



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-302757-18

Strategic Housing Development

535 build to rent residential units,
residential support facilities, residential
services and amenities, open space
and associated site works

Location

Former Chivers Factory Site, Coolock
Drive, Coolock, Dublin 17

Planning Authority

Dublin City Council

Prospective Applicant

Platinum Land Limited

Date of Consultation Meeting

16 November 2018

Date of Site Inspection

12 November 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

2.1. The site has a stated area of 3.58 hectares and comprises a regularly configured square shaped site which currently accommodates a factory building formerly the Chivers Factory. The site is level to the south in the vicinity of the existing structures and is undulating to the north as it adjoins the Greencastle Road. The site adjoins Coolock Drive to the west, a retail development and pitch and putt course to the south and the Cadburys complex to the east. To the north the site addresses the Greencastle Road. The Santry River traverses the north of the site. The site is bounded by palisade fencing along its boundary with the public path. The Malahide Road is located to the southeast of the site with the Northside Shopping Centre located to the west of the site on the Oscar Traynor Road. The area within which the site is located is characterised by low density two-storey suburban housing and industrial units.

3.0 Proposed Strategic Housing Development

3.1. Permission is sought for a build to rent development which proposes the following:

- 535 build to rent apartments;
- Mix:- 67 studio, 169 one-bed units, 3 two-bed units (3-person), 193 two-bed and 103 three-bed units;
- Access to the site is proposed from Coolock Drive with an internal access road proposed from this entrance to the east of the site. The site also includes an

internal access road to the south of this road. An emergency access is proposed further south on Coolock Drive

- Four blocks of development are proposed with a two storey service building adjacent to the access;
- Block A1 is proposed to the northwest of the site, north of the internal access road, and ranges in height from 6 storeys (19.025m) to 12 storeys (36.675m). The block is laid out in a horseshoe type layout opening out to the open space and river to the north of the site.
- Block A2 is proposed to the northeast of the site, north of the internal access road, and ranges in height from 6 storeys (19.025m) to 12 storeys (36.675m). Similar to Block A1, the block is laid out in a horseshoe type layout opening out to the open space and river to the north of the site.
- Block B is proposed to the southwest of the site and ranges in height from 3 storeys (10.25m) to 7 storeys (21.65m). It is designed as a courtyard with an additional east west element through the central space. Parking is proposed at ground floor with open space at podium level.
- Block C is proposed to the southeast of the site and ranges in height from 3 storeys (10.25m) to 7 storeys (21.65m). It is designed as a courtyard with parking proposed at ground floor with open space at podium level.
- A 2-storey service building which includes a crèche (300 sq.m), café (55 sq.m) is proposed to the west of the site north of the internal access road adjacent to the proposed entrance from Coolock Drive.
- Resident support facilities including entrance/concierge and management suite, residents services and amenities including community group rooms, homework clubs, games and hobby rooms, group dining, adult education class room, men's shed, dining space are located on the ground and first floor levels of each Block (although not annotated on the drawings). A total of 1006.5 sq.m is proposed which is determined as 1.9 sq.m per apartment.
- 434 car parking spaces with 220 at basement level accessed from a ramp within Block B and the remainder at ground level with 530 bicycle spaces;

- Demolition of existing structures on site (4,148 sq.m);
- Proposed density of 149/212 units per hectare based on 3.58ha/2.5ha respectively;

4.0 **Planning History**

4.1. **On Site**

Ref. 2074/13 – permission granted for the demolition of the factory buildings and ancillary buildings (former Chivers Facility).

4.2. **Site in Vicinity**

Extensive planning history on adjoining Northside Retail Park and Cadbury's facility.

5.0 **National and Local Planning Policy**

5.1. **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')
- Design Manual for Urban Roads and Streets'
- Sustainable Urban Housing: Design Standards for New Apartments (2018)
- Childcare Facilities – Guidelines for Planning Authorities

Also of note is:

- Draft Urban Development and Building Height Guidelines 2018

5.1.1. **National Planning Framework**

Chapter 4 of the Framework addresses the topic of 'making stronger urban places and sets out a range of objectives which it is considered will assist in achieving same. National Policy Objective 13 provides 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. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.

5.1.2. Dublin City Development Plan 2016-2022

The relevant statutory plan for the area is the Dublin City Development Plan 2016-2022 wherein the site has two zonings. 2.5 hectares of the site is zoned Z1 the objective of which is 'to protect, provide and improve residential amenities. It is noted that the site which was previously zoned Z6 (to provide for the creation and protection of enterprise and facilitate opportunities for employment creation) and was subject to a Variation (No. 5) of the Dublin City Development Plan 2016-2022 which was adopted by the City Council on 5 March 2018.

The remainder of the site (c.1.08 hectares) is zoned Z9 the objective of which is 'to preserve, provide and improve recreational amenity and open space and green networks'.

The river area is also a designated Conservation Area.

Section 16.7 of the Plan deals with building height wherein a maximum height of up to 16 metres in the outer city.

6.0 Forming of the Opinion

Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submission and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

6.1. Documentation Submitted

- 6.1.1. 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, Planning & Statement of Consistency Report, Environmental Report, Design Statement, Social Infrastructure Audit, Daylight, Sunlight and Overshadowing Assessment, Outline Construction and Environmental Management Plan, Natura Impact Statement, Traffic and Transport Assessment, Traffic & Transport Assessment, Landscape Design Strategy, Drawings including Site Location Map and Site Layout Plan, A3 Booklet, Schedule Listing and Breakdown of Accommodation, Part V proposals, Letter of Consent from Landowner.

6.1.2. 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.

6.1.3. The applicant's case is summarised as follows:

- Justification provided for material contravention of height policy in Dublin City Development Plan (16m) with reference to the provisions of Section 37(2)(b) on basis of Guidelines for Residential Development in Urban Areas and NPF;
- Further assessment of proposal against recently published Height Guidelines to be submitted with the application;
- Due to location of the site adjacent to quality public transport routes proposal should be considered even if proposal contravenes the Plan given context of densities required in the Guidelines for Residential Development in Urban Areas given site is within 500m walking distance of bus stop on Coolock Drive and 590m from proposed BRT on Malahide Road;
- Restricting height of proposal at such a well-served location under the City Plan is a contravention of adopted national policy and emerging height guidelines;
- NPO 11 in NPF references in particular that building height and car parking be based on performance criteria with the NPO also referencing increased residential density by way of increased building heights;
- At national level significant emphasis on increased building heights in appropriate locations within existing urban centres and along public transport corridors;

- S. 5.8 of Guidelines recommend that minimum net densities of 50dph are applied within public transport corridors;
- Site within urban centre of Dublin, along a public transport corridor of high quality, designed consistent with government guidance and emerging trends for sustainable residential developments to deliver targets in NPF;
- Proposal consistent with Rebuilding Ireland delivering new homes 10% of which will be delivered as Part V;
- Site is located within an intermediate urban location as defined in the Apartment Guidelines (2018) and which is evidenced by significant employment locations within 10 minutes' walk, high capacity urban public transport stop of high capacity frequency urban bus services/reasonably frequent urban bus service;
- Proposal is within 1000m of Colaiste Dhulaig College and Northside SC which collectively employ 600 people; Cadburys employing 600, Malahide Road Industrial Park 1000 and Coolock Village 550 persons;
- Site within reasonable walking distance of the QBC at Malahide Road and easy walking distance of urban bus services (Route 27 – Clarehall to Jobstown – 6 per hour and other services including Routes 15, 42 and 43 on Malahide Road);
- Proposal includes a range of resident support facilities and resident services and amenities with proposal including entrance/concierge in each block, community group rooms, homework club, games & hobby room, adult education classroom, mens shed, group dining room;
- Development mix complies with SPPR1 & SPPR8 and apartment size as per SPPR3 with 77.6% of units 10% larger than minimum and 65% dual aspect;
- Proposal complies with 12 criteria in Urban Design Manual;
- Development complies with policies in the City Plan including need for housing and spatial approach;
- Proposal complies with the zoning objectives on the site and density standards with crèche and café open for consideration on Z9 lands;

- Assessment demonstrating consideration of Section 16.7.2 and compliance with these matters will be set out at the formal lodgement of the application and will include an additional wind assessment;
- Plot ratio of 1.8 for entire site and site coverage of 42% within indicative standards in City Plan;
- Daylight, sunlight and overshadowing undertaken confirming very good levels of daylight would be achieved by apartments within the proposal;
- Car parking standards can be deviated from subject to a number of criteria and noted that Transport Assessment references 530 apartments which is not material and will be amended prior to application;

6.2. Planning Authority Submission

6.2.1. A submission was received by An Bord Pleanála on the 8th of November 2018 from Dublin City Council. The 'opinion' of the planning authority included, inter alia, the following:

- Majority of site zoned Z1 following Variation of City Plan in March 2018 with the remainder zoned Z9 with crèche/café within Z9 and the river area a designated Conservation Area with proposal consistent with the Z1 and Z9 zoning;
- Reference to service/guard house requires clarification as any security presence to gate the community would be contrary to Development Plan policy (Policy QH10);
- Relatively low site coverage and plot ratio accounted for by presence of publically accessible park to north of the site (3.58ha in total) which if removed as per proposed boundary enclosure (site area of 2.5ha) development on Z1 the density, plot ratio and site coverage would be 214 units p/h, 2.535 & 58% respectively;
- Density proposed comparable to Docklands and Poolbeg SDZ areas;
- Site served by No. 27 bus route with 10 minute frequency and 730m walk to Malahide Road with Bus Connects proposal with area to be served by route N8 connecting with Line D on Malahide Road;

- Not adequately demonstrated that site is well served by public transport to accommodate further 1800 persons in addition to precedent it would establish for the adjoining Cadburys site with applicant required to examine bus capacity;
- Locally prominent site with Policy SC16 allowing for maximum of 16m in outer city with proposal up to 36.675m and therefore materially contravenes Plan;
- PA considers if scheme acceptable in principle a modified development of lesser height would sit more comfortably in suburban location with transition between existing 2-storey and 4-storey proposal on Coolock Drive reasonable but 7-storey bookends excessive and any pop up should be 1-2 storeys higher than rest of street frontage;
- 12-storey landmark blocks visible from considerable distance and site location would not warrant such height to identify scheme at this location with 12-storeys more appropriate to draw focus to district centres and argument for increasing height beyond increasing density not convincingly argued;
- While aspect over river might lend itself to blocks of some height, 7-8 storeys serving as more modest local landmarks more appropriate but notwithstanding, proposal contravenes City Plan so cannot support proposal;
- Overall design and palette of materials reasonable PA would have strong preference for balconies to be enclosed by glass balustrades (privacy/aesthetics);
- Proposal likely to be visible from number of locations in the area with extensive views required from a range of local locations;
- FFL's in GF units to be raised above level of finished site level to improve privacy with greater level of privacy planting, windows on stair cores, concern at proximity of balconies to other balconies and windows in inner corners of Block B&C with moderate to poor residential amenity arising;
- Severe pinch points at north and east corners of Block B impacting privacy at FF, no privacy separation between stair access to podium in Block C;
- Residential amenity facilities must be fit for purpose in layout as well as site area;
- Length of blocks along Coolock Drive significant with potential for monotony and oppressive scale and requires visual relief;

- Scheme imposing future layout on potential redevelopment of Cadburys site with southeast elevation of Block C inadequate distance from southeast boundary;
- Encourage sufficient depth provided to create a strong edge to south and east with sufficient depth to provide a street fully within this site providing that established street in place rather than halfway approach of providing half a street as a linear park with details of boundaries required;
- Quality of open space within courtyards (Block A1 & A2) questioned given sunlight access and courtyards might be moved;
- Average daylight factor for living/kitchen areas not shown for every unit in Sunlight and Shadow study with PA not concurring that 1.5% ADF for kitchens/living preferring level of sunlight on 21/3 for courtyards in B & C increased with playgrounds in areas where lowest level of daylight received;
- All balconies to be recessed into body of building or any projections to have some form of canopy to improve amenity with low walls and planting for GF balconies;
- Guidelines don't provide a level of residential amenity space per bedspace but wording suggests spaces should be maximised particularly given scale with extremely low provision, note discrepancy in figures stated and should be clarified with provision unclear & no differentiation between entrance and concierge/management space;
- Proposed childcare facility welcomed with provision for afterschool care required;
- Amendments required to social audit submitted which is considered reasonable;
- Report from Transportation Planning Section notes the following:
 - No details provided of sightlines at proposed entrance or sightlines or autotrack for emergency access;
 - Concern at width of access serving Block B (12m) and management of traffic flows with further details required for operation of the ramp and potential conflict with ground floor parking and cyclists;
 - Upgrades required to public realm to facilitate the development including upgrading signals at junction of Coolock Drive/Oscar Traynor Road including provision of wraparound pedestrian crossing, upgrading of paving; signalised

pedestrian crossings required to south of site entrance off Coolock Drive and entrance to park off Greencastle Road with details of same required to be carried out at applicants expense and should liaise with DCC prior to application;

- Clarity on allocation of car parking spaces to be provided, confirmation from car share operator and details on allocation & management of car parking spaces;
- Limited information provided on mobility management with MMP to be prepared, proactive residential travel planning critical with no measures to promote sustainable travel with preliminary residential travel plan required;
- No details provided of drop off facilities for crèche;
- Clarity on areas to be taken in charge required;

6.3. Response from Prescribed Bodies

A response has been received from Irish Water which is appended to this report.

6.4. Consultation Meeting

A Section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 16th November 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:

- Development strategy for the site including height, scale, design, density and impact on adjoining properties including their development potential.
- Residential support amenities
- Residential Amenity (internal and external) and open space
- Mobility management, parking and permeability including public realm upgrades;
- Surface water management
- Any other matters

In relation to development strategy for the site including height, scale, design, density and impact on adjoining properties including their development potential, An Bord Pleanála sought further elaboration/discussion/consideration of the following:

proposed height and scale and justification for same in the context of the sites location, context and public transport connections, design of proposal particularly the elevation addressing Coolock Drive, need to create a high quality living environment, detailing and finishes and impact on the future development of adjoining sites while ensuring any proposed development on the site can stand alone from a design and layout perspective.

In relation to residential support amenities An Bord Pleanála sought further elaboration/discussion/consideration of the following: the quantum and nature of residential support amenities required for a development of this scale with particular reference to the amenities referenced in SPPR7 of the Sustainable Urban Housing, Design Standards for New Apartments 2018. The location and distribution of such amenities was also addressed.

In relation to Residential Amenity (internal and external) and open space, An Bord Pleanála sought further elaboration/discussion/consideration of the following: the daylight and sunlight analysis required for both proposed units and open spaces including the requirement for wind assessment and the need to provide details on separation distances between the proposed development and properties in the vicinity of the site.

In relation to Mobility management, parking and permeability including public realm upgrades, An Bord Pleanála sought further elaboration/discussion/consideration of the following: justification for the proposed car parking space provision, details in respect of car sharing and allocation of car parking spaces, public realm improvements including upgrading of traffic signals and provision of signalised pedestrian crossings on Coolock Drive and Greencastle Road.

In relation to surface water management, An Bord Pleanála sought further elaboration/discussion/consideration of the following: details of the surface water management strategy proposed for the site and details required by Dublin City Council.

In relation to any other matters An Bord Pleanála sought further elaboration/discussion/consideration of the following: EIAR requirements, Build-to-rent requirements in respect of public notices and draft legal agreements/covenants, permeability of the site avoidance of gated communities and proposed closure of open spaces,

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 302757' 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.

7.0 Conclusion & 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: height, scale and density; design and layout; Residential Support Facilities and Residents Services and Amenities; and car parking 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.

8.0 **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:

Height, Scale and Density

1. Further consideration and/or justification of the documents as they relate to the development strategy for the site in respect of the proposed height, scale and density of the proposal particularly in the context of the suburban location of the site. In addition to the consideration of National Policy and Guidelines, particular regard should be had to the 12 criteria set out in the Urban Design Manual, which accompanies the Guidelines for Planning Authorities on Sustainable Residential

Development in Urban Areas' (May 2009), commencing with Criteria No. 1 Context. In addition, any justification should have regard to the proximity to and frequency of public transport services, existing and proposed, and to the location of the site vis-a-vis such services. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

Design and Layout

2. Further consideration and/or justification of the documents as they relate to the proposed strategy for the development of the site in respect of the design and layout of the proposal particularly as it addresses interfaces with the public realm and adjoining boundaries where proposed streets are created. Particular regard should be had to creating suitable visual relief and permeability in the treatment of elevations. Furthermore, the layout should address the creation of usable, amenable and high quality public and semi-private open spaces within the development particularly in respect of the proposed configuration of Block B. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage

Residential Support Facilities and Residents Services and Amenities

3. Further consideration and/or justification of the documents as they relate to the internal layout of the proposed development, having particular regard to the nature, quantum, size, distribution and compatibility of residential support/communal facilities and their location within the overall development and the provision of a greater range of communal uses and spaces. Particular regard should be had to Part (b) of SPPR7 of the Sustainable Urban Housing, Design Standards for New Apartments 2018. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

Car Parking

4. Further consideration and/or justification of the documents as they relate to the proposed car parking strategy for the proposed development, having particular regard to the level of parking proposed, how it is intended that it is assigned and managed and measures proposed to address shared car parking and visitor parking. Further regard should be had to the interface and potential conflict between car users and pedestrians at the entrance to proposed Block B. 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 report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes, openings and privacy screening, the treatment of balconies, landscaped areas, pathways, entrances and boundary treatment/s. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development. The documents should also have regard to the long term management and maintenance of the proposed development.
2. A public realm and permeability strategy which outlines how the proposed development can be accommodated within the existing public realm with particular regard to pedestrian crossing facilities and access to and through the proposed development.
3. A report that addresses residential amenity specifically how the development will limit the potential for overlooking and overshadowing within the proposed

development. A comprehensive daylight and sunlight analysis addressing proposed units and open spaces should also be included.

4. A report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units and adjoining public pathways.
5. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018.
6. A proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains in use as Build-to-Rent accommodation. There shall be a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residents units are sold or rented separately for that period (Your attention is drawn to the provisions of Specific Planning Policy Requirement 7 of the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018).

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

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

November 2018