4. Surface Water Management and Flooding
5. Archaeology
6. Mobility Management, Internal Access Road Circulation and Parking
7. Any other matters

In relation to the Development Strategy for the site including height, density, materials and campus masterplan/strategy, An Bord Pleanála sought further elaboration/discussion/consideration of the following: the masterplan strategy for the Campus including circulation and connectivity, the strategy regarding height within the Campus and opportunities for taller elements, the density of the proposal and opportunities for greater consolidation within the Campus. The proposed building and landscape finishes were also discussed.

In relation to quantum, nature, location and access to communal facilities, An Bord Pleanála sought further elaboration/discussion/consideration of the following: the proximity of the communal facilities to the blocks within the development, the quantum and type of communal space arrangement.

In relation to the Ecology and Appropriate Assessment, An Bord Pleanála sought further elaboration/discussion/consideration of the following: the proposed implementation of the Habitat Management Plan and the content of the NIS.

In relation to Surface Water Management and Flooding, An Bord Pleanála sought further elaboration/discussion/consideration of the following: attenuation on site, connection to surface water network and details relating to finished floor levels.

In relation to Archaeology, An Bord Pleanála sought further elaboration/discussion/consideration of the following: the response awaited from National Monuments.

In relation to Mobility Management, Internal Access Road Circulation and Parking, An Bord Pleanála sought further elaboration/discussion/consideration of the following: the NUIG Travel Plan, the Park and Ride facility and clarification regarding use of same, the delivery of the internal access road and potential for an additional Bike Station in the vicinity of the site.

In relation to any other matters, An Bord Pleanála sought further elaboration/discussion/consideration of the following: tourist accommodation during

summer months and play facilities, requirements of EIA Regulations and the requirement for a life cycle report.

Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting 302127' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

9.0 Conclusion and Recommendation

Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the s.28 Ministerial Guidelines, and local policy, via the statutory plan for the area.

Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following elements: design and height and internal layout and configuration which are set out in the Recommended Opinion below.

Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder)

be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

10.0 Recommended Opinion

An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development to An Bord Pleanála.

In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

Density and Height

1. Further consideration and/or justification of the documents as they relate to the proposed density and height of the proposed development specifically in relation to, inter alia, the National Planning Framework 2040, Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) and the recently published Urban Development and Building Heights, Guidelines for Planning Authorities Consultation Draft, August 2018. Particular regard should be had to the need to secure compact urban growth and consolidation and achieve effective density in addition to the need to ensure that the proposed building heights provide

the optimal urban design and architectural solution for this site. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

Internal Layout and Configuration

2. Further consideration and/or justification of the documents as they relate to the internal layout of the proposed development, having particular regard to the quantum, distribution and compatibility of communal facilities and their location within the overall development and the provision of a greater range of communal spaces. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A detailed layout plan and report outlining the proposed pedestrian and cycle connectivity within and around the Campus.
2. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development whilst also complementing the design of adjoining developments within the Campus.
3. A layout plan that details the location and appropriate quantity of bicycle parking spaces within the site.
4. A phasing plan for the proposed development, including the delivery of key infrastructure such as the internal road/boulevard.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the

following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Transport Infrastructure Ireland
2. National Transport Authority
3. Minister for Culture, Heritage and the Gaeltacht
4. Heritage Council
5. An Taisce — the National Trust for Ireland
6. Irish Water

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Una Crosse
Senior Planning Inspector

August 2018