



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-306210-19

Strategic Housing Development	285 no. student bedspaces and associated site works.
Location	No. 92 (former Molloy's Footwear store), No. 93-94 (vacant site formerly occupied by Munster Furniture), No. 95 (vacant 3 storey retail unit) and No. 96 (vacant site) North Main Street North Main Street, Cork City.
Planning Authority	Cork City Council.
Prospective Applicant	Bmor Developments Limited.
Date of Consultation Meeting	7 th February 2020.
Inspector	Daire McDevitt

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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 subject site, with a stated area of c. 1.243hectares, is located on the western side of North Main Street within the historic Medieval Core of Cork City. The site is comprised of No. 92 (former Molloy's Footwear store), No. 93-94 (vacant site formerly occupied by Munster Furniture), No. 95 (vacant 3 storey retail unit) and No. 96 (vacant site) North Main Street, Cork. North Main Street is located within a designated Architectural Conservation Area. The site is bounded by Protected structure (No. 97 North Main Street). North Main Street is the subject of extensive vacancies with structures in different states of disrepair. To rear (west) the site is bounded by a public carpark operated by Cork City Council which separates the site from Grattan Street and is characterised by two storey houses along the stretch opposite the site. The predominant building height along North Main Street is 3 to 4 storeys. The site includes a number of vacant sites that at present appear in use to facilitate access to a development under construction to the south.
- 2.2 The predominant building height along North Main Street is 3 to 4 storeys. The site includes a number of vacant sites that at present appear in use to facilitate access to a development under construction to the south.
- 2.3 The site is located in an area zoned as City Centre Retail Area, within the defined Medieval Historic Core, the Zone of Archaeological Potential and North main Street

Architectural Conservation Area. The line of the historic City Wall run underneath ground level along Grattan Street to the east of the site.

2.4 University College Cork (UCC) North Campus is located c.350m to the northwest on the opposite side of the River Lee, access is via a pedestrian bridge linking Granville Place and Wise’s Quay.

3.0 Proposed Strategic Housing Development

The proposed development provides for a purpose built student accommodation associated with University College Cork. The development comprises 53 units containing 285 student bed spaces, 2 no. retail units, coffee shop/restaurant and all ancillary site works:

Parameter	Site Proposal
Application Site Area	1.243ha.
Demolition Works	No. 92 and No. 95 North Main Street.
Proposed Building Area	2 Blocks (c.6543.4sq.m) comprised of 53 no. units and ancillary uses (gym, study rooms, reception, management office, lounge, games room, cinema and roof top terraces (1 st and 7 th floor).
Other Uses	<ul style="list-style-type: none"> • Retail Unit 1 (c.80.9sq.m). • Retail Unit 2 (c.83.3sq.m). • Coffee shop/restaurant (c.40.8sq.m)
Building Heights & Massing	<ul style="list-style-type: none"> • 4 to 8 storeys (31m) • Block fronting onto North Main Street is 4 to 5 storeys rising to 8 storeys for the mid section which is accessed off the proposed reinstated Coleman’s Lane. • Block fronting onto Grattan Street is 7 to 8 storeys and L-shaped,

	<p>wrapping around an internal courtyard.</p> <ul style="list-style-type: none"> • Massing is broken down vertically to reflect historic plot divisions of the site and the area.
Parking	<p>Car (0) Bicycle (140)</p>
Access	<ul style="list-style-type: none"> • Access to the student accommodation will be via Coleman's lane (to be reinstated along the southern boundary of the site). • Access to the Retail units and coffee shop/restaurant will be off North Main Street

Development Mix

Unit Size	No.	Gross Floor Space (m2)
1 bed (studio)	5 (9%)	
2 bed (studio)	9 (17%)	
3 bed	5 (9%)	
4 bed	2 (4%)	
5 bed	1 (2%)	
6 bed	1 (2%)	
7 bed	12 (23%)	
8 bed	18 (34%)	
Ancillary Uses	Student Amenity (gym, laundry, study room, lounge, cinema). Administration related uses	340.2 55.3
Other Uses	2 no. Retail and 1 no. Coffee shop/restaurant	246.3

Cumulative GFA of residential uses		6534.4
Cumulative GFA of non-residential uses		246.3
Cumulative GFA of residential accommodation and other uses		7189
Residential uses as % of GFA		91%

4.0 Planning History

The most relevant planning history associated with the site is noted as follows:

Under **PA Ref. No.TP 09/34130) (ABP Ref. No. PL.28.235649)** permission Refused in 2009 for 57 apartments, this application also included No. 97 a protected structure to be demolished (current site excludes No. 97 (PS)). Refused for 2 reasons relating to 1) Architectural heritage and 2), the scale, design and massing represented overdevelopment of the site.

Other noted by the applicant include:

PA Ref. No. 10/34503 refers to a 2010 decision to refuse permission for a temporary car park.

PA Ref. No. 04/28020 refers to a 2004 decision to refuse permission to reconstruct and extend No. 98 North Main Street (4 storeys consisting of 7 apartments and a shop)

5.0 National and Local Policy

5.1 National Policy

National Planning Framework 2018-2040

Objective 2a of the NPF 2018-2040 is a target that half of the future population

growth will be in our cities or their suburbs. Objective 13 is 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 35 is to increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building height.

Objective 8 of the framework sets ambitious growth targets for Cork, proposing a c.50% growth in population to 2040. In achieving this, it places a great emphasis on compact growth requiring a concentration of development within the existing built up area, including increased densities and higher building format than hitherto provided for. Brownfield sites, in particular, are identified as suitable in this context. At Section 6.6, dealing with housing, the framework refers specifically to student accommodation. It notes that accommodation pressures are anticipated to increase in the years ahead and indicates preferred locations for purpose built student accommodation proximate to centres of education and accessible infrastructure such as walking, cycling and public transport. It also notes that the National Student Accommodation Strategy supports these objectives.

The National Student Accommodation Strategy 2017

The National Student Accommodation Strategy issued by the Department of Education and Skills in July 2017 aims to ensure an increased level of supply of purpose built student accommodation (PBSA). Key national targets include the construction of at least an additional 7,000 PBSA bedspaces by end 2019 and at least an additional 21,000 bedspaces by 2024. It states that 3,788 spaces were available in Cork 2017 and projects that 6,436 would be required there in 2019 and 7,391 in 2024. A progress report issued in July 2019 reported that 12,677 spaces were available in the country at the end of Q3 2018, with planning permission granted for another 8,577 and sought for 203.

5.2 Section 28 Ministerial Guidelines

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

- ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas’ (including the associated ‘Urban Design Manual’), 2009.
- ‘Urban Development and Building Height, Guidelines for Planning Authorities’, 2018.

Other relevant guidance:

- DHPCLG Circular PL8/2016 APH 2/2016 (July 2016): Encourages co-operation between local authorities and higher education institutes in the provision of student housing. Indicates that student accommodation should not be used for permanent residency but can be use by other persons/groups during holiday periods.
- Framework and Principles for the Protection of the Archaeological Heritage Department of Arts, Heritage, Gaeltacht and the Islands 1999.
- 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).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018.
- ‘Architectural Heritage Protection Guidelines for Planning Authorities’, 2011.
- ‘The Planning System and Flood Risk Management’ (including the associated ‘Technical Appendices’), 2009.
- ‘Design Manual for Urban Roads and Streets’ (DMURS), 2013.

5.3 Local Policy

Cork City Development Plan 2015-2021

The site is zoned **City Centre Retail Area** – The objective is *To provide for the protection, upgrading and expansion of retailing, in particular higher order comparison retailing, as well as a range of other supporting uses in the City Centre retail area.*

The site located within:

- North Main Street Architectural Conservation Area.
- Zone of archaeological potential.
- Historic Medieval Core of Cork City.

Views and Prospects affecting the site.

- SFC2: Widderling's Lane, Shandon.
- LT20: Elizabeth Fort.
- LT29: Shandon Street.

There are a number of protected structures in the immediate vicinity, of most relevant is No. 97 North Main Street which bounds the site to the north

Objective 9.1 sets out the strategic objectives relating to built heritage and archaeology.

Objective 9.4 refers to archaeological heritage.

Objective 9.7 relates to the preservation of archaeological remains in-situ.

Objective 9.8 refers to development within the historic core.

Objective 9.10 refers to the protection of Cork's Medieval street pattern.

Objective 9.11 refers to the protection of medieval plots.

Objective 9.13 refers to the protection of Cork's Medieval City Walls.

Objective 9.30 refers to demolition in ACA.

Objective 9.32 relates to development in Architectural Conservation Areas.

Variation 5. To the Cork City Development Plan 2015-2021 inserted the following objective 6.5 in to the plan:

Section 6.5

“Student Accommodation: In accordance with the National Student Accommodation Strategy, the City Council will support the provision of high quality and managed, purpose built student accommodation, on campus, in areas in close proximity to Third Level Institutes and in locations within easy access of public transport corridors and cycle routes serving Third Level Institutes.”

It also inserted **Section 16.68** into the Development Plan as follows:

“The City Council will support the provision of high quality and managed, purpose built student accommodation, on campus, in areas in close proximity to Third Level Institutes and in locations within easy access of public transport corridors and cycle routes serving Third Level Institutes. Chapter 6 Residential Strategy outlines the City Council’s policy on student accommodation, referring to the national policy set out in the National Student Accommodation Strategy. When assessing planning applications for such developments, the criteria that will be taken into account include:

- Location and accessibility to Third Level Educational facilities and the proximity to existing or planned public transport corridors and cycle routes;*
- The scale of development (capacity) and the potential impact on local residential amenities;*
- The provision of amenity areas and open space, (quality and quantity);*
- The provision of on-site facilities, including storage facilities, waste management, bicycle facilities, leisure facilities, (retail /café uses), car parking and amenity, (quality and quantity);*
- The architectural quality of the design having regard to its context, including scale, height, massing, on-site layout and materials. The internal design and layout should be robust and capable of future adaptation and change of use.*
- Include a Management Plan demonstrating how the scheme will be professionally managed and operated ‘year round’ (term-time and out -of-term periods).*

- *Demonstrate how the scheme positively integrates with receiving environment and the local community and creates a positive and safe living environment for students.*
- *Demonstrate adherence to the Minimum Standards for Purpose Built Student Accommodation as outlined in Table 16.5a.”*

Objectives relating to a Strategic Pedestrian link along North Main Street and public realm improvements

6.0 Forming of the Opinion

6.1 Introduction

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 submissions and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

6.2 Documentation Submitted

6.2.1 The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and article 285 of the Planning and of the Planning and Development (Strategic Housing Development) Regulations 2017.

6.2.2 The information submitted included *inter alia*: a completed SHD Application form and cover letter including but not limited to: Letter of Consent from owners, Letter of consent from Cork City Council, Schedule of documents; Statement of Consistency, Planning Statement including report on student accommodation demand. Statement of Possible Effects on the Environment, Minutes of Section 247 meeting, Statement on Traffic, Transport and Mobility and DMURS, Student Management Plan, Architectural Design Statement, Architectural drawings, Schedule of Accommodation and Areas, Landscape Masterplan, Landscape and Visual Impact Assessment, Photomontages, Daylight, Sunlight and Shadow Analysis, Draft Flood Risk Assessment, Irish Water Confirmation of Feasibility, Infrastructure and Services Drawings, Built Heritage Assessment, Archaeological Assessment.

6.2.3 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. This statement has been submitted, as required.

6.2.4 I have reviewed and considered all of the documents and drawings submitted.

6.3 Planning Authority Submission

6.3.1 In compliance with section 6(4)(b) of the 2016 Act the Planning Authority for the area in which the proposed development is located, Cork City Council, submitted a copy of their section 247 consultations with the prospective applicant and also their opinion in relation to the proposal. These were received by An Bord Pleanála on the 24th January 2020. The Planning Authority's 'opinion' included the following matters.

Principle of development

The promotion of a development of mixed uses (student accommodation and ground floor retail) will help the creation of a vibrant urban area, working in tandem with principles of sustainable development. Having regard to the zoning and vacancy/dereliction in the area, the principle of the development is acceptable.

The development of infill sites, particularly this site which has been vacant for some time, and increased provision of purpose built student accommodation is highly desirable from a strategic perspective.

The area is of strategic importance with the emerging redevelopment of large scale brownfield sites in close proximity to the city centre.

Design/Height/Massing:

- The tallest element of the development is 31m, this places it within the category at the upper end of a medium building as it is just under the 32m listed as a tall building.
- A VIA should be undertaken to determine the impact of the scale and height of the proposed development, this should also take into account 3 specified viewpoints SFC2, LT29 and LT20 which are protected views/prospects identified in the Development Plan.

Student Accommodation:

- The proposal would assist in meeting the demand for student accommodation in the city.
- Details of on-site management is required.

Impact on Residential Amenity:

The potential impact of the proposed development on adjoining properties and residents in terms of visual impact/visual overbearance/overlooking and overshadowing are key considerations.

Design:

Overall the design and layout is acceptable.

Potential future adaption to apartments should be demonstrated.

Heritage:

The Conservation Officer has no comments to make at this stage.

Traffic & Transportation:

- A number of meetings have taken place with the prospective application. There are a number of issues to take into account including the public right of way, the original line of Coleman's Lane and conflict between traffic and pedestrians. Cork Coty Council recommended that the preferred route for pedestrian access from the development should follow the original line of Coleman's Lane however the route shown on the drawings submitted does not reflect this. A further meeting has been arranged on site to discuss this.
- An outline Mobility Management Plan has not been submitted.
- No car parking is welcomed.
- Bicycle parking numbers area acceptable, issues relating to storage and access need to be addressed.

Drainage:

- Details relating to wayleaves to be submitted.
- Storm water calculations.
- Flood mitigation measures.

Archaeology:

In order to fully assess the archaeological impact of the site it was agreed with the National Monuments Service that archaeological excavation take place at the North

Main Street frontage prior to a decision been made on the planning application. The result of this excavation, due to commence in early February 2020, will determine the archaeological mitigation required in the event of a grant

Architecture:

Positive comments noted from the city architect, no copy of their report is attached.

6.3.2 Conclusion:

The initial details provided on the development appear to be positive. The provision of no parking is welcomed alongside the proposed upgrade for Coleman's Lane. However there is a lack of information on the proposed lane upgrade and potential impact with the Grattan Street carpark. There is insufficient detail provided on the sustainable travel strategy for the complex. With this lack of information it is unclear how the site will promote sustainable travel and encourage users to move away from car based journeys. The PA opinion includes a list of items required at application stage.

6.3.3 The PA opinion refers to technical departments, copies of reports are not attached to the opinion.

6.4 Prescribed Bodies

Irish Water (**17th January 2020**). Irish Water confirms that subject to a complaint water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connections to the Irish Water network can be facilitated.

7.0 Consultation Meeting

7.1 A section 5 Consultation meeting took place at the offices of Cork City Council on the 7th of February 2020. 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.

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

1. Development Strategy with particular regard to overall site layout and architectural approach, design, including heights, massing and materials, connections and permeability, including pedestrian connection through the site linking North Main Street and Grattan Road.
2. Coleman's Lane.
3. Impact on adjoining properties.
4. Architectural and Archaeological impact with particular regard to the located on the site in a designated Architectural Conservation Area and the Medieval Core of the city.
5. Visual Impact with particular regard to impact on protected views and prospects and interaction with the public realm.
6. Mobility Management Plan.
7. Flooding.
8. Any Other Business

In relation to **Development Strategy** with particular regard to overall site layout and architectural approach, design, including heights, massing and materials, connections and permeability, including pedestrian connection through the site linking North Main Street and Grattan Road ABP representatives sought further elaboration/discussion on the rationale for the design, height and massing given the context of the site; Justification for the design approach and permeability through the site.

In relation to **Coleman's Lane**, ABP representatives sought further elaboration/discussion on location/route of the reinstated lane, right of way,

accessibility and linkages. The potential for permeability through the site and interface with adjoining public carpark.

In relation to **Impact on adjoining properties** ABP representatives sought further elaboration/discussion on impact on residential amenities.

In relation to **Architectural and Archaeological impact** with particular regard to the located on the site in a designated Architectural Conservation Area and the Medieval Core of the city ABP representatives sought further elaboration/discussion on investigations carried out, interface with the ACA, assessment of impacts

In relation to **Visual Impact** with particular regard to impact on protected views and prospects and interaction with the public realm ABP representatives sought further elaboration/discussion on rationale for the viewpoints selected, protected views and prospects and localised impact relating to the interface with adjoining streetscapes and lanes.

In relation to **Mobility Management Plan** ABP representatives sought further elaboration/discussion on the adequacy of cycle parking provision and its location. Set down areas for cars.

In relation to **Flooding**, ABP representatives sought further elaboration/discussion on finished floor levels and the need to address issues raised in the planning authority's opinion.

In relation to **other matters** ABP representatives sought further elaboration/discussion on management of the student accommodation and access to roof terraces.

- 7.3 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 306210' 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.

8.0 Conclusion and Recommendation

- 8.1 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 and as amended by Section 50 of the Planning and Development (Amendment) Act 2018.
- 8.2 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.
- 8.3 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 as set out in the recommended Opinion below.
- 8.4 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.
- 8.5 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 prescribed body (as listed hereunder) be notified by the prospective applicant of the making of the application.

9.0 Recommended Opinion

- 9.1 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.
- 9.2 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.
- 9.3 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:

1. Development Strategy

Further consideration and/or justification of the documents are they relate to the development strategy for the site in respect of:

- The design, height, massing and siting of the blocks.
- Materials and treatment of elevations.
- The interface of the blocks with adjoining streets and lanes.
- Connectivity through the site and interface with public realm.
- Amenity spaces.

Having regard to the limited or generic information provided, the Board's consideration is limited to high level issues and it should be noted that in respect of some of the commentary, it should be read in the context of this lack of detail within the documents. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

2. Coleman's Lane

Further consideration and/or justification of the documents are they relate to the development strategy for the site in respect of:

- Route/alignment of the reinstated Coleman's Lane.
- Access through adjoining carpark.
- Right of way.
- Access and management of the lane.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

3. Impact on Adjoining properties

Further consideration and/or justification of the documents are they relate to the development strategy for the site in respect of:

- Impact on residential amenities.
- Interface with adjoining properties.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

4. Visual Impact Assessment

Further consideration and/or justification of the documents are they relate to the development strategy for the site in respect of:

- Impact on protected views and prospects identified in the current County Development Plan.
- Localised impact at street level having regard to North Main Street, Grattan Street, Adelaide Street and existing lanes.

Having regard to the limited or generic information provided, the Board's consideration is limited to high level issues and it should be noted that in respect of some of the commentary, it should be read in the context of this lack of detail within the documents. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.

9.4 Pursuant to article 285(5)(b)(i) and (ii) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that the following specific information should be submitted with any application for permission:

1. A report that addresses issues of residential amenity (both existing residents and future occupants), specifically how the proposed height and setback from the boundaries will limit the potential for overlooking and overshadowing. The report should include full and complete drawings including levels and cross sections showing the relationship between the development and adjacent residential units. Contextual elevations should be provided where appropriate. A full sunlight and daylight analysis should be provided. Noise impact should also be addressed.
2. A report that addresses the demand for and concentration of student accommodation in the area, having regard to the proposed increased number of units.
3. The preparation of a public realm design report prepared in accordance with the guidance provided by DMURS.
4. A detailed Quality Audit to include Road Safety Audit, Access Audit, Cycle Audit and Walking Audit. A Mobility Management Plan.
5. A draft construction and demolition waste management plan.
6. A Student Accommodation Management Plan.

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. Irish Water
2. Minister for Culture, Heritage, and the Gaeltacht
3. Heritage Council
4. An Taisce – the National trust for Ireland.

5. Fáilte Ireland.

6. An Chomhairle Ealaíon.

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.

Dáire McDevitt
Planning Inspector

25th February 2020