



An
Bord
Pleanála

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

Inspector's Report on Recommended Opinion ABP-307204-20

Strategic Housing Development

Demolition of existing buildings,
construction of 225 no. Build to Rent
apartments and associated site works.

Location

Former Steelworks Site, 32A, 32B,
33,34 and 35 James Street, Dublin 8.

Planning Authority

Dublin City Council

Prospective Applicant

Cherry Core Ltd. and Jasmine
Perfection Ltd.

Date of Consultation Meeting

15th September 2020

Date of Site Inspection

6th September 2020

Inspector

Una O'Neill

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1.0 Introduction

- 1.1. 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 development site is located in Dublin City Centre, on the southern side of James Street with a minor frontage also to Basin Street Lower to the southwest of the site. The Luas red line runs in close proximity to the site, with the James Street Stop located approx. 300m to the west.
- 2.2. The subject site (0.557 ha) comprises the site of a former steelworks and includes two warehouse buildings with part of site in temporary use as a car park. In addition the site comprises three two storey buildings which front onto James's Street. There is a vehicular entrance to the site from James Street, with an additional access from Basin Street Lower. The buildings fronting James Street were vacant at the time of site inspection.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development comprises the following elements:
- Demolition of the existing redundant buildings on site and construction of a housing development providing a total of 225 no. Build-to-Rent residential apartments in 3 no. three to ten storey blocks.
- 3.2. The following details as submitted by the applicant are noted:

Parameter	Site Proposal
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Application Site Area	0.557 ha
No. of Units	225
Density	404 units per hectare
Other Uses	268.8sqm of tenant amenity facilities are provided comprising concierge/parcel drop-off/ laundry collection/ communal room/waste management facilities
Public Open Space	1,335 sq.m. of communal open space
Height	Three Blocks, 3-10 storeys (32.4m max height)
Car Parking	4 no. car parking spaces (including 1 no. limited mobility space, 1 no. set-down space and 2 no. go-car spaces)
Bicycle Parking	298 no. bicycle spaces (254 no. resident spaces in a secure bicycle storage area and 44 no. visitor spaces at ground floor level)
Vehicular Access	From Basin Street Lower

3.3. The breakdown of unit types as submitted by the applicant is as follows:

Unit Type	1 bed	2 bed	3 bed	Total
Apartments	170	51	4	225
%	75%	23%	2%	100%

4.0 Policy Context

4.1. Project Ireland 2040 - National Planning Framework

- National Policy Objective 4: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
- National Planning Objective 13: In urban areas, planning and related standards, including, in particular, 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.
- National Policy Objective 27: 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.
- National Policy Objective 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- National Policy Objective 35: 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 heights.

4.2. **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 following policy documents and Section 28 Ministerial Guidelines are relevant:

- Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (2009) and the accompanying Urban Design Manual: A Best Practice Guide (2009)
- Sustainable Urban Housing: Design Standards for New Apartments (2018)

- Urban Development and Building Heights, Guidelines for Planning Authorities (2018)
- Design Manual for Urban Roads and Streets (2013)
- The Planning System and Flood Risk Management (including the associated ‘Technical Appendices’) (2009)
- Architectural Heritage Protection – Guidelines for Planning Authorities (2011)
- Childcare Facilities – Guidelines for Planning Authorities 2001 and Circular PL3/2016 – Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme

4.3. **Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019-2031**

Under the RSES, a Dublin Metropolitan Area Strategic Plan (MASP) has been prepared to manage the sustainable and compact growth of Dublin.

4.4. **Local Planning Policy**

Dublin City Development Plan 2016-2022

- Zoning Objective Z4 District Centres ‘to provide for and improve mixed-service facilities’. Residential is a permissible use.
- Chapter 15: Strategic Development and Regeneration Area (SDRA). The application site is within SDRA 16 Liberties and Newmarket Square. Section 15.1.1.19 of the CDP 2016-2022 sets out a vision for the area, building on the principles and objectives of the Liberties Local Area Plan 2009 (extended to May 2020):
 1. To improve the quality of life so that the Liberties area becomes a great place for people to live, work and visit.
 2. To provide for appropriate social and community infrastructure to support the existing population, which is growing and becoming increasingly diverse.

3. To provide for a wide diversity and choice of housing that can cater for families and older people by including options for mixed tenure and a range of housing types and unit sizes.
 4. To stimulate the local economy and to include a critical mass of appropriate development and investment to provide significant employment opportunities, including in the digital media sector, as the Digital Hub has the potential to rejuvenate the economic profile of the Liberties.
 5. To recognise the unique role the Liberties plays in Dublin's character and to ensure that regeneration safeguards a strong sense of community identity.
 6. To identify and protect the distinctive heritage of the area and encourage sustainable and innovative re-use of historic spaces and structures.
 7. To ensure that the individual character of different areas within the Liberties is protected and enhanced by contemporary and high-quality design of new buildings.
 8. To promote the principles of good urban design including improving connectivity and enhancing the legibility and permeability of the Liberties in relation to the wider cityscape.
 9. To create a high-quality network of public spaces, parks and streets.
 10. To promote sustainable modes of transport by making them convenient and attractive, including walking and cycling routes, and by facilitating the provision of public transport infrastructure and optimising its use.
 11. To improve and encourage the cultural and tourist offer of the area.
 12. To encourage environmental sustainability by improving biodiversity, facilitating recycling, and minimising the use of non-renewable resources, including energy.
- The height strategy for the Grand Canal Harbour and Basin Area is:

“To provide for a cluster of height including mid-rise and taller buildings. Locations must be selected to protect the setting of protected structures. The grouping and profile of the cluster must be managed to avoid clutter on the skyline.”

- Chapter 16: Development Standards: Section 16.2.2.2 Infill Development.
- Section 16.10: Standards for Residential Accommodation.
- Section 16.7.2 sets a general height limit of 16m in the outer city, or 24m at rail hubs which are defined as within 500m of Luas stops.

Variation 7 Dublin City Development Plan (adopted March 2020):

The purpose of this Variation is to incorporate the National Planning Framework (NPF) and the Regional Spatial Economic Strategy (RSES) into the City Development Plan 2016 – 2022, in accordance with Section 11 (1) (b) (iii) of the Planning and Development Act, 2000, as amended. This is in order to align national, regional and local policy objectives.

- Dublin city in its entirety lies within the Dublin Metropolitan Area Strategic Plan (MASP) area and the RSES's give direction to Dublin city as the 'global gateway' for high-intensity clusters, brownfield development, urban renewal and regeneration. The RSES settlement strategy for the metropolitan area includes a strong policy emphasis on the need to gain maximum benefit from existing assets, such as public transport and social infrastructure, through the continuation of consolidation and increasing densities within the existing built footprint of the city.

5.0 Planning History

3240/13 – Retention Permission GRANTED for continued change of use from Industrial (former steel works) to private car park related to James Street hospital.

Site to Southeast at Grand Canal Place:

3209/19 – Permission GRANTED for a 10yr permission for 543 units Build to Rent apartments. Other uses (7,289 sqm) include retail, medical, cafes, restaurant, childcare facility and co-working spaces. Building heights of three storeys to thirteen storeys permitted.

2765/20 - Permission GRANTED to amend a permitted development (10 yr permission) from 543 BTR units to 596 BTR units, of which 482 are 1 bed and 114 are 2 bed, with associated resident support facilities and resident services and

amenities. Increase in building height by additional floor to specified blocks, with maximum building height of fourteen storeys.

5.1. **Section 247 Consultation(s) with Planning Authority**

It is stated by the prospective applicant that a pre-application consultation meeting took place with the planning authority on 13th February 2020, followed by email consultation on 7th April 2020. Issues raised are summarised hereunder:

- Concerns regarding overall height of the development and visual impact on the surrounding streetscape and skyline. SDRA 16 seeks to avoid visual clutter on the skyline. The development should be reduced in height to achieve this objective.
- Revisions to elevations to James's Street submitted on 7th April addresses concerns in relation to shoulder height, façade articulation and proportions.
- Concerns in relation to cycle access from James Street – access and visual link to courtyard may address issue raised in relation to lack of animation/visual interest along James Street.
- Require daylight/sunlight analysis. Concerns in relation to communal areas.

6.0 **Submissions Received**

Irish Water: Connection to the Irish Water networks is feasible.

7.0 **Forming of the Opinion**

- 7.1. 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.

Documentation Submitted

- 7.2. 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.

- 7.3. 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.
- 7.4. The information submitted included the following: cover letter; SHD application form; pre-planning statement of consistency and planning report, engineering services report, daylight report for the proposed development, daylight report for the neighbouring properties, architectural report, landscape and visual impact assessment, photomontages, waste management plan, archaeological desktop report, outline construction management plan, DMURS statement, landscape report, and traffic management report.
- 7.5. I have reviewed and considered all of the documents and drawings submitted.

Planning Authority Submission

- 7.6. In compliance with section 6(4)(b) of the Act of 2016 the planning authority for the area in which the proposed development is located, Dublin City Council, submitted a note of their section 247 consultations with the prospective applicant and also submitted their opinion in relation to the proposal. These were received by An Bord Pleanála on 24th June 2020.
- 7.7. Dublin City Council's written opinion includes a description of the site and proposed development, planning history, record of pre planning meeting, policy considerations, departmental reports, and an assessment of the proposed development. The content of the report is summarised as follows:
- Proposal acceptable with regard to Zoning. Lack of mix of uses acceptable given existing nature of site and other non-commercial frontages to this part of James Street.
 - Site coverage and block ratio acceptable.
 - Visual Impact, scale, bulk and massing of concern:
 - While the site is considered suitable for high density development, Section 16 – Development Standards of the City Development Plan, requires that the density of a proposal should respect the existing character, context and urban

form of an area and seek to protect existing and future residential amenity. In this regard, concerns are raised in relation to the visual impact of the development proposed, due to its scale and massing, and with the quality of residential accommodation proposed, which indicate that the proposed scheme is of excessive density for the site.

- Within SDRA, the 'Digital Hub' area is identified as appropriate for one or two mid-rise buildings (up to 50m in height). Grand Canal Harbour and Basin Area is identified as appropriate for a cluster of mid-rise and taller buildings.
- The Grand Canal Harbour site is a significant development site in the area – comprises a tall building of 13 storeys. The Grand Canal Harbour scheme creates a new urban block, with new streets and public realm, for which a tall building is intended to provide a landmark and improve legibility.
- Application site is within a block where highest building is 6 storeys/19m. Scale of Block A onto James Street is appropriate. Scale of Block B onto Basin View is appropriate. Remainder of Blocks A and B and Block C would appear incongruent.
- The tallest blocks would be located in the centre of the site, undermining the role of James Street within the district centre and the coherence of the cityscape.
- The combined scale and massing of the blocks would appear bulky.
- The arrangement of the massing of the proposed blocks, with several setbacks at high level, adds to the cluttered appearance, in contrast to existing taller elements in the skyline which are slender in appearance, such as spires and chimneys.
- The quality in the articulation of the brick façade on James Street is lost as the treatment of the upper levels is dominated by large areas of render and externally supported, projecting balconies.
- As per Section 16.7.2 of the CDP, architectural excellence and slender proportions is expected of mid-rise and taller buildings, given their potential impact on the city skyline and surrounding townscape. Examples of high quality architecture are evident locally in the buildings of the Pearse Lyons

distillery and in the approved plans for the Grand Canal Basin, which includes well-articulated elevations incorporating contrasting brick detailing, deep window reveals, enclosed balconies and contrasting cladding panels.

- Rationale for the height proposed is not clear from the submitted Architectural and Planning reports.
- It has not been demonstrated that the proposed heights are appropriate, particularly combined with the considerable bulk and mass of the individual blocks. The planning authority notes the recent changes in national policy on building height, in particular the publication of the Urban Development and Building Height Guidelines (December 2018). Nonetheless, the appropriate height for a site must be assessed having regard to site specific issues, the impacts on residential amenity, and the impacts on the surrounding environment.
- Additional views should be modelled in order to ensure that the full impact of the proposed development is assessed:
 - Corner of Bow Lane and Steeven's Lane,
 - Further east on Basin View (south footpath, east of View 14),
 - Further north on Basin View (north of View 4),
 - Directly opposite the site on James Street and
 - In the position of the proposed footpath on the northern side of the Grand Canal Harbour scheme.
 - No roof plant indicated on the drawings.

8.0 The Consultation Meeting

- 8.1. A Section 5 Consultation meeting took place via a Conference Call on the 15th September 2020, commencing at 15.30 pm. 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.
- 8.2. 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 – layout; height; design; visual impact; unit mix.
2. Residential Amenity - sunlight/daylight analysis; open space; aspect; resident support facilities/services and amenities.
3. Interface with neighbouring properties and impact on adjoining residential amenity.
4. Any Other Matters.

8.2.1. Point 1

In relation to the Development Strategy, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Elaboration on Layout as presented in the documents, including further consideration of interaction/response of the development to adjoining buildings -

Block C

- Block C - proximity to western boundary; consideration in documentation of impacts with regard to overbearance, sunlight/daylight and overshadowing, as well as impact on the development potential to the west.
- Permeability across the scheme and access to open space – note pedestrian gate proposed blocking access for Block C to open space.
Communal space to serve Block C
- Poor access to Block C from southwest corner of the building, between high wall to boundary and blank elevation to waste room along ground level, with no overlooking/passive surveillance.

Block B

- Consideration of Impacts in terms of proximity of Block B to existing apartments to west – issues of overbearance, sunlight/daylight, and overshadowing - specifically apartments from 2nd level to 5th level over the entrance to Block B which are 2.7m from the existing Aikenhead apartment block; Sunlight-daylight analysis and impact on existing apartments at this location; views from Basin Lane looking east of projecting blank elevation.

- Consideration in relation to animation at ground level of frontage to Basin View and within the scheme.
- Accessibility and permeability to Open Space - access from 3 storey apartments fronting onto Basin View to rear communal open space?
Footpaths at this location?

Layout of the Open Spaces

- Documentation needs to be clearer in relation to the amenity value of the proposed development, given the density, scale and height of development proposed. Note results of sunlight-daylight analysis and non-compliance with BRE guidance.
- Height strategy – greater rationale required. Note development plan focuses on the digital hub area and Grand Canal Harbour and Basin Area and allows for max height of 24m. Further consideration of Section 3.2 of the height guidelines in this regard –eg
 - does it integrate into/enhance the character and public realm of the area – specifically Basin View.
 - does it respond sufficiently to the scale of adjoining developments – concern re overall height within the block.
 - is the proposal monolithic, particularly at the upper levels; positive contribution to legibility in the area;
 - positively contribute to the dwelling typologies in the neighbourhood?; note wider mix of unit types in the area particularly at permitted Grand Canal Place development and number of 1 bed units proposed.
 - impact of form, massing and height and how it has been treated to max. access to daylight, ventilation, views, and minimise overshadowing and loss of light.
- Issues of bulk, massing, and visual clutter at the upper levels have been raised by the PA. Additional viewing points as requested from DCC would be beneficial as part of the submitted documentation.

8.2.2. Point 2

In relation to Residential Amenity, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Sunlight daylight analysis – consider adjoining areas, not just Oaklee development. Consider rationale in relation to the impact on the level of amenity – existing poor levels do not justify further dis-improvement.
- Open Space – amenity value and accessibility by all to open space within the site. Note courtyard areas to east do not receive 2 hours of sunlight as per BRE guidance. Hedging proposed on the site plan appears to separate large areas of communal open space for use by ground floor units only, limiting the area of communal space accessible to all. Rationale for design approach to be set out.
- Dual Aspect - Highlight on a plan which units are dual aspect and which are single aspect.
- Documentation and plans to clearly indicate what are resident support facilities and what are resident services and amenities, and rationale for the quantum proposed.

8.2.3. **Point 3**

In relation to the Interface with Neighbouring Properties and Impact on Adjoining Residential Amenity, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Height, scale and massing of the development requires further justification when assessed against the specific impacts on neighbouring properties in terms of loss of daylight and overbearance, with greater regard to the existing block scale and wider height strategy for this area of the city.

8.2.4. **Point 5**

In relation to the Any Other Matters, ABP representatives sought further elaboration/discussion/consideration in relation to:

- Advised that there is no provision for further information at application stage, all details to be submitted at application stage; ensure consistency between documentation submitted by various consultants.

- Applicant to discuss further with DCC the Transportation and Water Services submissions prior to the lodgement of any application.
- 8.3. 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.
- 8.4. 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.
- 8.5. 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.

9.0 Conclusion and Recommendation

- 9.1. 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.
- 9.2. Having regard to all of 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.
- 9.3. 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

- 10.1. 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.
- 10.2. 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.**
- 10.3. 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. Further consideration/justification of the documents as they relate to the development strategy for the proposed scheme, in terms of the overall layout, apartment, building and open space design, as well as height, form and massing, specifically with regard to impacts in relation to residential amenity (existing and future) including overbearance, sunlight-daylight and overshadowing.
 2. While the site may be considered suitable for high density development and may be able to absorb height and taller elements within it, further consideration/justification of the documents as they relate to the visual impact of the development, in particular in terms of design, materiality and massing. Further consideration/justification of the documents should also address the visual impact of the development, and the development's visual relationship

with the existing development(s) adjacent to it, as well as within the wider city area.

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

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 arising from this notification:

1. Revised sunlight/daylight/overshadowing analysis, including impact on properties to the west and south, as well as to the east.
2. Further consideration of level of sunlight available to open spaces to the east and the amenity value of such spaces.
3. Consideration of proximity of Block C to the western boundary and issue of overbearance.
4. Consideration of passive surveillance at ground level within the development as well as onto the external streets, specifically location of pedestrian access to Block C, location of waste storage room, and location of plant and bicycle stores.
5. Additional CGIs/visualisations, specifically from: corner of Bow Lane and Steeven's Lane; further east on Basin View (south footpath, east of View 14); further north on Basin View (north of View 4); directly opposite the site on James Street; and in the position of the proposed footpath on the northern side of the Grand Canal Harbour scheme; and roof plant to be indicated on the drawings. The additional CGIs/visualisations should be accompanied by a report addressing the justification for increased height at this location relative to the surrounding area.
6. Unit mix proposed and consideration of the housing typologies and mix within the wider area (both existing and permitted).

7. Wind micro-climate study, including analysis of balconies and any upper level roof gardens.
8. Details of all materials proposed for buildings, open spaces, paved areas, boundary and landscaped areas.
9. 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, including its specific planning policy requirements.
10. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2018). The report should have regard to the long term management and maintenance of the proposed development.
11. Response to issues raised in relation to transportation and water services, report in Addendum B of Planning Authority Report, received 24th June 2020.
12. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. Transport Infrastructure Ireland
3. National Transport Authority

4. Minister for Culture, Heritage and the Gaeltacht (archaeology)
5. An Taisce
6. The Heritage Council

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 O'Neill
Senior Planning Inspector

28th September 2020